



2016 REPORTS & OPINIONS

STANTON 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 Stanton 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 Stanton 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: Cheryl Wolverton, Stanton 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.

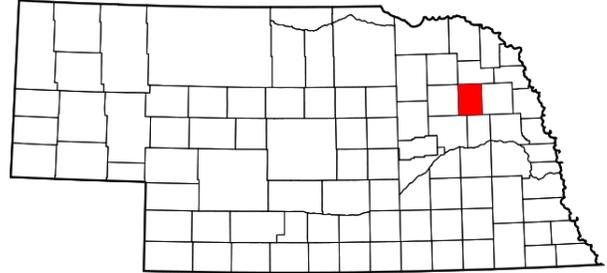
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

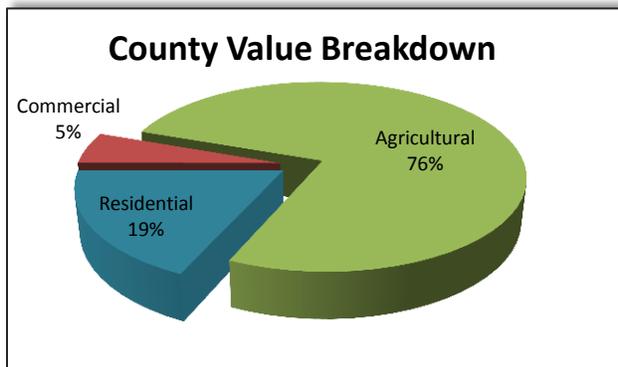
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 428 square miles, Stanton had 6,069 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Stanton has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 83% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Stanton are evenly disbursed around the county. Per the latest information available from the U.S. Census Bureau, there were 108 employer establishments in Stanton. County-wide employment was at 3,489 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Stanton that has fortified the local rural area economies. Stanton is included in the Lower Elkhorn Natural Resources Districts (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Stanton ranks ninth in corn for silage (USDA AgCensus).

Stanton County Quick Facts	
Founded	1867
Namesake	Former US Secretary of War Edwin M. Stanton
Region	Northeast
County Seat	Stanton
Other Communities	Pilger
Most Populated	Stanton (1,557) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Stanton County

Assessment Actions

Stanton County reviewed the market analysis of the sample and determined that the city of Stanton would receive a 5% increase to all residential homes and improvements. The same analysis supported an increase of 10% to the Woodland Park Subdivision. Completion of all building permits was added to the 2016 assessments.

Description of Analysis

Residential parcels are valued utilizing seven valuation groupings that are based on the county assessor locations or towns in the county. Valuation groups 01 and 05 are smaller areas defined close to the city of Norfolk. Valuation group 25 is a subdivision south of the village of Pilger on Highway 15.

Valuation Grouping	Definition
01	Eagle Ridge
05	Norfolk Subdivision
10	Pilger
15	Rural
20	Stanton
25	Willers Cove
30	Woodland Park

For the residential property class, a review of Stanton County's statistical analysis profiles 105 residential sales, representing all but one of the valuation groups. All valuation groupings with an adequate number of sales are within the acceptable level of value. All three measures of central tendency for the residential class of properties are within acceptable range.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Stanton County Assessor has developed a consistent procedure for both sales qualification and verification. The county makes telephone calls to all sales for verification of the transaction. The Division's

2016 Residential Correlation for Stanton County

review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a conversation with the county assessor and a consideration of verification documentation. The review of Stanton County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with adequate sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
05	9	90.91	81.95	82.21	11.51	99.68
10	2	81.20	81.20	80.85	11.85	100.43
15	6	88.72	90.85	87.52	16.55	103.80
20	30	96.64	94.90	92.52	09.33	102.57
25	2	80.31	80.31	80.88	21.17	99.30
30	56	94.73	96.93	95.95	10.54	101.02
____ALL____	105	93.95	94.10	91.73	11.19	102.58

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Stanton County is 94%.

2016 Commercial Correlation for Stanton County

Assessment Actions

Stanton County completed a new appraisal on commercial properties for 2016. Data was gathered beginning in fall 2015 and finishing in March 2016. All properties were entered and updated pricing used. New real estate cards, pictures and updated information as well as the pricing are being used at this time. Due to insufficient sales in our county, values were established with sales of like properties with comparisons to several surrounding towns. Walk through inspections were completed by the appraisers as well as phone calls or personal contact with business owners on the inactive buildings and properties.

Description of Analysis

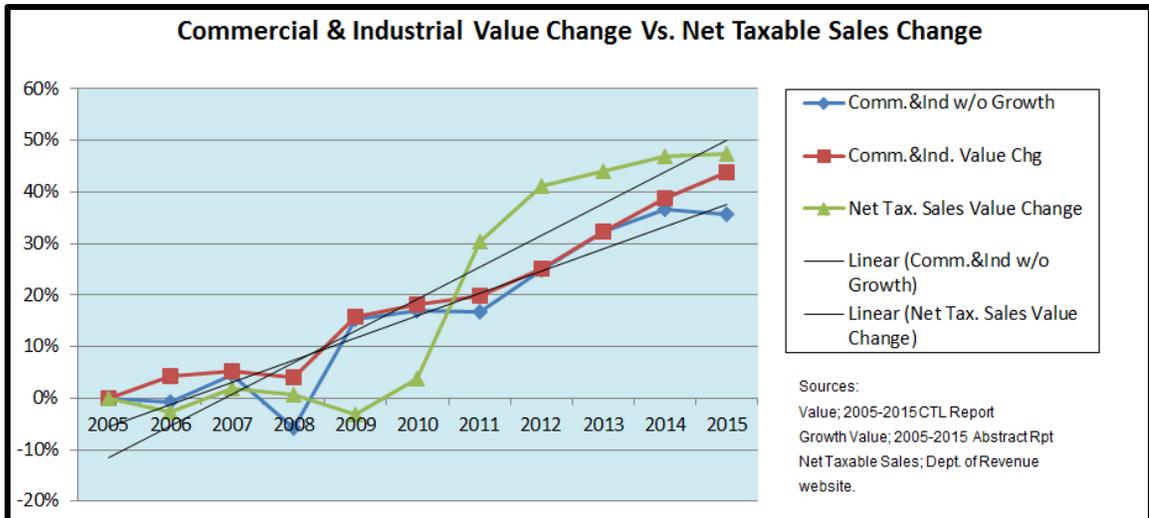
Stanton has three valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Pilger
05	Rural and Woodland Park
10	Stanton

For the commercial property class, a review of the Stanton statistical analysis showed three commercial sales, representing two of the valuation groupings. The village of Pilger was damaged by a tornado in 2014. The village is rebuilding and there is considerable growth to the commercial class in Pilger. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. All measures of central tendency are below the acceptable level and the qualitative measures are not within the standard parameters. Any adjustments to this class would not improve the equalization.

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 sales are in an upward trend, if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The Net Taxable Sales has experienced years of some decline (2008, 2009) but overall there has been a slight increase in the commercial activity. The trend is indicating that the commercial values have been on a steady and moderate incline.

2016 Commercial Correlation for Stanton County



Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Stanton County Assessor has developed a consistent procedure for both sales qualification and verification by telephoning the buyer, seller or real estate agent involved in the transaction. The Department's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Stanton revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Stanton County has been inspected during the first six-year review cycle and the county is continuing the next cyclical review.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that Stanton has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2016 Commercial Correlation for Stanton County

Equalization and Quality of Assessment

When reviewing the statistics it is evident that the county does not have a valuation group or significant occupancy code to deem the profile reliable. However, confidence in the assessment practices of the county, the new reappraisal completed for the 2016 assessment year, and evaluation of the general movement of assessed values relative to the market indicates that the county has uniformly valued the commercial class of property.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
15	1	25.58	25.58	25.58	00.00	100.00
20	2	82.40	82.40	81.43	26.12	101.19
____ALL____	3	60.88	63.45	42.81	42.90	148.21

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Stanton County is not statistically determinable. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly. The level of value is therefore determined to be at the statutory level of 100%.

2016 Agricultural Correlation for Stanton County

Assessment Actions

Stanton County completed a market analysis of the sales. As a result minimal valuation changes were made to irrigated and dry land this year, but grassland increased 11%. The focus of the assessment actions was utilizing the aerial imagery to identify parcels that may have Conservation Reserve Program (CRP) acres on them. The county had previously valued CRP as dry, but with the aid of the aerial imagery many acres were reclassified as grass. The county did a mass mailing to all landowners requesting copies of maps and contracts of CRP acres so that they can properly account for acres enrolled in the program.

Description of Analysis

Stanton County is located in the northeastern portion of the state and borders Madison County on the west, Wayne County on the north, Cuming County on the east and Colfax County to the south. Stanton County has one market area for the agricultural class of property. The county is comprised of 14% irrigated land, 61% dry land, 19% grass and 6% wasteland and other. The Elkhorn River runs through the middle of the county.

A review of the surrounding counties reveals that the topography, soil type and irrigation potential are comparable to the subject county. The sales were expanded to compensate for time in the dryland use. Sales were brought in from adjoining counties with comparable soils to strengthen the analysis. Both the overall statistics and the dry land subclass have statistics within the acceptable range. There were too few irrigated and grass sales to evaluate the statistics; irrigated and dry land have historically been increased at similar rates within the county and the values are believed to be at uniform portions of market value. There is little grassland in the county, but the values were increased 11% to parallel the trend of increasing grass in the market place. All agricultural values in Stanton County are believed to be in the acceptable range.

Assessment Practice Review

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

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed reasonably timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

For Stanton County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient

2016 Agricultural Correlation for Stanton County

information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Stanton County was determined to be systematic and comprehensive. The current process of verification of land use is aerial imagery. The county is in the process of identification of the ground in the CRP program. Letters have been mailed to all land owners to assist in the verification. The county's practice considers all available information when determining the primary use of the parcel.

Equalization

The analysis supports that the county has achieved equalization; comparison of Stanton County values with the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The results of no value changes made for 2016 is parallel to the movement of the agricultural market in the northeast portion of the state.

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.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	66.01	66.76	66.23	12.50	100.80
1	4	66.01	66.76	66.23	12.50	100.80
<u>Dry</u>						
County	38	71.62	73.17	70.16	14.20	104.29
1	38	71.62	73.17	70.16	14.20	104.29
<u>Grass</u>						
County	3	39.30	43.84	43.14	12.24	101.62
1	3	39.30	43.84	43.14	12.24	101.62
<u>ALL</u>						
	60	69.40	70.40	68.92	15.86	102.15

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Stanton County is 69%.

2016 Opinions of the Property Tax Administrator for Stanton 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	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 Stanton County

Residential Real Property - Current

Number of Sales	105	Median	93.95
Total Sales Price	\$11,671,250	Mean	94.10
Total Adj. Sales Price	\$11,671,250	Wgt. Mean	91.73
Total Assessed Value	\$10,706,040	Average Assessed Value of the Base	\$90,702
Avg. Adj. Sales Price	\$111,155	Avg. Assessed Value	\$101,962

Confidence Interval - Current

95% Median C.I	91.97 to 96.59
95% Wgt. Mean C.I	88.51 to 94.95
95% Mean C.I	91.41 to 96.79
% of Value of the Class of all Real Property Value in the	14.85
% of Records Sold in the Study Period	4.76
% of Value Sold in the Study Period	5.35

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	126	94	93.94
2014	126	97	97.18
2013	108	96	96.43
2012	88	100	99.72

2016 Commission Summary for Stanton County

Commercial Real Property - Current

Number of Sales	3	Median	60.88
Total Sales Price	\$2,170,000	Mean	63.45
Total Adj. Sales Price	\$2,170,000	Wgt. Mean	42.81
Total Assessed Value	\$929,000	Average Assessed Value of the Base	\$211,290
Avg. Adj. Sales Price	\$723,333	Avg. Assessed Value	\$309,667

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-34.04 to 160.94
% of Value of the Class of all Real Property Value in the County	2.96
% of Records Sold in the Study Period	1.59
% of Value Sold in the Study Period	2.33

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	3	100	60.88
2014	9	100	74.63
2013	7		79.18
2012	7		82.60

84 Stanton
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 : 105
Total Sales Price : 11,671,250
Total Adj. Sales Price : 11,671,250
Total Assessed Value : 10,706,040
Avg. Adj. Sales Price : 111,155
Avg. Assessed Value : 101,962

MEDIAN : 94
WGT. MEAN : 92
MEAN : 94
COD : 11.19
PRD : 102.58

COV : 14.93
STD : 14.05
Avg. Abs. Dev : 10.51
MAX Sales Ratio : 128.27
MIN Sales Ratio : 54.09

95% Median C.I. : 91.97 to 96.59
95% Wgt. Mean C.I. : 88.51 to 94.95
95% Mean C.I. : 91.41 to 96.79

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	14	95.57	97.90	94.06	13.61	104.08	70.74	128.27	77.89 to 115.47	114,961	108,135
01-JAN-14 To 31-MAR-14	13	98.70	98.73	98.01	08.07	100.73	77.89	113.02	90.08 to 108.39	105,242	103,147
01-APR-14 To 30-JUN-14	20	94.82	97.41	95.90	07.09	101.57	84.59	117.42	91.79 to 101.39	124,110	119,020
01-JUL-14 To 30-SEP-14	10	102.00	100.94	98.54	08.49	102.44	74.74	121.30	93.95 to 111.84	83,040	81,827
01-OCT-14 To 31-DEC-14	6	95.04	99.31	99.42	08.50	99.89	89.49	123.97	89.49 to 123.97	92,075	91,545
01-JAN-15 To 31-MAR-15	11	88.72	91.26	89.20	13.39	102.31	69.61	114.42	71.43 to 110.67	92,518	82,529
01-APR-15 To 30-JUN-15	16	89.24	88.79	89.57	10.99	99.13	65.65	112.48	79.14 to 95.94	124,263	111,303
01-JUL-15 To 30-SEP-15	15	89.19	83.24	77.61	13.87	107.25	54.09	115.98	71.58 to 91.97	121,513	94,309
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	57	96.73	98.45	96.24	09.39	102.30	70.74	128.27	93.95 to 101.29	110,354	106,201
01-OCT-14 To 30-SEP-15	48	90.08	88.94	86.46	12.31	102.87	54.09	123.97	84.25 to 93.95	112,105	96,929
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	49	96.68	98.71	97.24	08.12	101.51	74.74	123.97	93.95 to 101.39	106,800	103,854
<u>ALL</u>	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
05	9	90.91	81.95	82.21	11.51	99.68	54.09	93.95	71.43 to 92.55	178,544	146,776
10	2	81.20	81.20	80.85	11.85	100.43	71.58	90.81	N/A	41,500	33,553
15	6	88.72	90.85	87.52	16.55	103.80	70.74	128.27	70.74 to 128.27	134,750	117,928
20	30	96.64	94.90	92.52	09.33	102.57	65.65	111.84	90.74 to 101.73	76,287	70,584
25	2	80.31	80.31	80.88	21.17	99.30	63.31	97.31	N/A	372,500	301,275
30	56	94.73	96.93	95.95	10.54	101.02	71.02	127.74	92.17 to 99.27	109,629	105,184
<u>ALL</u>	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962
06											
07											
<u>ALL</u>	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962

84 Stanton
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 : 105
 Total Sales Price : 11,671,250
 Total Adj. Sales Price : 11,671,250
 Total Assessed Value : 10,706,040
 Avg. Adj. Sales Price : 111,155
 Avg. Assessed Value : 101,962

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 94
 COD : 11.19
 PRD : 102.58

COV : 14.93
 STD : 14.05
 Avg. Abs. Dev : 10.51
 MAX Sales Ratio : 128.27
 MIN Sales Ratio : 54.09

95% Median C.I. : 91.97 to 96.59
 95% Wgt. Mean C.I. : 88.51 to 94.95
 95% Mean C.I. : 91.41 to 96.79

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	104.22	104.22	105.42	07.32	98.86	96.59	111.84	N/A	19,000	20,030	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962	
Greater Than 14,999	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962	
Greater Than 29,999	103	93.95	93.90	91.69	11.20	102.41	54.09	128.27	91.97 to 96.13	112,944	103,553	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	104.22	104.22	105.42	07.32	98.86	96.59	111.84	N/A	19,000	20,030	
30,000 TO 59,999	8	99.41	97.24	96.96	08.53	100.29	71.58	110.67	71.58 to 110.67	44,625	43,269	
60,000 TO 99,999	38	99.37	99.62	99.41	10.16	100.21	65.65	127.74	94.14 to 104.72	81,408	80,924	
100,000 TO 149,999	42	92.07	91.12	90.90	11.34	100.24	71.02	128.27	84.59 to 94.93	115,905	105,361	
150,000 TO 249,999	11	90.08	84.67	83.54	08.40	101.35	54.09	93.95	70.74 to 93.19	175,295	146,442	
250,000 TO 499,999	4	94.11	87.57	87.18	11.11	100.45	63.31	98.76	N/A	346,625	302,171	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	105	93.95	94.10	91.73	11.19	102.58	54.09	128.27	91.97 to 96.59	111,155	101,962	

84 Stanton
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 : 3
Total Sales Price : 2,170,000
Total Adj. Sales Price : 2,170,000
Total Assessed Value : 929,000
Avg. Adj. Sales Price : 723,333
Avg. Assessed Value : 309,667

MEDIAN : 61
WGT. MEAN : 43
MEAN : 63
COD : 42.90
PRD : 148.21

COV : 61.84
STD : 39.24
Avg. Abs. Dev : 26.12
MAX Sales Ratio : 103.91
MIN Sales Ratio : 25.56

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -34.04 to 160.94

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	60.88	60.88	60.88	00.00	100.00	60.88	60.88	N/A	350,000	213,085
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	2	64.74	64.74	39.34	60.52	164.57	25.56	103.91	N/A	910,000	357,958
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	1	60.88	60.88	60.88	00.00	100.00	60.88	60.88	N/A	350,000	213,085
01-OCT-13 To 30-SEP-14	2	64.74	64.74	39.34	60.52	164.57	25.56	103.91	N/A	910,000	357,958
01-OCT-14 To 30-SEP-15											
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667
01-JAN-14 To 31-DEC-14											
<u>ALL</u>	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
15	1	25.56	25.56	25.56	00.00	100.00	25.56	25.56	N/A	1,500,000	383,405
20	2	82.40	82.40	81.43	26.12	101.19	60.88	103.91	N/A	335,000	272,798
<u>ALL</u>	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	103.91	103.91	103.91	00.00	100.00	103.91	103.91	N/A	320,000	332,510
03	2	43.22	43.22	32.24	40.86	134.06	25.56	60.88	N/A	925,000	298,245
04											
<u>ALL</u>	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667

84 Stanton
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 : 3
Total Sales Price : 2,170,000
Total Adj. Sales Price : 2,170,000
Total Assessed Value : 929,000
Avg. Adj. Sales Price : 723,333
Avg. Assessed Value : 309,667

MEDIAN : 61
WGT. MEAN : 43
MEAN : 63
COD : 42.90
PRD : 148.21

COV : 61.84
STD : 39.24
Avg. Abs. Dev : 26.12
MAX Sales Ratio : 103.91
MIN Sales Ratio : 25.56

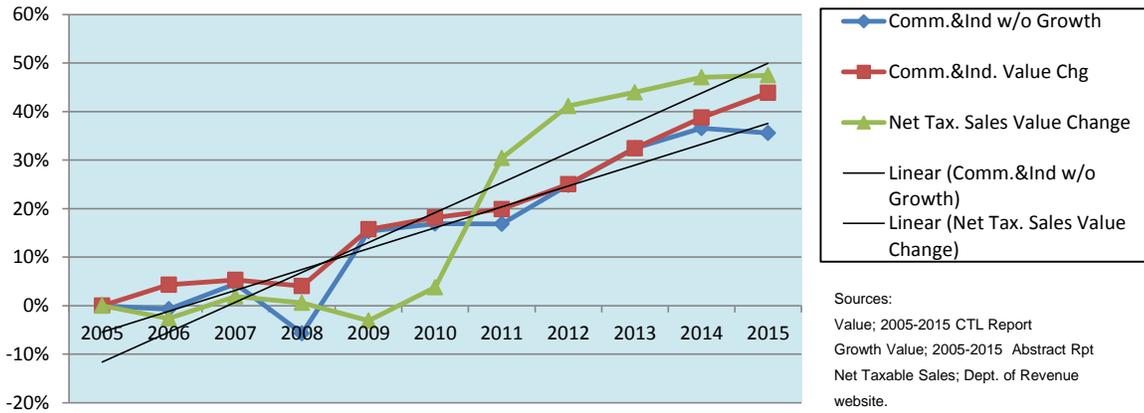
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -34.04 to 160.94

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667	
Greater Than 14,999	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667	
Greater Than 29,999	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999												
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999	2	82.40	82.40	81.43	26.12	101.19	60.88	103.91	N/A	335,000	272,798	
500,000 TO 999,999												
1,000,000 +	1	25.56	25.56	25.56	00.00	100.00	25.56	25.56	N/A	1,500,000	383,405	
<u>ALL</u>	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
300	1	60.88	60.88	60.88	00.00	100.00	60.88	60.88	N/A	350,000	213,085	
352	1	103.91	103.91	103.91	00.00	100.00	103.91	103.91	N/A	320,000	332,510	
554	1	25.56	25.56	25.56	00.00	100.00	25.56	25.56	N/A	1,500,000	383,405	
<u>ALL</u>	3	60.88	63.45	42.81	42.90	148.21	25.56	103.91	N/A	723,333	309,667	

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	\$ 21,641,475	\$ 72,400	0.33%	\$ 21,569,075	-	\$ 12,163,445	-
2006	\$ 22,576,735	\$ 1,089,040	4.82%	\$ 21,487,695	-0.71%	\$ 11,847,181	-2.60%
2007	\$ 22,793,535	\$ 169,235	0.74%	\$ 22,624,300	0.21%	\$ 12,392,215	4.60%
2008	\$ 22,518,440	\$ 2,108,350	9.36%	\$ 20,410,090	-10.46%	\$ 12,236,701	-1.25%
2009	\$ 25,052,395	\$ 90,450	0.36%	\$ 24,961,945	10.85%	\$ 11,790,759	-3.64%
2010	\$ 25,573,760	\$ 275,000	1.08%	\$ 25,298,760	0.98%	\$ 12,624,402	7.07%
2011	\$ 25,949,190	\$ 666,505	2.57%	\$ 25,282,685	-1.14%	\$ 15,866,866	25.68%
2012	\$ 27,054,215	\$ 25,080	0.09%	\$ 27,029,135	4.16%	\$ 17,169,438	8.21%
2013	\$ 28,658,790	\$ -	0.00%	\$ 28,658,790	5.93%	\$ 17,513,977	2.01%
2014	\$ 30,028,335	\$ 475,165	1.58%	\$ 29,553,170	3.12%	\$ 17,886,328	2.13%
2015	\$ 31,132,740	\$ 1,792,930	5.76%	\$ 29,339,810	-2.29%	\$ 17,940,045	0.30%
Ann %chg	3.70%			Average	1.07%	4.38%	4.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.71%	4.32%	-2.60%
2007	4.54%	5.32%	1.88%
2008	-5.69%	4.05%	0.60%
2009	15.34%	15.76%	-3.06%
2010	16.90%	18.17%	3.79%
2011	16.83%	19.90%	30.45%
2012	24.90%	25.01%	41.16%
2013	32.43%	32.43%	43.99%
2014	36.56%	38.75%	47.05%
2015	35.57%	43.86%	47.49%

County Number: 84
 County Name: Stanton

84 Stanton
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 : 60
Total Sales Price : 42,016,437
Total Adj. Sales Price : 42,016,437
Total Assessed Value : 28,958,269
Avg. Adj. Sales Price : 700,274
Avg. Assessed Value : 482,638

MEDIAN : 69
WGT. MEAN : 69
MEAN : 70
COD : 15.86
PRD : 102.15

COV : 19.08
STD : 13.43
Avg. Abs. Dev : 11.01
MAX Sales Ratio : 95.92
MIN Sales Ratio : 38.90

95% Median C.I. : 64.20 to 76.40
95% Wgt. Mean C.I. : 64.98 to 72.87
95% Mean C.I. : 67.00 to 73.80

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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	8	73.95	73.26	78.09	12.48	93.81	54.91	94.79	54.91 to 94.79	740,882	578,589
01-JAN-13 To 31-MAR-13	1	60.86	60.86	60.86	00.00	100.00	60.86	60.86	N/A	608,000	370,045
01-APR-13 To 30-JUN-13	6	78.61	73.08	70.22	18.70	104.07	38.90	94.98	38.90 to 94.98	762,457	535,373
01-JUL-13 To 30-SEP-13	1	76.55	76.55	76.55	00.00	100.00	76.55	76.55	N/A	947,880	725,610
01-OCT-13 To 31-DEC-13	3	68.27	70.69	71.30	04.39	99.14	67.40	76.40	N/A	846,000	603,163
01-JAN-14 To 31-MAR-14	7	62.08	64.31	61.71	07.57	104.21	57.30	75.96	57.30 to 75.96	1,016,203	627,051
01-APR-14 To 30-JUN-14	6	68.32	67.59	64.23	11.77	105.23	55.38	79.96	55.38 to 79.96	745,173	478,625
01-JUL-14 To 30-SEP-14	5	67.29	70.73	66.20	12.35	106.84	59.59	87.24	N/A	558,377	369,669
01-OCT-14 To 31-DEC-14	8	71.69	69.82	67.56	24.35	103.35	39.30	93.97	39.30 to 93.97	578,576	390,909
01-JAN-15 To 31-MAR-15	5	73.46	74.80	72.74	11.79	102.83	63.59	95.92	N/A	643,450	468,034
01-APR-15 To 30-JUN-15	8	66.86	66.13	66.41	14.90	99.58	49.65	84.12	49.65 to 84.12	549,820	365,136
01-JUL-15 To 30-SEP-15	2	89.57	89.57	89.27	01.90	100.34	87.87	91.27	N/A	400,000	357,090
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	16	75.41	72.62	74.12	15.30	97.98	38.90	94.98	60.86 to 81.28	753,605	558,538
01-OCT-13 To 30-SEP-14	21	67.29	67.69	64.55	10.06	104.86	55.38	87.24	61.78 to 75.96	805,445	519,950
01-OCT-14 To 30-SEP-15	23	73.13	71.34	69.78	18.02	102.24	39.30	95.92	61.82 to 84.12	567,149	395,770
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	11	76.40	71.63	70.57	14.71	101.50	38.90	94.98	58.55 to 88.84	788,057	556,126
01-JAN-14 To 31-DEC-14	26	66.15	68.00	64.39	15.77	105.61	39.30	93.97	59.59 to 76.71	730,960	470,643
<u>ALL</u>	60	69.40	70.40	68.92	15.86	102.15	38.90	95.92	64.20 to 76.40	700,274	482,638

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	60	69.40	70.40	68.92	15.86	102.15	38.90	95.92	64.20 to 76.40	700,274	482,638
<u>ALL</u>	60	69.40	70.40	68.92	15.86	102.15	38.90	95.92	64.20 to 76.40	700,274	482,638

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
<u>Dry</u>											
County	26	71.62	73.15	71.69	12.50	102.04	57.30	95.92	65.28 to 79.52	635,223	455,406
1	26	71.62	73.15	71.69	12.50	102.04	57.30	95.92	65.28 to 79.52	635,223	455,406
<u>Grass</u>											
County	3	39.30	43.84	43.14	12.24	101.62	38.90	53.33	N/A	582,749	251,425
1	3	39.30	43.84	43.14	12.24	101.62	38.90	53.33	N/A	582,749	251,425
<u>ALL</u>	60	69.40	70.40	68.92	15.86	102.15	38.90	95.92	64.20 to 76.40	700,274	482,638

84 Stanton
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 : 60
 Total Sales Price : 42,016,437
 Total Adj. Sales Price : 42,016,437
 Total Assessed Value : 28,958,269
 Avg. Adj. Sales Price : 700,274
 Avg. Assessed Value : 482,638

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 70
 COD : 15.86
 PRD : 102.15

COV : 19.08
 STD : 13.43
 Avg. Abs. Dev : 11.01
 MAX Sales Ratio : 95.92
 MIN Sales Ratio : 38.90

95% Median C.I. : 64.20 to 76.40
 95% Wgt. Mean C.I. : 64.98 to 72.87
 95% Mean C.I. : 67.00 to 73.80

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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	4	66.01	66.76	66.23	12.50	100.80	58.46	76.55	N/A	1,020,277	675,679
1	4	66.01	66.76	66.23	12.50	100.80	58.46	76.55	N/A	1,020,277	675,679
_____Dry_____											
County	38	71.62	73.17	70.16	14.20	104.29	54.91	95.92	65.28 to 77.69	703,832	493,840
1	38	71.62	73.17	70.16	14.20	104.29	54.91	95.92	65.28 to 77.69	703,832	493,840
_____Grass_____											
County	3	39.30	43.84	43.14	12.24	101.62	38.90	53.33	N/A	582,749	251,425
1	3	39.30	43.84	43.14	12.24	101.62	38.90	53.33	N/A	582,749	251,425
_____ALL_____											
	60	69.40	70.40	68.92	15.86	102.15	38.90	95.92	64.20 to 76.40	700,274	482,638

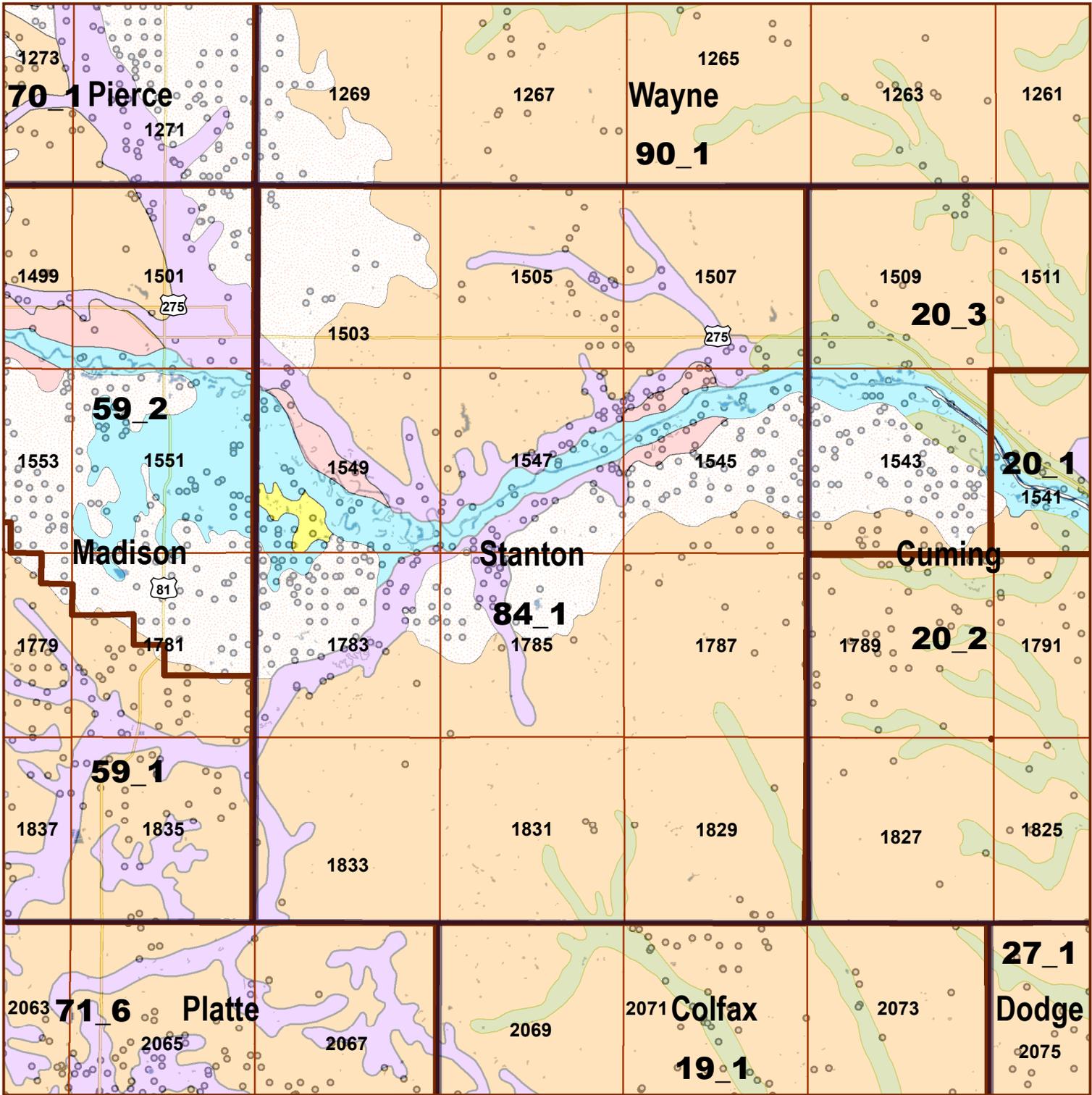
Stanton County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Stanton	1	6,000	6,000	6,000	5,980	5,510	5,220	4,370	4,050	5,532
Wayne	1	6,025	6,000	5,950	5,900	5,800	5,650	5,500	4,900	5,801
Cuming	3	6,463	6,464	6,086	6,097	5,572	5,579	4,630	4,660	5,895
Cuming	2	7,380	7,393	6,977	6,895	6,452	6,450	5,479	5,251	6,870
Colfax	1	6,575	6,250	6,150	6,050	5,725	5,500	5,400	4,975	5,981
Madison	1	7,329	7,014	6,570	6,270	5,961	5,738	4,720	4,000	6,339
Platte	6	8,919	8,400	7,630	7,214	6,930	6,510	6,092	5,459	7,426

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Stanton	1	5,500	5,500	5,500	5,250	4,508	4,554	4,479	3,800	4,833
Wayne	1	5,700	5,650	5,550	5,450	5,400	5,000	4,400	4,100	5,285
Cuming	3	6,160	6,159	5,634	5,757	5,229	5,145	4,209	4,040	5,530
Cuming	2	7,080	7,079	6,670	6,648	6,140	6,134	5,150	5,123	6,466
Colfax	1	5,831	5,744	5,549	5,450	5,250	5,026	4,706	4,312	5,266
Madison	1	6,532	6,365	5,988	5,706	5,439	5,216	4,190	3,375	5,704
Platte	6	7,594	7,280	6,703	6,454	6,343	5,929	5,100	4,060	6,410

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Stanton	1	2,100	2,075	2,025	1,950	1,508	1,306	1,295	1,405	1,503
Wayne	1	2,400	2,260	2,120	1,980	1,870	1,590	1,410	1,270	1,905
Cuming	3	2,830	2,801	2,550	2,430	2,197	2,194	2,050	2,038	2,358
Cuming	2	2,830	2,806	2,559	2,360	2,158	2,160	2,043	2,047	2,434
Colfax	1	2,335	2,335	2,200	2,200	2,050	2,050	1,800	1,800	2,056
Madison	1	2,250	2,150	2,050	2,000	1,896	1,875	1,549	1,396	1,851
Platte	6	1,791	1,800	1,677	1,688	1,789	1,647	1,600	1,570	1,658

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



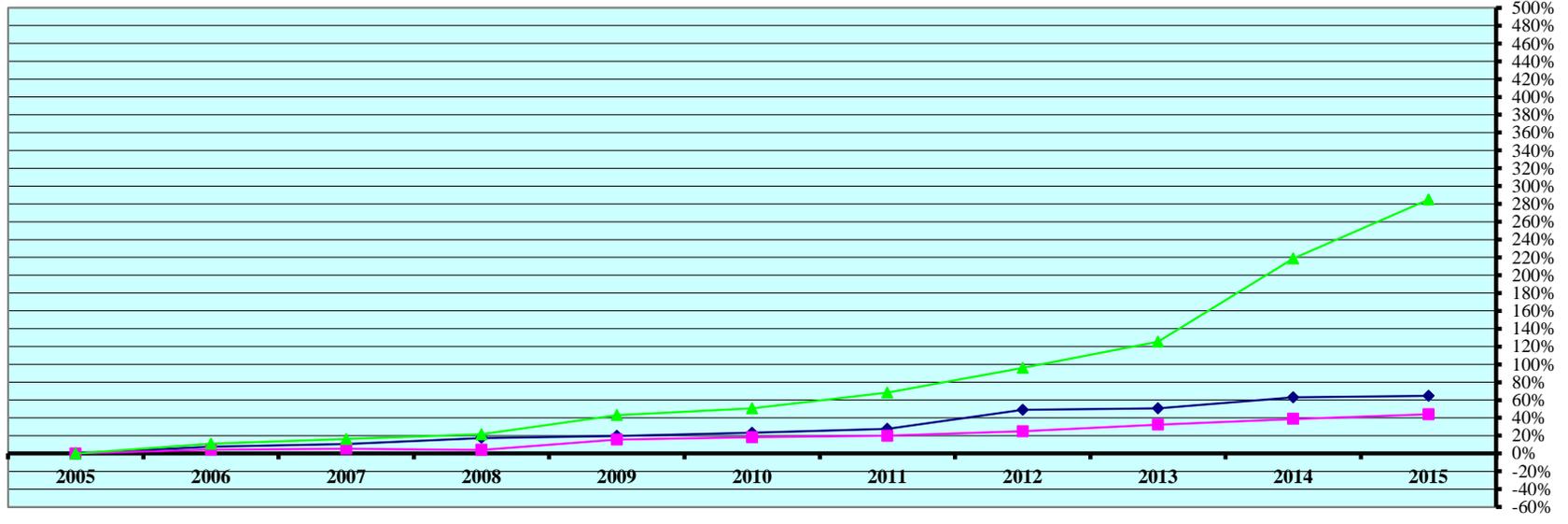
Legend

- 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

Stanton 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	116,058,710	--	--	--	21,641,475	--	--	--	269,451,655	--	--	--
2006	124,703,815	8,645,105	7.45%	7.45%	22,576,735	935,260	4.32%	4.32%	298,842,495	29,390,840	10.91%	10.91%
2007	128,482,805	3,778,990	3.03%	10.71%	22,793,535	216,800	0.96%	5.32%	313,359,495	14,517,000	4.86%	16.30%
2008	136,315,820	7,833,015	6.10%	17.45%	22,518,440	-275,095	-1.21%	4.05%	327,449,090	14,089,595	4.50%	21.52%
2009	139,012,440	2,696,620	1.98%	19.78%	25,052,395	2,533,955	11.25%	15.76%	385,278,735	57,829,645	17.66%	42.99%
2010	142,918,765	3,906,325	2.81%	23.14%	25,573,760	521,365	2.08%	18.17%	405,870,550	20,591,815	5.34%	50.63%
2011	148,085,835	5,167,070	3.62%	27.60%	25,949,190	375,430	1.47%	19.90%	453,302,850	47,432,300	11.69%	68.23%
2012	172,938,195	24,852,360	16.78%	49.01%	27,054,215	1,105,025	4.26%	25.01%	528,517,590	75,214,740	16.59%	96.15%
2013	174,790,785	1,852,590	1.07%	50.61%	28,658,790	1,604,575	5.93%	32.43%	607,356,545	78,838,955	14.92%	125.40%
2014	189,115,745	14,324,960	8.20%	62.95%	30,028,335	1,369,545	4.78%	38.75%	859,110,420	251,753,875	41.45%	218.84%
2015	191,119,740	2,003,995	1.06%	64.68%	31,132,740	1,104,405	3.68%	43.86%	1,037,426,595	178,316,175	20.76%	285.01%

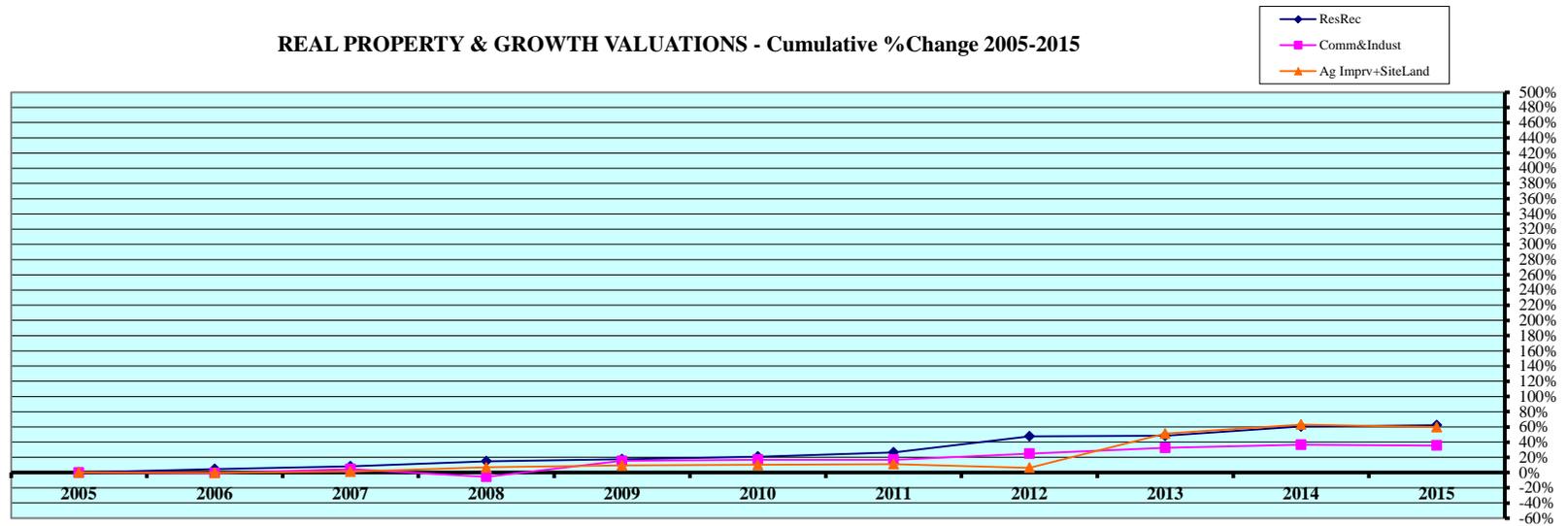
Rate Annual %chg: Residential & Recreational **5.11%** Commercial & Industrial **3.70%** Agricultural Land **14.43%**

Cnty# **84**
County **STANTON**

CHART 1 EXHIBIT 84B 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	116,058,710	1,812,200	1.56%	114,246,510	--	--	21,641,475	72,400	0.33%	21,569,075	--	--	
2006	124,703,815	3,260,360	2.61%	121,443,455	4.64%	4.64%	22,576,735	1,089,040	4.82%	21,487,695	-0.71%	-0.71%	
2007	128,482,805	2,766,420	2.15%	125,716,385	0.81%	8.32%	22,793,535	169,235	0.74%	22,624,300	0.21%	4.54%	
2008	136,315,820	3,034,505	2.23%	133,281,315	3.73%	14.84%	22,518,440	2,108,350	9.36%	20,410,090	-10.46%	-5.69%	
2009	139,012,440	2,702,450	1.94%	136,309,990	0.00%	17.45%	25,052,395	90,450	0.36%	24,961,945	10.85%	15.34%	
2010	142,918,765	2,572,345	1.80%	140,346,420	0.96%	20.93%	25,573,760	275,000	1.08%	25,298,760	0.98%	16.90%	
2011	148,085,835	1,068,235	0.72%	147,017,600	2.87%	26.68%	25,949,190	666,505	2.57%	25,282,685	-1.14%	16.83%	
2012	172,938,195	1,404,135	0.81%	171,534,060	15.83%	47.80%	27,054,215	25,080	0.09%	27,029,135	4.16%	24.90%	
2013	174,790,785	2,625,110	1.50%	172,165,675	-0.45%	48.34%	28,658,790	0	0.00%	28,658,790	5.93%	32.43%	
2014	189,115,745	2,927,805	1.55%	186,187,940	6.52%	60.43%	30,028,335	475,165	1.58%	29,553,170	3.12%	36.56%	
2015	191,119,740	2,721,635	1.42%	188,398,105	-0.38%	62.33%	31,132,740	1,792,930	5.76%	29,339,810	-2.29%	35.57%	
Rate Ann%chg	5.11%			Resid & Rec. w/o growth			3.70%			C & I w/o growth			1.07%

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	Value Exclud. Growth		
2005	29,644,205	17,696,100	47,340,305	891,155	1.88%	46,449,150	--	--
2006	30,594,065	17,931,990	48,526,055	1,369,795	2.82%	47,156,260	-0.39%	-0.39%
2007	31,612,305	18,239,025	49,851,330	1,962,050	3.94%	47,889,280	-1.31%	1.16%
2008	31,656,990	20,305,035	51,962,025	1,392,895	2.68%	50,569,130	1.44%	6.82%
2009	32,440,250	20,999,190	53,439,440	1,621,930	3.04%	51,817,510	-0.28%	9.46%
2010	32,214,430	20,848,155	53,062,585	950,440	1.79%	52,112,145	-2.48%	10.08%
2011	32,561,270	21,341,425	53,902,695	1,361,920	2.53%	52,540,775	-0.98%	10.99%
2012	31,591,450	21,573,235	53,164,685	2,816,000	5.30%	50,348,685	-6.59%	6.35%
2013	45,110,995	27,891,310	73,002,305	1,485,245	2.03%	71,517,060	34.52%	51.07%
2014	46,268,270	31,530,090	77,798,360	596,910	0.77%	77,201,450	5.75%	63.08%
2015	45,976,365	31,045,230	77,021,595	1,451,195	1.88%	75,570,400	-2.86%	59.63%
Rate Ann%chg	4.49%	5.78%	4.99%	Ag Imprv+Site w/o growth			2.68%	

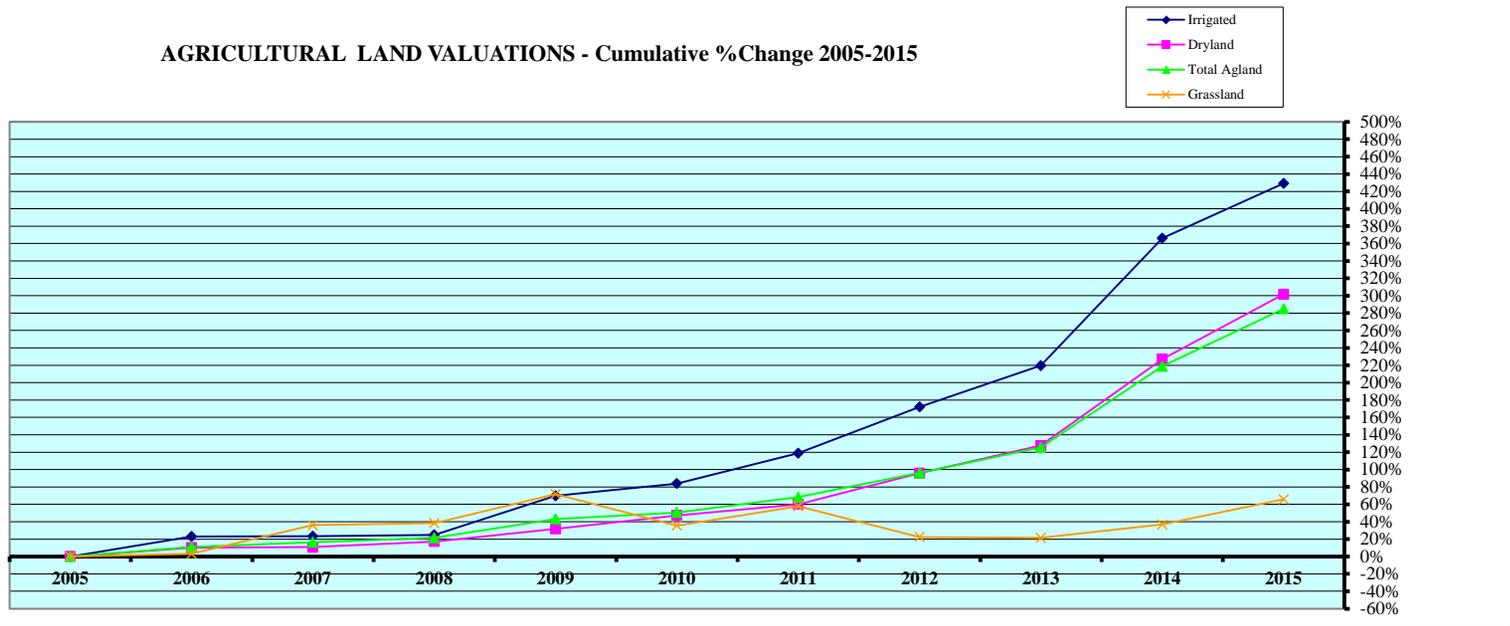
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any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

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

Cnty# 84
 County STANTON

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	37,819,835	--	--	--	190,900,775	--	--	--	39,826,075	--	--	--
2006	46,524,940	8,705,105	23.02%	23.02%	210,315,055	19,414,280	10.17%	10.17%	41,038,480	1,212,405	3.04%	3.04%
2007	46,580,510	55,570	0.12%	23.16%	211,334,245	1,019,190	0.48%	10.70%	54,162,970	13,124,490	31.98%	36.00%
2008	47,217,960	637,450	1.37%	24.85%	223,847,780	12,513,535	5.92%	17.26%	55,103,030	940,060	1.74%	38.36%
2009	64,177,490	16,959,530	35.92%	69.69%	251,299,925	27,452,145	12.26%	31.64%	68,417,460	13,314,430	24.16%	71.79%
2010	69,520,360	5,342,870	8.33%	83.82%	280,981,890	29,681,965	11.81%	47.19%	53,993,250	-14,424,210	-21.08%	35.57%
2011	82,760,245	13,239,885	19.04%	118.83%	305,645,770	24,663,880	8.78%	60.11%	62,826,950	8,833,700	16.36%	57.75%
2012	102,929,495	20,169,250	24.37%	172.16%	373,854,815	68,209,045	22.32%	95.84%	48,753,315	-14,073,635	-22.40%	22.42%
2013	120,855,160	17,925,665	17.42%	219.55%	434,456,435	60,601,620	16.21%	127.58%	48,414,450	-338,865	-0.70%	21.56%
2014	176,302,385	55,447,225	45.88%	366.16%	624,617,245	190,160,810	43.77%	227.19%	54,479,205	6,064,755	12.53%	36.79%
2015	200,162,430	23,860,045	13.53%	429.25%	766,750,080	142,132,835	22.76%	301.65%	66,031,380	11,552,175	21.20%	65.80%

Rate Ann.%chg: Irrigated **18.13%** Dryland **14.92%** Grassland **5.19%**

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	904,970	--	--	--	0	--	--	--	269,451,655	--	--	--
2006	964,020	59,050	6.53%	6.53%	0	0			298,842,495	29,390,840	10.91%	10.91%
2007	1,281,770	317,750	32.96%	41.64%	0	0			313,359,495	14,517,000	4.86%	16.30%
2008	1,280,320	-1,450	-0.11%	41.48%	0	0			327,449,090	14,089,595	4.50%	21.52%
2009	1,383,860	103,540	8.09%	52.92%	0	0			385,278,735	57,829,645	17.66%	42.99%
2010	1,375,050	-8,810	-0.64%	51.94%	0	0			405,870,550	20,591,815	5.34%	50.63%
2011	2,069,885	694,835	50.53%	128.72%	0	0			453,302,850	47,432,300	11.69%	68.23%
2012	776,945	-1,292,940	-62.46%	-14.15%	2,203,020	2,203,020			528,517,590	75,214,740	16.59%	96.15%
2013	726,395	-50,550	-6.51%	-19.73%	2,904,105	701,085	31.82%		607,356,545	78,838,955	14.92%	125.40%
2014	759,340	32,945	4.54%	-16.09%	2,952,245	48,140	1.66%		859,110,420	251,753,875	41.45%	218.84%
2015	990,070	230,730	30.39%	9.40%	3,492,635	540,390	18.30%		1,037,426,595	178,316,175	20.76%	285.01%

Cnty# **84**
County **STANTON**

Rate Ann.%chg: Total Agric Land **14.43%**

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	37,788,120	26,396	1,432			191,265,330	160,241	1,194			39,817,220	60,437	659		
2006	46,710,830	30,523	1,530	6.90%	6.90%	211,344,120	156,980	1,346	12.79%	12.79%	43,351,480	59,640	727	10.33%	10.33%
2007	46,469,535	30,695	1,514	-1.07%	5.75%	211,567,030	156,409	1,353	0.47%	13.32%	54,453,430	59,588	914	25.72%	38.71%
2008	47,228,290	31,299	1,509	-0.33%	5.40%	223,939,815	156,056	1,435	6.09%	20.22%	55,168,610	58,951	936	2.41%	42.05%
2009	64,003,030	31,525	2,030	34.55%	41.82%	251,687,810	155,959	1,614	12.46%	35.20%	68,880,750	58,831	1,171	25.11%	77.72%
2010	68,689,195	31,860	2,156	6.19%	50.60%	281,358,730	155,450	1,810	12.16%	51.64%	54,205,995	58,236	931	-20.50%	41.28%
2011	82,826,285	32,378	2,558	18.65%	78.69%	306,265,920	155,309	1,972	8.95%	65.21%	62,599,070	57,717	1,085	16.52%	64.62%
2012	103,570,530	35,257	2,938	14.84%	105.20%	374,673,130	161,378	2,322	17.74%	94.51%	48,825,225	46,644	1,047	-3.49%	58.88%
2013	120,481,750	35,658	3,379	15.02%	136.02%	435,287,015	160,169	2,718	17.05%	127.69%	48,658,650	45,012	1,081	3.27%	64.08%
2014	175,683,895	35,910	4,892	44.79%	241.74%	625,951,115	159,833	3,916	44.10%	228.11%	54,418,385	44,767	1,216	12.45%	84.51%
2015	199,540,835	36,046	5,536	13.15%	286.69%	769,288,060	159,632	4,819	23.05%	303.75%	65,793,945	44,765	1,470	20.91%	123.09%

Rate Annual %chg Average Value/Acre: 14.48%

14.98%

8.35%

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	896,090	12,956	69			0	0				269,766,760	260,030	1,037		
2006	953,900	12,712	75	8.50%	8.50%	0	0				302,360,330	259,855	1,164	12.16%	12.16%
2007	1,269,175	13,148	97	28.63%	39.57%	0	0				313,759,170	259,841	1,208	3.78%	16.39%
2008	1,282,625	13,286	97	0.01%	39.58%	0	0				327,619,340	259,592	1,262	4.52%	21.65%
2009	1,336,075	13,360	100	3.59%	44.59%	0	0				385,907,665	259,675	1,486	17.75%	43.25%
2010	1,387,420	13,874	100	0.00%	44.59%	0	0				405,641,340	259,419	1,564	5.22%	50.72%
2011	2,065,555	13,769	150	50.01%	116.91%	0	0				453,756,830	259,174	1,751	11.97%	68.76%
2012	740,065	4,931	150	0.04%	116.99%	2,186,585	8,375	261			529,995,535	256,585	2,066	17.98%	99.10%
2013	765,510	5,101	150	-0.01%	116.97%	2,876,405	10,291	280	7.05%		608,069,330	256,230	2,373	14.89%	128.75%
2014	739,150	4,926	150	0.00%	116.97%	2,872,155	10,276	280	0.00%		859,664,700	255,711	3,362	41.66%	224.05%
2015	969,715	5,103	190	26.62%	174.74%	3,500,985	10,156	345	23.33%		1,039,093,540	255,702	4,064	20.88%	291.70%

84
STANTON

Rate Annual %chg Average Value/Acre: 14.63%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 5,591	Value : 1,348,455,795	Growth 15,541,940	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	165	556,620	44	494,205	88	1,426,715	297	2,477,540	
02. Res Improve Land	684	3,956,805	629	8,839,045	477	15,559,740	1,790	28,355,590	
03. Res Improvements	717	43,567,485	713	60,639,410	481	65,229,355	1,911	169,436,250	
04. Res Total	882	48,080,910	757	69,972,660	569	82,215,810	2,208	200,269,380	6,005,955
% of Res Total	39.95	24.01	34.28	34.94	25.77	41.05	39.49	14.85	38.64
05. Com UnImp Land	31	83,505	2	32,530	6	200,415	39	316,450	
06. Com Improve Land	102	607,305	13	214,945	19	854,855	134	1,677,105	
07. Com Improvements	102	11,863,150	13	2,560,875	25	5,142,465	140	19,566,490	
08. Com Total	133	12,553,960	15	2,808,350	31	6,197,735	179	21,560,045	6,977,600
% of Com Total	74.30	58.23	8.38	13.03	17.32	28.75	3.20	1.60	44.90
09. Ind UnImp Land	0	0	0	0	3	62,875	3	62,875	
10. Ind Improve Land	0	0	0	0	6	378,010	6	378,010	
11. Ind Improvements	0	0	0	0	7	17,932,970	7	17,932,970	
12. Ind Total	0	0	0	0	10	18,373,855	10	18,373,855	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.18	1.36	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	882	48,080,910	757	69,972,660	569	82,215,810	2,208	200,269,380	6,005,955
% of Res & Rec Total	39.95	24.01	34.28	34.94	25.77	41.05	39.49	14.85	38.64
Com & Ind Total	133	12,553,960	15	2,808,350	41	24,571,590	189	39,933,900	6,977,600
% of Com & Ind Total	70.37	31.44	7.94	7.03	21.69	61.53	3.38	2.96	44.90
17. Taxable Total	1,015	60,634,870	772	72,781,010	610	106,787,400	2,397	240,203,280	12,983,555
% of Taxable Total	42.34	25.24	32.21	30.30	25.45	44.46	42.87	17.81	83.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	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	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	104	23	186	313

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	15,180	0	0	2,432	770,588,625	2,433	770,603,805
28. Ag-Improved Land	0	0	0	0	696	271,546,010	696	271,546,010
29. Ag Improvements	0	0	0	0	761	66,102,700	761	66,102,700
30. Ag Total							3,194	1,108,252,515

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	28	26.97	269,700	28	26.97	269,700	
32. HomeSite Improv Land	481	499.01	4,990,100	481	499.01	4,990,100	
33. HomeSite Improvements	500	0.00	42,114,350	500	0.00	42,114,350	0
34. HomeSite Total				528	525.98	47,374,150	
35. FarmSite UnImp Land	108	367.37	957,540	108	367.37	957,540	
36. FarmSite Improv Land	576	2,634.71	7,369,020	576	2,634.71	7,369,020	
37. FarmSite Improvements	697	0.00	23,988,350	697	0.00	23,988,350	2,558,385
38. FarmSite Total				805	3,002.08	32,314,910	
39. Road & Ditches	2,462	4,876.64	0	2,462	4,876.64	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,333	8,404.70	79,689,060	2,558,385

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	27	2,201.44	2,210,480	27	2,201.44	2,210,480

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,415.32	9.41%	20,491,920	10.21%	6,000.00
46. 1A	3,143.16	8.66%	18,858,960	9.40%	6,000.00
47. 2A1	6,198.00	17.09%	37,188,000	18.53%	6,000.00
48. 2A	4,214.73	11.62%	25,204,095	12.56%	5,980.00
49. 3A1	6,752.27	18.61%	37,205,020	18.54%	5,510.00
50. 3A	8,303.46	22.89%	43,344,020	21.60%	5,220.00
51. 4A1	3,639.72	10.03%	15,905,550	7.93%	4,369.99
52. 4A	608.69	1.68%	2,465,215	1.23%	4,050.03
53. Total	36,275.35	100.00%	200,662,780	100.00%	5,531.66
Dry					
54. 1D1	6,736.03	4.34%	37,048,170	4.94%	5,500.00
55. 1D	29,240.52	18.84%	160,822,860	21.44%	5,500.00
56. 2D1	13,177.38	8.49%	72,475,590	9.66%	5,500.00
57. 2D	4,238.17	2.73%	22,251,105	2.97%	5,250.17
58. 3D1	14,398.90	9.28%	64,916,380	8.66%	4,508.43
59. 3D	40,432.69	26.05%	184,141,490	24.55%	4,554.27
60. 4D1	44,038.18	28.38%	197,246,155	26.30%	4,478.98
61. 4D	2,924.08	1.88%	11,111,505	1.48%	3,800.00
62. Total	155,185.95	100.00%	750,013,255	100.00%	4,833.00
Grass					
63. 1G1	424.43	0.87%	891,295	1.21%	2,099.98
64. 1G	3,496.47	7.16%	7,255,270	9.89%	2,075.03
65. 2G1	5,165.90	10.58%	10,461,060	14.26%	2,025.02
66. 2G	1,719.38	3.52%	3,352,870	4.57%	1,950.05
67. 3G1	5,595.87	11.47%	8,437,615	11.50%	1,507.83
68. 3G	9,796.17	20.07%	12,796,765	17.44%	1,306.30
69. 4G1	14,400.39	29.51%	18,650,275	25.42%	1,295.12
70. 4G	8,207.40	16.82%	11,533,305	15.72%	1,405.23
71. Total	48,806.01	100.00%	73,378,455	100.00%	1,503.47
Irrigated Total					
Irrigated Total	36,275.35	14.18%	200,662,780	19.51%	5,531.66
Dry Total					
Dry Total	155,185.95	60.67%	750,013,255	72.92%	4,833.00
Grass Total					
Grass Total	48,806.01	19.08%	73,378,455	7.13%	1,503.47
72. Waste	5,451.76	2.13%	1,035,890	0.10%	190.01
73. Other	10,084.91	3.94%	3,473,075	0.34%	344.38
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	255,803.98	100.00%	1,028,563,455	100.00%	4,020.90

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	36,275.35	200,662,780	36,275.35	200,662,780
77. Dry Land	2.76	15,180	0.00	0	155,183.19	749,998,075	155,185.95	750,013,255
78. Grass	0.00	0	0.00	0	48,806.01	73,378,455	48,806.01	73,378,455
79. Waste	0.00	0	0.00	0	5,451.76	1,035,890	5,451.76	1,035,890
80. Other	0.00	0	0.00	0	10,084.91	3,473,075	10,084.91	3,473,075
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	2.76	15,180	0.00	0	255,801.22	1,028,548,275	255,803.98	1,028,563,455

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	36,275.35	14.18%	200,662,780	19.51%	5,531.66
Dry Land	155,185.95	60.67%	750,013,255	72.92%	4,833.00
Grass	48,806.01	19.08%	73,378,455	7.13%	1,503.47
Waste	5,451.76	2.13%	1,035,890	0.10%	190.01
Other	10,084.91	3.94%	3,473,075	0.34%	344.38
Exempt	0.00	0.00%	0	0.00%	0.00
Total	255,803.98	100.00%	1,028,563,455	100.00%	4,020.90

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 Pilger	84	226,500	127	456,405	127	5,975,060	211	6,657,965	1,381,810
83.2 Rural	123	1,863,305	542	16,635,750	630	77,359,925	753	95,858,980	3,469,260
83.3 Stanton	81	330,120	557	3,500,400	590	37,592,425	671	41,422,945	939,175
83.4 Wp	9	57,615	564	7,763,035	564	48,508,840	573	56,329,490	215,710
84 Residential Total	297	2,477,540	1,790	28,355,590	1,911	169,436,250	2,208	200,269,380	6,005,955

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 Pilger	24	43,470	9	90,095	9	6,379,455	33	6,513,020	5,433,745
85.2 Rural	9	263,290	28	1,327,505	35	24,425,260	44	26,016,055	908,565
85.3 Stanton	7	40,035	93	517,210	93	5,483,695	100	6,040,940	151,750
85.4 Wp	2	32,530	10	120,305	10	1,211,050	12	1,363,885	483,540
86 Commercial Total	42	379,325	140	2,055,115	147	37,499,460	189	39,933,900	6,977,600

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	424.43	0.87%	891,295	1.21%	2,099.98
88. 1G	3,496.47	7.16%	7,255,270	9.89%	2,075.03
89. 2G1	5,165.90	10.58%	10,461,060	14.26%	2,025.02
90. 2G	1,719.38	3.52%	3,352,870	4.57%	1,950.05
91. 3G1	5,595.87	11.47%	8,437,615	11.50%	1,507.83
92. 3G	9,796.17	20.07%	12,796,765	17.44%	1,306.30
93. 4G1	14,400.39	29.51%	18,650,275	25.42%	1,295.12
94. 4G	8,207.40	16.82%	11,533,305	15.72%	1,405.23
95. Total	48,806.01	100.00%	73,378,455	100.00%	1,503.47
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	48,806.01	100.00%	73,378,455	100.00%	1,503.47
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	48,806.01	100.00%	73,378,455	100.00%	1,503.47

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

84 Stanton

	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	191,119,740	200,269,380	9,149,640	4.79%	6,005,955	1.64%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	45,976,365	47,374,150	1,397,785	3.04%	0	3.04%
04. Total Residential (sum lines 1-3)	237,096,105	247,643,530	10,547,425	4.45%	6,005,955	1.92%
05. Commercial	12,892,350	21,560,045	8,667,695	67.23%	6,977,600	13.11%
06. Industrial	18,240,390	18,373,855	133,465	0.73%	0	0.73%
07. Ag-Farmsite Land, Outbuildings	31,045,230	32,314,910	1,269,680	4.09%	2,558,385	-4.15%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	62,177,970	72,248,810	10,070,840	16.20%	9,535,985	0.86%
10. Total Non-Agland Real Property	299,274,075	319,892,340	20,618,265	6.89%	15,541,940	1.70%
11. Irrigated	200,162,430	200,662,780	500,350	0.25%		
12. Dryland	766,750,080	750,013,255	-16,736,825	-2.18%		
13. Grassland	66,031,380	73,378,455	7,347,075	11.13%		
14. Wasteland	990,070	1,035,890	45,820	4.63%		
15. Other Agland	3,492,635	3,473,075	-19,560	-0.56%		
16. Total Agricultural Land	1,037,426,595	1,028,563,455	-8,863,140	-0.85%		
17. Total Value of all Real Property (Locally Assessed)	1,336,700,670	1,348,455,795	11,755,125	0.88%	15,541,940	-0.28%

2016 Assessment Survey for Stanton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 Part Time
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	\$150,860.00
7.	Adopted budget, or granted budget if different from above:
	\$
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$15,000.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$750.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$0
12.	Other miscellaneous funds:
	\$6,500.00
13.	Amount of last year's assessor's budget not used:
	Used all, in fact requested more from the County Board

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Pilger and Stanton
4.	When was zoning implemented?
	1998

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	One industrial property, Nucor Steel. (A verbal agreement was made between the Stanton County Board of Commissioner's and Nucor Steel to work with Wayne Kubert for all appraisal services. This was done approximately 25 years ago and has continued for this property only.
2.	
3.	What appraisal certifications or qualifications does the County require?
	Must be certified in Real Estate Appraisal.
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?
	No, values are calculated and recommended, then the final values implemented by the Assessor.

2016 Residential Assessment Survey for Stanton County

1.	Valuation data collection done by:																		
	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="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Pilger - Has a middle school, located south of Hwy. 275 1 mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural - Any parcel not near a village or the city of Norfolk</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Woodland Park - All of the properties located in the SubDivision located east of Norfolk on Hwy 35.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels	05	Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision	10	Pilger - Has a middle school, located south of Hwy. 275 1 mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain	15	Rural - Any parcel not near a village or the city of Norfolk	20	Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk	25	Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels	30	Woodland Park - All of the properties located in the SubDivision located east of Norfolk on Hwy 35.	AG	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
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30	Woodland Park - All of the properties located in the SubDivision located east of Norfolk on Hwy 35.																		
AG	Agricultural homes and outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Correlation between cost and sales comparison																		
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?																		
	Local market within valuation grouping																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	N/A																		

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2007	2007	2008	2015
05	2007	2007	2008	2011
10	2007	2007	2008	2014
15	2007	2007	2008	2012
20	2007	2007	2008	2013
25	2012	2012	2012	2012
30	2007	2007	2008	2015
AG	2007	2007	2008	2012

2016 Commercial Assessment Survey for Stanton County

1.	Valuation data collection done by:			
	Jeff Quist, William Kaiser, Wayne Kubert - Industrial			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Pilger, small village, minimal active businesses		
	05	Rural and Woodland Park, located east of Norfolk on Hwy. 35.		
	10	Stanton, county seat, one grocery store, restaurant, mini mart, minimal retail, banks, post office. The town is located approximately 10 mile from the City of Norfolk which has a large impact on the commercial properties in Stanton County.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Correlation between cost and market			
3a.	Describe the process used to determine the value of unique commercial properties.			
	No uniques properties at this time.			
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?			
	Yes, local market.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2015	2015	2015
	05	2015	2015	2015
	10	2015	2015	2015
				<u>Date of Last Inspection</u>
				2015/16
				2015/16
				2015/16

2016 Agricultural Assessment Survey for Stanton County

1.	Valuation data collection done by:						
	Office Staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The county has one market area for the entire county.</td> <td style="text-align: center;">2015-16</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county has one market area for the entire county.	2015-16
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The county has one market area for the entire county.	2015-16					
3.	Describe the process used to determine and monitor market areas.						
	Annual study completed on sales.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	All inhabitable residence allowed one acre house area, buidling sites calculated by the area they encompass.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Continue to rely on the Northeast area counties with like properties to determine value.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	None						
7b.							

Plan of Assessment Attachment

Commercial 2016

Stanton County currently has on record 184 commercial properties. Of this count, 90 of them are improved parcels. We have a verbal agreement with our on staff, part-time Certified General appraiser, Jeff Quist, to complete an inspection and review of these properties. He will be assisted by our former on staff appraiser, Bill Kaiser, as he is familiar with our county and can introduce him to the current owners that he has dealt with in the past. The intent of the inspection/ review is to make necessary changes, add new photos and update the records to most current information.

Office staff will implement findings of inspection/ review from the fall of 2015 on all commercial properties within the county for use in 2016 valuations.

In order to prepare the commercial business owners for the visit by our appraiser, letters are mailed to each explaining the process and informing them of our willingness to schedule appointments that will work well with their timeframe.

In an effort to help complete the inspection/ review in a timely fashion, the office staff prepares a listing by area (City of Stanton, Village of Pilger, Woodland Park area near Norfolk, NE and all rural parcels by precinct, to help identify within the county. We also provide a copy of the current record card which includes the drawings and site plan. This will be used to note any changes or updates to the parcel. Once the inspection/ review is completed, Jeff will update the info and assist office staff with entering the changes into our Marshall Swift valuation system. Values will be finalized after sales comps, market, location, etc., are reviewed to help aid in determining the level of value.

During this process, building permits are essential in looking for and adding any new improvements or changes within our pickup work process. These changes will be made prior to the updates of the review.

Residential 2016

-Our office staff will review a portion of residential properties which for this year will include the areas outside of the City of Stanton and Village of Pilger. This includes suburban, platted rural lots and acreages. As in the past years, letters of explanation are mailed to all owners of these properties, advising them of the future review that will take place by our office. A listing by area will be used to monitor the process of completion for the review. Changes/updates will be noted, updated photos taken and the information will be entered into the system to determine values. Several factors will be reviewed including physical, location, economic, market, etc. Sales data will be reviewed to determine any factors necessary for each area of the county.

Agricultural Land 2016

-Our office was notified by our local FSA office that new Land Reserve Programs were currently being offered within the county.

In an effort to accurately locate and identify land that is enrolled in any of the Land Reserve Programs, etc., and certified with the FSA offices, our office is mailing a request to all landowners, asking for information to help us identify the most current use. At this time we will also make the request for any other land use changes, such as additional/ changed irrigated acres, land removed from the reserve program and now being farmed, grass or pasture now used for crop/grain purposes. Our requirements will include a copy of certification from the FSA office as well as a copy of contract when it pertains to a reserve program of any type.

**2015 Plan of
Assessment
For
Stanton County
2016, 2017, 2018**

RECEIVED

OCT 29 2015

NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

AMENDED: September 11, 2015

The Stanton County Assessor's office consists of four full time employees: the Assessor, Deputy Assessor and two Office Clerk's. The Assessor and Deputy Assessor have maintained Assessor certificates since 1978. The Assessor and Deputy continue annually with required educational classes to accumulate the required minimum of 60 credit hours per 4 year term, in order to keep their certification updated and current. The Assessor has completed 96 1/2 hours of education through December 31, 2014, and the Deputy Assessor 60 hours through December 31, 2014. The 2014/2015 budget for the Assessor's Office was \$126,230.00. The appraisal portion of that amount is \$15,000.

Stanton County is located in Northeast Nebraska and is approximately 428 square miles in size. The county seat is Stanton, which is located twelve miles southeast of Norfolk, NE on Hwy 24. The county is bounded by Wayne County on the north, Cuming County on the east, Colfax and Platte Counties to the south and Madison County on the west. The population for the city of Stanton is roughly 1,627, with the county population around 6,130 residents. Real property for Stanton County includes 2,223 residential properties, 14 industrial properties, 184 commercial properties, 308 exempt properties and 3,168 agricultural properties and 27 Game and Parks properties.

Agricultural land consists of 255,711.06 taxable acres or approximately 92% of Stanton County of which 14.05% is irrigated (35,910.15 acres), 62.51% is dryland (159,832.64 acres), 17.51% is grassland(44,766.80 acres), 1.93% is wasteland (4,925.55 acres) and 4% (10,275.92 acres) is identified as other use which includes shelterbelts, feedlots, etc..

Value in Stanton County which was reported as of March 19, 2015 for Real Estate was \$1,338,817,305.

There were approximately 76 building permit applications filed in 2014 for new construction or alteration in the county. Stanton County has countywide zoning and requires permits for all construction. We also receive building permits from the City of Norfolk for areas of our county that are within the jurisdiction of Madison County and also from the Village of Pilger which includes the town of Pilger located in our county. The Assessor and her staff use the permits and information sheets to locate new construction or changes to the properties. New improvements are physically inspected, recorded and added to the tax rolls annually. Data is collected by the Assessor's office on the agricultural and residential improvements. Data collection, review and pricing on commercial properties is the responsibility of our commercial

appraiser, Jeff Quist. Industrial property (specifically Nucor Steel) data collection, review and pricing is completed by Wayne Kubert.

The Deputy Assessor processes and files all Form 521 Real Estate transfer statements. Sales are verified and coded for usability in the annual sales study. The Assessor reviews each sales roster and makes any needed corrections, monitoring all property classes for accuracy and completeness. It is the responsibility of this office to ensure that the sales used accurately represent arm's length transactions and true market within the county. The processing of the 521's includes updating property record cards and computer records. The greatest percentage of sales verification are completed by way of phone calls to the new owners of record, as well as physical inspection on some of them. While the rate of completing these surveys is not 100%, it has proven to be an effective way to establish accuracy of our sales. All agland sales are analyzed by subclass. This includes information from the soil survey and current FSA maps, if they have been provided by some of the owners. Once data is collected and analyzed for each sale, we complete a ratio study and then begin the process of adjusting the values to be used for the new year. Values are then updated in the sales files used in the current market study. For the agland sales we strive to fairly and equitably value the land to meet the required range of value between 69-75% of market. The average level of value in Stanton County on agricultural land is currently at 70% of market.

The Assessor and Deputy Assessor work together to determine if a sale is an arm's length transaction and if qualified, it is used in the sales file. Because we are a small county and familiar with the areas, some information is readily available on various properties. Some information and assistance has been provided by the County Commissioners, local realtors and also the taxpayers. We do have a good working relationship with several of the realtors and appraisers in and around Stanton County and have been provided information very useful in our work. Phone surveys are used in an attempt to verify sales information. Each year our office compiles a sales file book with the 521 copies and information attachments available for the public to view, as well as a map of agricultural sales by precinct. Our office considers the twelve "no" reasons listed in Statute 77-1371 as one of the tools in determining if a sale is used in the file. The county defines actual or market value for the Sale's Review process as the most probable price paid between a willing buyer and seller on an open market. If necessary, documentation is made and will be taken into consideration concerning changing market influences in the county.

Agricultural land was adjusted this year after the sales study for 2015 (which included sales from 10/01/2011 thru 09/30/2014) indicated a need for an increase in the value on irrigated, dryland and grassland classes. Home site and farm building site values remain unchanged for the year.

Assessment and valuation of commercial, industrial and residential real property continues in the same manner as the agricultural land. Sales ratio studies are completed annually and values are set, determined by the market. Sales of commercial and industrial properties occur so rarely in the county that there are many years we do not have enough of them to determine a level of value. In those years, the values remained unchanged due to the slow market.

Throughout 2014 we completed physical reviews in several residential areas which included the City of Stanton, Village of Pilger and Woodland Park areas, as well as rural acreages. . Updates were made as found along with pictures as needed. Those values were used in the market study/ratios for determining values for 2015.

The level of value for residential properties is 94% . The use of phone surveys as well as physical reviews helped in verifying our residential sales. We will continue the sales and ratio studies and make the necessary changes to achieve fair and equitable values on these properties.

Stanton County processed 656 personal property schedules filed for 2015. This included commercial/business and agricultural filings.

Our office also processed 214 Homestead Exemption Applications and 29 Permissive Exemption Applications.

This office maintains a set of cadastral maps which includes boundary and ownership changes. These are updated on a regular basis as sales of property occur, lot splits are completed and any ownership changes need to be made.

Our office maintains Property Record Cards pursuant to Reg 10-004. The property record card contains the required information concerning ownership, legal description, classification codes, measurements of homes and buildings, drawing of homes, building inventory, up to date photos and valuation. Also included is the inventory of the land within that parcel.

Administrative software and personal property software used within the office is contracted through MIPS/County Solutions. The CAMA program provides us with the pricing details of homes and buildings. The GIS Workshop program is used as our mapping system which includes land use, ownership boundaries, lot splits and endless updated information that is also provided to the public.

There are several annual reports and filings that we also complete in the office. These include: the Real Estate Abstract, Assessor Survey, Sales information including rosters and assessed value updates, Certification of value to political subdivisions, school district taxable value report, Homestead Exemption tax loss report, certificate of taxes levied report, report of values, tax list correction, generate annual tax rolls (personal and real estate), valuation change notices, review certification of centrally assessed values, establish assessment records for each,

provide tax billing for tax list, establish tax districts and tax rates, and manage boundary changes necessary for correct assessment and tax information, inut/review tax rates used for billing process, prepare and certify tax lists to County Treasurer for Real Property, Personal Property and Centrally Assessed Property, attend monthly Board of Equalization meetings and all Board of Equalization meetings during protest period, of which our office assembles and provides information for each property involved in the protest hearing to each board member, prepare information and attend taxpayer hearings for TERC to defend county valuation, attend TERC statewide equalization hearings to defend values, and/or implement orders of the TERC, attend monthly meetings of the Northeast Assessor's Association, as well as workshops and educational classes to obtain required hours of continuing education to maintain assessor's certification.

Assessment Actions Planned for the year 2016:

(*see attached)

- Add, inspect and gather information on new improvements, additions or alterations of all residential, commercial and agricultural properties reported by permits
- Complete review of all commercial and industrial properties in the county
- Review properties located outside the cities in the county, including suburban properties and rural acreages, making updates as deemed necessary. Questionnaires will be mailed to each of these property owners to aid in this process. This is part of our 6 year assessment plan
- Continue to locate additional personal property within our county to be added to the tax rolls
- Complete all duties of this office as regulated by the State of Nebraska and the Nebraska Department of Revenue Property Assessment Division.
- Continue review of agricultural land with the aid of updated FSA maps, GIS flights, Google

Assessment Actions Planned for the year 2017:

- Add, inspect and gather information on new improvements, additions or alterations of all residential, commercial and agricultural properties to be added to the tax rolls.
- Review the City of Stanton, Village of Pilger and Woodland Park areas, as part of the 6 year assessment plan
- Continue to locate additional personal property within our county to be added to the tax rolls

-Complete all duties of this office as regulated by the State of Nebraska and the Nebraska Department of Revenue Property Assessment Division.

-Review agricultural parcels, looking for updates on land use or additional homes or buildings not reported through building permits(aerial photos, Google and GIS flights, FSA maps) are all very helpful in tracking these when reviewing and comparing from year to year

Assessment Actions Planned for the year 2018:

- Add, inspect and gather information on new improvements, additions or alterations of all residential, commercial and agricultural properties to be added to the tax rolls
- review all farm homes and outbuildings
- Review agricultural residences, agricultural buildings throughout the county
- continue to locate additional personal property within our county to be added to the tax rolls
- Complete all duties of this office as regulated by the State of Nebraska and the Nebraska Department of Revenue Property Assessment Division.

The duties in the office of the County Assessor demand a commitment of time, staff and budget. We strive to compile records that are accurate and complete, while continuing our efforts to provide the taxpayers with values that are fair and equitable.

We have a good working relationship with our County Board of Commissioners, who have given support to this office throughout each year. We appreciate the efforts of all those involved in helping us to complete the duties of this office and will move forward to the next years of assessment.

Respectfully submitted,



Cheryl Wolverton
Stanton County Assessor

