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DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

MERRICK COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Merrick 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 Merrick 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: Jennifer Myers, Merrick 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 statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

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 mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited 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 ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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.

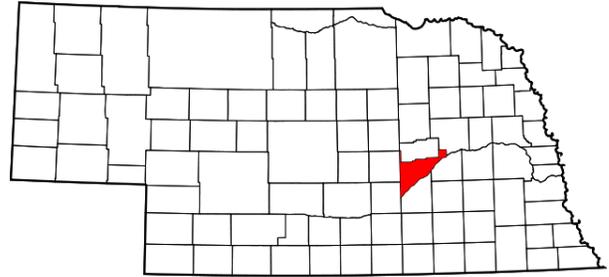
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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.

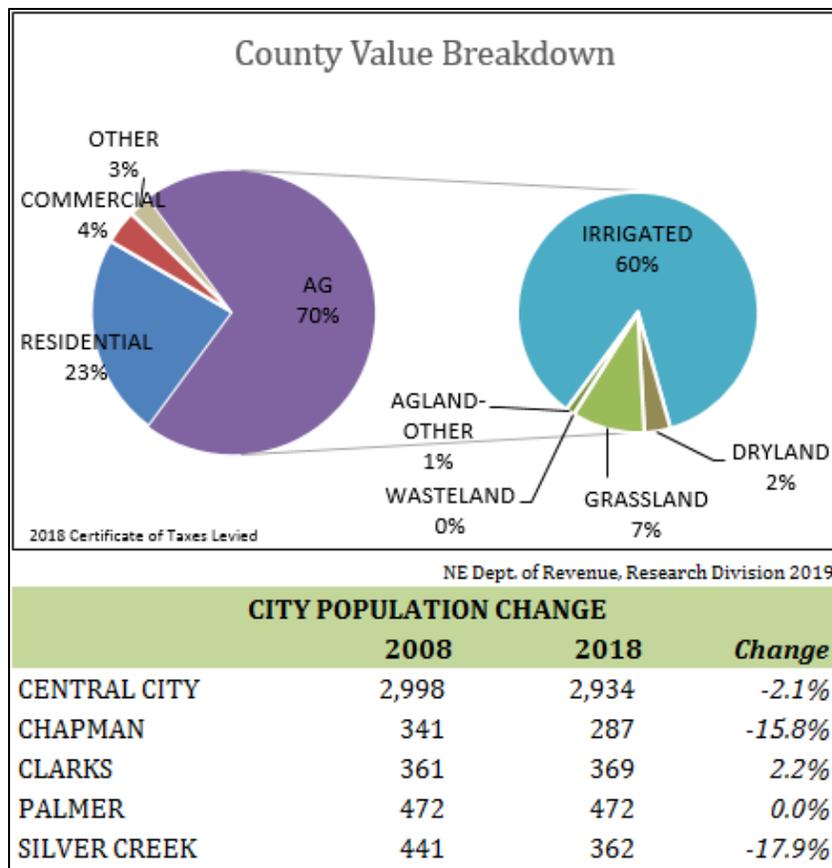
**Further information may be found in Exhibit 94*

County Overview

With a total area of 485 square miles, Merrick County had 7,882 residents, per the Census Bureau Quick Facts for 2017, a slight population increase over the 2010 U.S. Census. Reports indicated that 75% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$105,844 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Merrick County are located in and around Central City, the county seat. According to the latest information available from the U.S. Census Bureau, there were 233 employer establishments with total employment of 1,660, a 4% decrease in total employment from the prior year.



Agricultural land accounts for a significant portion of the county's valuation base. Irrigated land makes up the majority of the land in the county. Merrick County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD).

An ethanol plant located in Central City also contributes to the local agricultural economy.

2019 Residential Correlation for Merrick County

Assessment Actions

The Merrick County Assessor with the assistance of its contracted appraiser inspected, reviewed, and revalued residential properties in the following areas; Clarks Lakes, Central City Lakes, Thunderbird, Flatware, Riverside, Shoups, and Equineus residential subdivisions. All residential pick-up work was completed.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the residential class, the Property Assessment Division (Division) focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU) as well as the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to ensure the county assessor is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation as well as the costing index tables in their Computer Assisted Mass Appraisal (CAMA) system.

Part of the review is to ensure that sales information sent to the state is accurate and received on a timely matter; the county submitted the sales timely. Random audits of the Real Estate Transfer Statements (Form 521) revealed the statements were submitted within the required timeframe with no errors. AVU values were reported with no errors.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county assessor has a high rate of return on their questionnaire, which aids them in having good sales verification numbers. There were no apparent sales bias concerns between sold and unsold properties. Several of towns have lower values but the county is aware and doing sales analyses on the properties.

The county is up-to-date with the statutorily six-year inspection and review cycle as their review cycle is done on a five-year cycle designed for their county. The Merrick County Assessor and staff; along with Stanard Appraisal reviews the properties while the staff enters all the information into their CAMA system. The Merrick County Assessor uses costing index tables and depreciation tables that are relatively current ranging between 2016 through 2018.

The county assessor meets all of the statutory reporting schedules by the statutory date.

2019 Residential Correlation for Merrick County

Description of Analysis

Residential parcels are analyzed utilizing 10 valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Acreages
2	Central City Lakes
3	Central City
4	Chapman, Clarks
5	Central City River
6	Clarks Lakes
7	Grand Island Subdivisions
8	Palmer, Silver Creek
9	Silver Creek Lakes
10	Shoups
11	Archer
12	WRP

For the residential property class, a review of Merrick County's statistical profile includes 255 qualified sales, representing all the valuation groups with the exception of the Valuation Group 10 (Shoups), and Valuation Group 12 Wetlands Reserve Program (WRP). All valuation groups with an adequate number of sales are within the acceptable range. The reported assessment actions affected the sales file and the abstract similarly. All three measures of central tendency for the residential class of properties are within the acceptable range and demonstrate strong support for each other. The qualitative statistics provide support of the assessment actions of the county. Both the number of sales and the movement of the median ratios demonstrate an increasing market.

The Merrick County Assessor reviewed all sales including trends for all lake properties across the state to compare the residential properties for lakes within Merrick County and the increasing market. The statistical study verified the increasing trend, which constituted an increase for the county's lake properties between 2% and 8%.

2019 Residential Correlation for Merrick County

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	26	94.49	94.06	90.45	12.86	103.99
2	4	99.83	99.08	99.01	03.83	100.07
3	144	93.41	94.30	93.03	14.66	101.37
4	28	93.19	97.18	87.58	27.30	110.96
5	3	94.72	94.42	95.41	09.67	98.96
6	8	97.29	96.50	95.40	09.17	101.15
7	11	91.53	89.82	86.27	15.38	104.11
8	29	95.96	99.45	95.23	20.16	104.43
9	1	80.99	80.99	80.99	00.00	100.00
11	1	84.96	84.96	84.96	00.00	100.00
<u> ALL </u>	<u>255</u>	93.95	95.04	92.45	16.15	102.80

Level of Value

Based on analysis of all available information, the level of value for the residential property in Merrick County is 94%.

2019 Commercial Correlation for Merrick County

Assessment Actions

The Merrick County Assessor along with its contract appraiser has completed the inspection and review for all the commercial properties within the entire county. The county assessor and the staff enter the findings into their Computer Assisted Mass Appraisal (CAMA) system. The county assessor also completed all pick-up and permit work for the commercial class of properties.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the commercial class, the Property Assessment Division (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), as well as the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to see that the county is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation and costing tables in their CAMA system.

The sales verification process in the county includes sending a questionnaire to both the buyer and the seller. It seems that there is no apparent bias between the sold and the unsold properties. No errors were found in the AVU. It appears the county assessor has qualified sales with no apparent bias. The county assessor submits the sales timely with minimal errors. The process used to establish land values was reviewed. The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor is up-to-date with the six-year inspection and review cycle. The county's contract appraiser reviews the properties while the staff enters all the information into the county's CAMA system. Another area discussed was land-to-building ratios; Merrick County's last lot value study was conducted in 2013. Merrick County uses depreciation tables from 2013 while the costing index table is 2011. Merrick County continues to utilize one valuation group for all commercial properties.

The county assessor meets all of the statutory reporting schedules by the statutory date. The quality of assessment for the commercial class of property adheres to the generally accepted mass appraisal techniques.

2019 Commercial Correlation for Merrick County

Description of Analysis

For the commercial property class, a review of Merrick County's statistical profile displays 17 commercial sales, representing the one valuation group for the county. The sample size seems to be an inadequate number of sales for statistical analysis; thus, this low number of sales seems not to be representative for the properties in the commercial class. The overall median is 91%; during the analysis, when the removal of two sales at the high end of the ratio compared to the removal of two sales at the low end of the ratio shows the median moves from 86% to 93%. With such a variance in the median ratio of two sales, the small numbers of sales are unreliable. Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices reviews are important in the level of value decision.

Reviewing the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows commercial up by around 49%. This substantial increase is due to a downtown redevelopment Tax Increment Finance (TIF) project that was paid off in full.

Equalization and Quality of Assessment

For measurement purposes, the commercial property sample for Merrick County is unreliable due to the limited number of sales and may not represent the commercial class in its entirety. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, Merrick County has achieved the statutory level of value of 100% for the commercial property class.

2019 Agricultural Correlation for Merrick County

Assessment Actions

Merrick County continually verifies sales along with the updating of land use from information received from the NRD in the agricultural class of property. A sales analysis was completed and as a result, the county assessor decided that a decrease of around 10% in irrigated land, 8% to dryland, and 5% to grassland was needed. The county assessor performed all pick-up and permit work in a timely manner.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the agricultural class, the Property Assessment Division (Division) assessment practice review focuses on the submission and qualification of sales information, the timely and accurate submission of sales, accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into market areas. The Division also reviews the following: the county's six-year inspection and review cycle on agricultural improvements, land use analysis, and valuation methodology for agricultural outbuildings.

Merrick County continues to maintain acceptable sales qualification and verification practices. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as checking the values reported on the AVU. No accuracy issues were found and transfers were done most every month.

Land use is conducted using Geographic Information System (gWorks aerial imagery), certification from Farm Services Agency (FSA) maps, information from the Natural Resources District (NRD), physical inspections, and questionnaires. The home site acres are at \$20,000 and building sites are at \$2,500 an acre. Agricultural improvements are priced according to the Marshall & Swift manual and are reviewed by the county's contract appraiser. The county assessor uses 2016 depreciation table and 2016 costing index table in conjunction with the six-year inspection and review cycle. These tables are updated during the inspection and review cycle. Agricultural homes and rural residential sites are valued similarly based on market analysis; acreage sales are used to value farm homes.

Merrick County has determined that there is only one agricultural market area and it currently has no sale evidence that would indicate the need for an additional market area.

Description of Analysis

The agricultural statistical sample consists of 48 agricultural sales. Two of the three measures of central tendency for the overall sample are in the acceptable range, with all three measures being within three points of each other. The measures demonstrate moderate support for each other.

2019 Agricultural Correlation for Merrick County

A review of the 80% Majority Land Use (MLU) also demonstrates that the irrigated land in the county has been valued appropriately. There are a limited number of grassland sales and no dryland sales. The 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) reflects the decreases reported by the county assessor.

An analysis of the agricultural land sales in Merrick County determined the statistics with the county are reliable and sufficient. The sample reflects the current market conditions. Review of the land values in neighboring counties which have similar characteristics to Merrick County also supports that the values of agricultural land is flat to slightly decreasing.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages; and the rural residential improvements are believed to be equalized at the statutorily required assessment level.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Merrick County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	27	72.12	74.31	71.25	14.00	104.29
1	27	72.12	74.31	71.25	14.00	104.29
<u> Grass </u>						
County	11	72.09	68.41	71.03	31.25	96.31
1	11	72.09	68.41	71.03	31.25	96.31
<u> ALL </u>						
	48	71.17	70.99	68.09	24.62	104.26

Level of Value

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

2019 Opinions of the Property Tax Administrator for Merrick 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 (Reissue 2018). 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 techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	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 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	255	Median	93.95
Total Sales Price	\$29,072,387	Mean	95.04
Total Adj. Sales Price	\$29,072,387	Wgt. Mean	92.45
Total Assessed Value	\$26,876,030	Average Assessed Value of the Base	\$84,967
Avg. Adj. Sales Price	\$114,009	Avg. Assessed Value	\$105,396

Confidence Interval - Current

95% Median C.I	91.53 to 95.36
95% Wgt. Mean C.I	90.22 to 94.67
95% Mean C.I	92.37 to 97.71
% of Value of the Class of all Real Property Value in the County	21.85
% of Records Sold in the Study Period	6.28
% of Value Sold in the Study Period	7.79

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	228	96	95.63
2017	190	97	97.23
2016	178	95	94.61
2015	184	96	95.57

2019 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	17	Median	90.54
Total Sales Price	\$1,596,500	Mean	81.19
Total Adj. Sales Price	\$1,596,500	Wgt. Mean	89.15
Total Assessed Value	\$1,423,300	Average Assessed Value of the Base	\$232,689
Avg. Adj. Sales Price	\$93,912	Avg. Assessed Value	\$83,724

Confidence Interval - Current

95% Median C.I	55.43 to 101.84
95% Wgt. Mean C.I	80.01 to 98.30
95% Mean C.I	65.29 to 97.09
% of Value of the Class of all Real Property Value in the County	6.25
% of Records Sold in the Study Period	4.01
% of Value Sold in the Study Period	1.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	12	100	95.71
2017	15	100	93.31
2016	8	100	99.27
2015	12	100	98.63

**61 Merrick
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 255
 Total Sales Price : 29,072,387
 Total Adj. Sales Price : 29,072,387
 Total Assessed Value : 26,876,030
 Avg. Adj. Sales Price : 114,009
 Avg. Assessed Value : 105,396

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 95
 COD : 16.15
 PRD : 102.80

COV : 22.93
 STD : 21.79
 Avg. Abs. Dev : 15.17
 MAX Sales Ratio : 193.48
 MIN Sales Ratio : 44.71

95% Median C.I. : 91.53 to 95.36
 95% Wgt. Mean C.I. : 90.22 to 94.67
 95% Mean C.I. : 92.37 to 97.71

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	27	95.95	99.32	93.67	18.61	106.03	58.65	169.17	87.90 to 102.53	87,381	81,849	
01-JAN-17 To 31-MAR-17	22	90.72	95.65	94.19	18.10	101.55	59.28	172.94	80.99 to 109.75	86,709	81,669	
01-APR-17 To 30-JUN-17	41	92.75	95.89	91.55	14.96	104.74	63.70	180.70	85.99 to 99.92	119,466	109,375	
01-JUL-17 To 30-SEP-17	29	95.50	101.21	97.70	16.04	103.59	69.14	193.48	88.33 to 106.42	116,003	113,339	
01-OCT-17 To 31-DEC-17	28	91.66	92.83	90.43	17.95	102.65	53.82	145.96	82.21 to 99.28	126,971	114,824	
01-JAN-18 To 31-MAR-18	28	94.59	93.85	91.76	14.36	102.28	48.40	146.10	86.52 to 100.57	116,175	106,603	
01-APR-18 To 30-JUN-18	49	94.17	93.38	92.13	13.15	101.36	48.19	129.18	91.28 to 96.33	126,283	116,344	
01-JUL-18 To 30-SEP-18	31	89.27	89.67	90.13	18.76	99.49	44.71	154.88	78.19 to 99.65	114,429	103,140	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	119	94.95	97.92	94.00	16.64	104.17	58.65	193.48	91.27 to 97.65	105,287	98,973	
01-OCT-17 To 30-SEP-18	136	93.71	92.52	91.26	15.57	101.38	44.71	154.88	89.68 to 95.21	121,642	111,016	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	120	92.76	96.42	93.14	16.68	103.52	53.82	193.48	89.58 to 96.70	114,375	106,525	
<u>ALL</u>	255	93.95	95.04	92.45	16.15	102.80	44.71	193.48	91.53 to 95.36	114,009	105,396	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	26	94.49	94.06	90.45	12.86	103.99	53.82	145.96	91.26 to 97.15	185,417	167,707	
2	4	99.83	99.08	99.01	03.83	100.07	91.96	104.69	N/A	143,500	142,074	
3	144	93.41	94.30	93.03	14.66	101.37	48.19	169.17	90.16 to 95.23	102,882	95,707	
4	28	93.19	97.18	87.58	27.30	110.96	48.40	193.48	76.64 to 99.77	50,443	44,176	
5	3	94.72	94.42	95.41	09.67	98.96	80.54	108.01	N/A	323,333	308,498	
6	8	97.29	96.50	95.40	09.17	101.15	82.45	116.39	82.45 to 116.39	318,305	303,674	
7	11	91.53	89.82	86.27	15.38	104.11	44.71	118.24	69.54 to 113.76	125,650	108,393	
8	29	95.96	99.45	95.23	20.16	104.43	63.70	172.94	82.33 to 106.49	75,053	71,475	
9	1	80.99	80.99	80.99	00.00	100.00	80.99	80.99	N/A	250,000	202,485	
11	1	84.96	84.96	84.96	00.00	100.00	84.96	84.96	N/A	125,000	106,200	
<u>ALL</u>	255	93.95	95.04	92.45	16.15	102.80	44.71	193.48	91.53 to 95.36	114,009	105,396	

**61 Merrick
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 255
 Total Sales Price : 29,072,387
 Total Adj. Sales Price : 29,072,387
 Total Assessed Value : 26,876,030
 Avg. Adj. Sales Price : 114,009
 Avg. Assessed Value : 105,396

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 95
 COD : 16.15
 PRD : 102.80

COV : 22.93
 STD : 21.79
 Avg. Abs. Dev : 15.17
 MAX Sales Ratio : 193.48
 MIN Sales Ratio : 44.71

95% Median C.I. : 91.53 to 95.36
 95% Wgt. Mean C.I. : 90.22 to 94.67
 95% Mean C.I. : 92.37 to 97.71

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	255	93.95	95.04	92.45	16.15	102.80	44.71	193.48	91.53 to 95.36	114,009	105,396
06											
07											
<u>ALL</u>	255	93.95	95.04	92.45	16.15	102.80	44.71	193.48	91.53 to 95.36	114,009	105,396

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	146.10	146.88	151.96	15.26	96.66	113.83	180.70	N/A	8,667	13,170
Less Than 30,000	21	113.83	116.98	112.51	25.99	103.97	59.28	193.48	91.49 to 141.19	18,993	21,369
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	255	93.95	95.04	92.45	16.15	102.80	44.71	193.48	91.53 to 95.36	114,009	105,396
Greater Than 14,999	252	93.85	94.42	92.39	15.68	102.20	44.71	193.48	91.49 to 95.23	115,263	106,494
Greater Than 29,999	234	93.71	93.07	92.17	14.50	100.98	44.71	169.17	91.26 to 95.19	122,536	112,937
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	146.10	146.88	151.96	15.26	96.66	113.83	180.70	N/A	8,667	13,170
15,000 TO 29,999	18	105.71	112.00	109.76	27.42	102.04	59.28	193.48	88.67 to 139.16	20,714	22,735
30,000 TO 59,999	50	97.74	96.30	96.31	18.27	99.99	48.40	169.17	87.90 to 102.49	45,231	43,564
60,000 TO 99,999	63	93.84	94.35	94.35	15.63	100.00	44.71	145.96	90.99 to 97.58	74,724	70,499
100,000 TO 149,999	57	91.53	91.51	91.56	12.36	99.95	48.19	137.97	85.92 to 95.95	124,853	114,317
150,000 TO 249,999	45	90.15	90.50	90.91	12.27	99.55	53.82	118.07	87.08 to 95.19	187,374	170,341
250,000 TO 499,999	19	94.58	91.09	91.40	09.62	99.66	63.79	108.01	82.45 to 100.72	323,997	296,117
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	255	93.95	95.04	92.45	16.15	102.80	44.71	193.48	91.53 to 95.36	114,009	105,396

61 Merrick
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 17
Total Sales Price : 1,596,500
Total Adj. Sales Price : 1,596,500
Total Assessed Value : 1,423,300
Avg. Adj. Sales Price : 93,912
Avg. Assessed Value : 83,724

MEDIAN : 91
WGT. MEAN : 89
MEAN : 81
COD : 26.03
PRD : 91.07

COV : 38.10
STD : 30.93
Avg. Abs. Dev : 23.57
MAX Sales Ratio : 129.19
MIN Sales Ratio : 19.07

95% Median C.I. : 55.43 to 101.84
95% Wgt. Mean C.I. : 80.01 to 98.30
95% Mean C.I. : 65.29 to 97.09

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	3	75.20	73.63	73.22	27.97	100.56	41.30	104.39	N/A	77,500	56,748
01-JAN-16 To 31-MAR-16	1	93.31	93.31	93.31	00.00	100.00	93.31	93.31	N/A	27,500	25,660
01-APR-16 To 30-JUN-16	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	120,000	118,960
01-JUL-16 To 30-SEP-16	1	85.80	85.80	85.80	00.00	100.00	85.80	85.80	N/A	15,000	12,870
01-OCT-16 To 31-DEC-16	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	240,000	235,895
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	95.94	95.94	95.94	00.00	100.00	95.94	95.94	N/A	640,000	613,995
01-JUL-17 To 30-SEP-17	1	101.84	101.84	101.84	00.00	100.00	101.84	101.84	N/A	50,000	50,920
01-OCT-17 To 31-DEC-17	1	29.05	29.05	29.05	00.00	100.00	29.05	29.05	N/A	10,000	2,905
01-JAN-18 To 31-MAR-18	2	54.81	54.81	65.80	65.21	83.30	19.07	90.54	N/A	65,000	42,768
01-APR-18 To 30-JUN-18	4	93.72	93.02	83.72	35.35	111.11	55.43	129.19	N/A	22,875	19,151
01-JUL-18 To 30-SEP-18	1	74.28	74.28	74.28	00.00	100.00	74.28	74.28	N/A	40,000	29,710
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	89.56	83.19	82.97	17.60	100.27	41.30	104.39	41.30 to 104.39	65,833	54,623
01-OCT-16 To 30-SEP-17	3	98.29	98.69	96.86	02.00	101.89	95.94	101.84	N/A	310,000	300,270
01-OCT-17 To 30-SEP-18	8	69.32	73.13	71.73	44.94	101.95	19.07	129.19	19.07 to 129.19	33,938	24,344
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	95.80	94.13	97.74	04.78	96.31	85.80	99.13	N/A	100,625	98,346
01-JAN-17 To 31-DEC-17	3	95.94	75.61	95.40	25.29	79.26	29.05	101.84	N/A	233,333	222,607
<u>ALL</u>	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724
<u>ALL</u>	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724
04											
<u>ALL</u>	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724

61 Merrick
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 17
Total Sales Price : 1,596,500
Total Adj. Sales Price : 1,596,500
Total Assessed Value : 1,423,300
Avg. Adj. Sales Price : 93,912
Avg. Assessed Value : 83,724

MEDIAN : 91
WGT. MEAN : 89
MEAN : 81
COD : 26.03
PRD : 91.07

COV : 38.10
STD : 30.93
Avg. Abs. Dev : 23.57
MAX Sales Ratio : 129.19
MIN Sales Ratio : 19.07

95% Median C.I. : 55.43 to 101.84
95% Wgt. Mean C.I. : 80.01 to 98.30
95% Mean C.I. : 65.29 to 97.09

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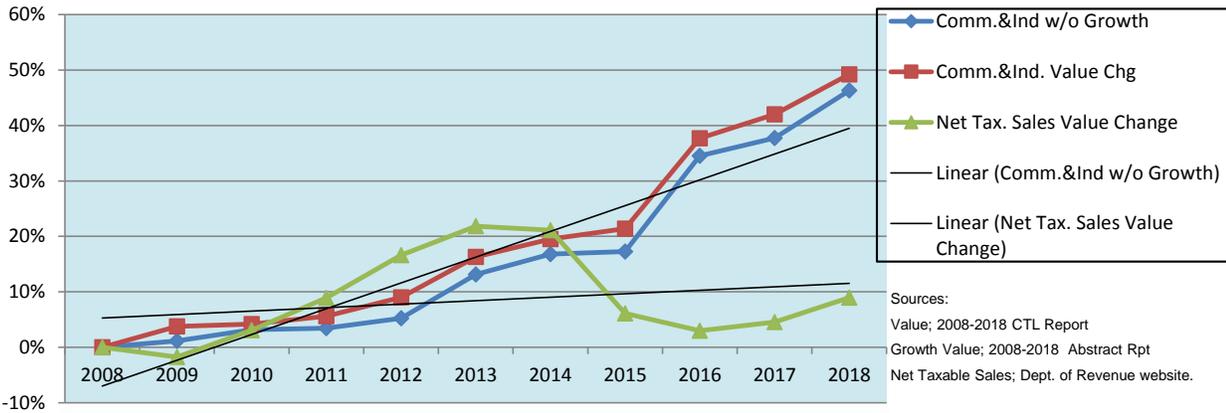
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	29.05	29.05	29.05	00.00	100.00	29.05	29.05	N/A	10,000	2,905
Less Than 30,000	6	89.56	87.47	91.32	30.96	95.78	29.05	129.19	29.05 to 129.19	17,750	16,209
Ranges Excl. Low \$											
Greater Than 4,999	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724
Greater Than 14,999	16	91.93	84.45	89.53	23.06	94.33	19.07	129.19	64.35 to 101.84	99,156	88,775
Greater Than 29,999	11	90.54	77.76	89.00	23.53	87.37	19.07	104.39	41.30 to 101.84	135,455	120,550
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	29.05	29.05	29.05	00.00	100.00	29.05	29.05	N/A	10,000	2,905
15,000 TO 29,999	5	93.31	99.15	97.77	21.89	101.41	64.35	129.19	N/A	19,300	18,870
30,000 TO 59,999	6	64.86	66.05	66.09	42.32	99.94	19.07	104.39	19.07 to 104.39	44,500	29,412
60,000 TO 99,999	1	90.54	90.54	90.54	00.00	100.00	90.54	90.54	N/A	85,000	76,955
100,000 TO 149,999	2	87.17	87.17	86.33	13.73	100.97	75.20	99.13	N/A	129,000	111,365
150,000 TO 249,999	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	240,000	235,895
250,000 TO 499,999											
500,000 TO 999,999	1	95.94	95.94	95.94	00.00	100.00	95.94	95.94	N/A	640,000	613,995
1,000,000 +											
ALL	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	2	101.74	101.74	91.32	26.99	111.41	74.28	129.19	N/A	29,000	26,483
344	3	93.31	96.08	94.89	04.95	101.25	90.54	104.39	N/A	52,000	49,342
350	2	75.08	75.08	73.54	14.29	102.09	64.35	85.80	N/A	17,500	12,870
352	2	97.12	97.12	96.58	01.21	100.56	95.94	98.29	N/A	440,000	424,945
353	1	55.43	55.43	55.43	00.00	100.00	55.43	55.43	N/A	37,500	20,785
406	3	29.05	57.07	43.92	119.35	129.94	19.07	123.09	N/A	23,667	10,393
442	2	58.25	58.25	66.05	29.10	88.19	41.30	75.20	N/A	94,500	62,418
470	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	120,000	118,960
494	1	101.84	101.84	101.84	00.00	100.00	101.84	101.84	N/A	50,000	50,920
ALL	17	90.54	81.19	89.15	26.03	91.07	19.07	129.19	55.43 to 101.84	93,912	83,724

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
2008	\$ 42,545,850	\$ 1,016,445		\$ 41,529,405	--	\$ 36,694,689	--
2009	\$ 44,146,415	\$ 1,113,070	2.52%	\$ 43,033,345	1.15%	\$ 36,048,867	-1.76%
2010	\$ 44,333,825	\$ 441,880	1.00%	\$ 43,891,945	-0.58%	\$ 37,822,385	4.92%
2011	\$ 44,933,465	\$ 915,530	2.04%	\$ 44,017,935	-0.71%	\$ 39,962,182	5.66%
2012	\$ 46,370,960	\$ 1,597,345	3.44%	\$ 44,773,615	-0.36%	\$ 42,798,696	7.10%
2013	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730	3.79%	\$ 44,706,715	4.46%
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
2016	\$ 58,589,905	\$ 1,353,430	2.31%	\$ 57,236,475	10.81%	\$ 37,795,568	-2.93%
2017	\$ 60,415,063	\$ 1,810,945	3.00%	\$ 58,604,118	0.02%	\$ 38,370,068	1.52%
2018	\$ 63,487,733	\$ 1,244,415	1.96%	\$ 62,243,318	3.03%	\$ 39,976,988	4.19%
Ann %chg		4.08%		Average	1.57%	0.86%	1.02%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	1.15%	3.76%	-1.76%
2010	3.16%	4.20%	3.07%
2011	3.46%	5.61%	8.90%
2012	5.24%	8.99%	16.63%
2013	13.12%	16.32%	21.83%
2014	16.80%	19.53%	21.14%
2015	17.27%	21.40%	6.11%
2016	34.53%	37.71%	3.00%
2017	37.74%	42.00%	4.57%
2018	46.30%	49.22%	8.94%

County Number	61
County Name	Merrick

61 Merrick
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 48
 Total Sales Price : 35,312,260
 Total Adj. Sales Price : 35,312,260
 Total Assessed Value : 24,043,581
 Avg. Adj. Sales Price : 735,672
 Avg. Assessed Value : 500,908

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 71
 COD : 24.62
 PRD : 104.26

COV : 35.53
 STD : 25.22
 Avg. Abs. Dev : 17.52
 MAX Sales Ratio : 134.96
 MIN Sales Ratio : 00.00

95% Median C.I. : 62.84 to 77.68
 95% Wgt. Mean C.I. : 63.79 to 72.38
 95% Mean C.I. : 63.86 to 78.12

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	11	64.91	64.56	64.60	11.85	99.94	43.05	80.05	55.45 to 77.68	997,422	644,305	
01-JAN-16 To 31-MAR-16	5	62.20	60.36	61.98	14.55	97.39	39.37	74.74	N/A	643,850	399,051	
01-APR-16 To 30-JUN-16	1	20.87	20.87	20.87	00.00	100.00	20.87	20.87	N/A	425,000	88,680	
01-JUL-16 To 30-SEP-16	4	73.46	87.15	74.35	24.15	117.22	66.70	134.96	N/A	450,250	334,754	
01-OCT-16 To 31-DEC-16	5	57.73	57.61	56.54	32.27	101.89	18.59	82.64	N/A	347,691	196,594	
01-JAN-17 To 31-MAR-17	2	78.18	78.18	79.38	03.42	98.49	75.51	80.84	N/A	907,975	720,788	
01-APR-17 To 30-JUN-17	2	70.01	70.01	74.07	19.20	94.52	56.57	83.44	N/A	291,640	216,028	
01-JUL-17 To 30-SEP-17	1	83.34	83.34	83.34	00.00	100.00	83.34	83.34	N/A	550,000	458,380	
01-OCT-17 To 31-DEC-17	6	72.72	82.97	68.27	21.84	121.53	61.98	131.60	61.98 to 131.60	1,497,739	1,022,490	
01-JAN-18 To 31-MAR-18	5	102.37	96.24	89.09	16.90	108.03	62.37	119.68	N/A	423,335	377,160	
01-APR-18 To 30-JUN-18	4	79.93	73.47	72.03	17.62	102.00	41.73	92.30	N/A	640,739	461,503	
01-JUL-18 To 30-SEP-18	2	42.71	42.71	64.91	100.00	65.80	00.00	85.42	N/A	270,813	175,776	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	21	66.50	65.78	64.02	18.90	102.75	20.87	134.96	57.80 to 72.12	781,757	500,490	
01-OCT-16 To 30-SEP-17	10	77.30	66.77	70.72	19.52	94.41	18.59	83.44	50.00 to 83.34	468,768	331,498	
01-OCT-17 To 30-SEP-18	17	82.80	79.90	71.92	25.59	111.10	00.00	131.60	62.37 to 102.37	835,746	601,077	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	15	66.70	63.95	61.33	27.93	104.27	18.59	134.96	50.00 to 74.80	478,913	293,728	
01-JAN-17 To 31-DEC-17	11	75.51	79.78	70.94	16.37	112.46	56.57	131.60	61.98 to 89.77	1,085,060	769,723	
<u>ALL</u>	48	71.17	70.99	68.09	24.62	104.26	00.00	134.96	62.84 to 77.68	735,672	500,908	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	48	71.17	70.99	68.09	24.62	104.26	00.00	134.96	62.84 to 77.68	735,672	500,908	
<u>ALL</u>	48	71.17	70.99	68.09	24.62	104.26	00.00	134.96	62.84 to 77.68	735,672	500,908	

61 Merrick
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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Number of Sales : 48
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 Avg. Adj. Sales Price : 735,672
 Avg. Assessed Value : 500,908

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 71
 COD : 24.62
 PRD : 104.26

COV : 35.53
 STD : 25.22
 Avg. Abs. Dev : 17.52
 MAX Sales Ratio : 134.96
 MIN Sales Ratio : 00.00

95% Median C.I. : 62.84 to 77.68
 95% Wgt. Mean C.I. : 63.79 to 72.38
 95% Mean C.I. : 63.86 to 78.12

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	17	67.67	68.89	67.63	10.96	101.86	56.50	85.42	62.20 to 77.05	667,057	451,141
1	17	67.67	68.89	67.63	10.96	101.86	56.50	85.42	62.20 to 77.05	667,057	451,141
Grass											
County	8	75.59	76.56	76.89	27.37	99.57	39.37	134.96	39.37 to 134.96	296,666	228,098
1	8	75.59	76.56	76.89	27.37	99.57	39.37	134.96	39.37 to 134.96	296,666	228,098
ALL	48	71.17	70.99	68.09	24.62	104.26	00.00	134.96	62.84 to 77.68	735,672	500,908

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	27	72.12	74.31	71.25	14.00	104.29	56.50	112.98	66.50 to 80.84	794,802	566,281
1	27	72.12	74.31	71.25	14.00	104.29	56.50	112.98	66.50 to 80.84	794,802	566,281
Grass											
County	11	72.09	68.41	71.03	31.25	96.31	00.00	134.96	39.37 to 92.30	343,485	243,990
1	11	72.09	68.41	71.03	31.25	96.31	00.00	134.96	39.37 to 92.30	343,485	243,990
ALL	48	71.17	70.99	68.09	24.62	104.26	00.00	134.96	62.84 to 77.68	735,672	500,908

Merrick County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	5515	5290	5065	4890	4500	4300	3935	3370	4672
Hall	1	5975	5975	5281	5279	4204	4204	3988	3977	5417
Howard	7100	4950	4950	4500	4350	3900	3750	3600	3600	3952
Nance	1	5156	5150	5142	5128	5065	5058	5033	5032	5105
Hamilton	1	6349	6190	5698	5300	5198	5100	5086	5089	6059
Polk	1	6533	5927	5547	5204	4763	4713	4545	4036	5967

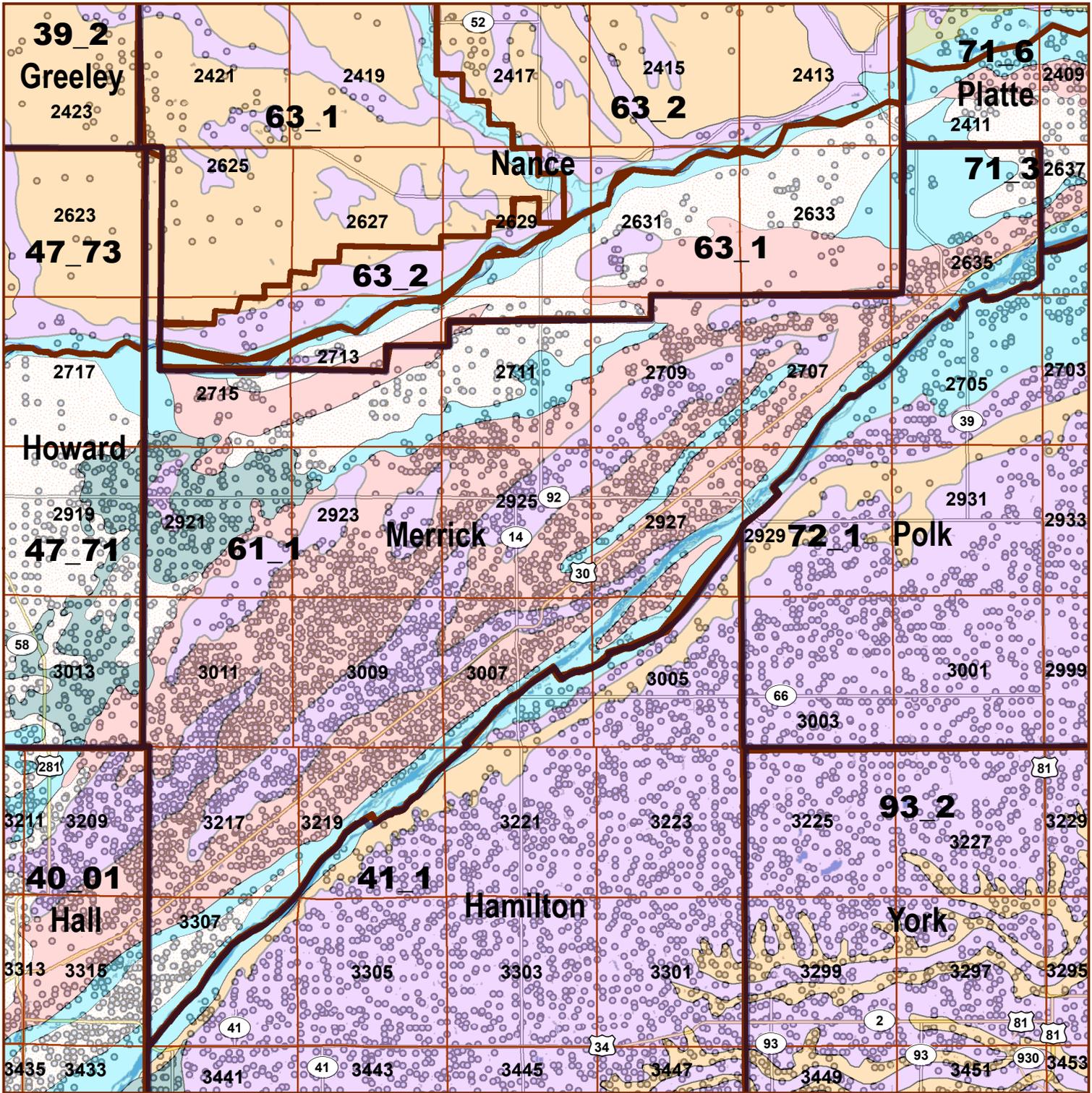
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	3010	2675	2460	2325	2130	2305	2000	1940	2290
Hall	1	3073	3073	2719	2719	2328	2328	2052	2052	2694
Howard	7100	2600	2600	2500	2500	2325	2250	2150	2000	2305
Nance	1	2673	2675	2647	2618	2618	2558	2500	2450	2588
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4824
Polk	1	5119	4864	3756	3756	3354	3262	3163	3163	4489

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	2302	2150	2003	1853	1704	1578	1477	1276	1566
Hall	1	2220	2220	1835	1835	1410	1410	1410	1410	1527
Howard	7100	1500	1500	1350	1350	1300	1250	1200	1175	1237
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1415
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	2081
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2154

County	Mkt Area	CRP	TIMBER	WASTE
Merrick	1	1295	500	300
Hall	1	n/a	n/a	100
Howard	7100	1261	n/a	750
Nance	1	1603	1300	221
Hamilton	1	n/a	n/a	900
Polk	1	1150	1150	40

Source: 2019 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



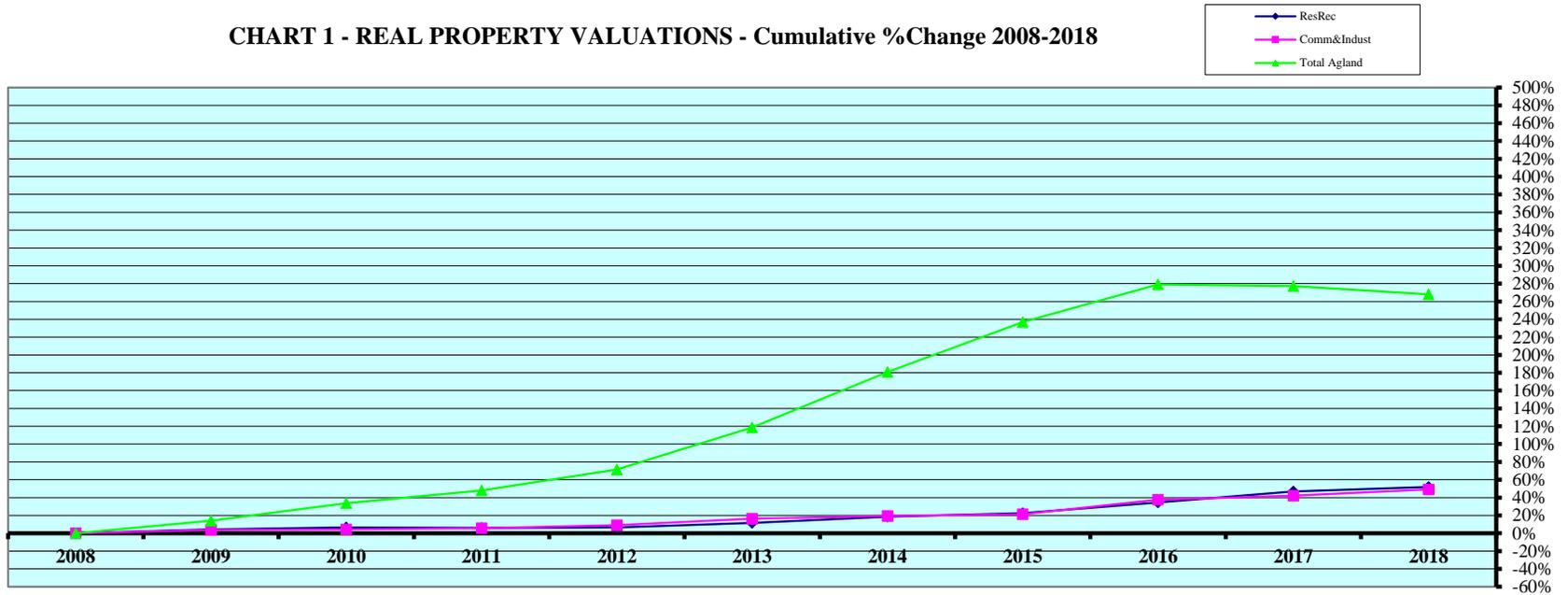
Legend

- 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

Merrick County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	212,301,755	--	--	--	42,545,850	--	--	--	310,079,640	--	--	--
2009	221,528,144	9,226,389	4.35%	4.35%	44,146,415	1,600,565	3.76%	3.76%	354,107,750	44,028,110	14.20%	14.20%
2010	226,383,394	4,855,250	2.19%	6.63%	44,333,825	187,410	0.42%	4.20%	414,757,500	60,649,750	17.13%	33.76%
2011	225,124,646	-1,258,748	-0.56%	6.04%	44,933,465	599,640	1.35%	5.61%	458,848,745	44,091,245	10.63%	47.98%
2012	226,090,760	966,114	0.43%	6.50%	46,370,960	1,437,495	3.20%	8.99%	531,868,345	73,019,600	15.91%	71.53%
2013	237,026,700	10,935,940	4.84%	11.65%	49,487,925	3,116,965	6.72%	16.32%	677,692,960	145,824,615	27.42%	118.55%
2014	251,523,128	14,496,428	6.12%	18.47%	50,857,120	1,369,195	2.77%	19.53%	870,523,275	192,830,315	28.45%	180.74%
2015	259,910,310	8,387,182	3.33%	22.42%	51,652,140	795,020	1.56%	21.40%	1,044,896,100	174,372,825	20.03%	236.98%
2016	285,469,352	25,559,042	9.83%	34.46%	58,589,905	6,937,765	13.43%	37.71%	1,175,522,950	130,626,850	12.50%	279.10%
2017	311,605,236	26,135,884	9.16%	46.77%	60,415,063	1,825,158	3.12%	42.00%	1,170,079,960	-5,442,990	-0.46%	277.35%
2018	322,542,521	10,937,285	3.51%	51.93%	63,487,733	3,072,670	5.09%	49.22%	1,141,343,215	-28,736,745	-2.46%	268.08%

Rate Annual %chg: Residential & Recreational **4.27%**

Commercial & Industrial **4.08%**

Agricultural Land **13.92%**

Cnty# **61**
County **MERRICK**

CHART 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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

Total Real Property Sum Lines 17, 25, & 30	Records : 7,396	Value : 1,578,692,515	Growth 10,179,658	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	218	1,109,290	13	116,535	756	12,549,055	987	13,774,880	
02. Res Improve Land	1,808	12,347,805	149	2,180,970	868	30,476,840	2,825	45,005,615	
03. Res Improvements	1,863	126,826,100	154	11,832,350	1,037	146,622,515	3,054	285,280,965	
04. Res Total	2,081	140,283,195	167	14,129,855	1,793	189,648,410	4,041	344,061,460	4,351,118
% of Res Total	51.50	40.77	4.13	4.11	44.37	55.12	54.64	21.79	42.74
05. Com UnImp Land	54	568,910	1	6,640	17	429,015	72	1,004,565	
06. Com Improve Land	273	3,338,955	2	33,680	35	1,746,875	310	5,119,510	
07. Com Improvements	290	34,026,595	2	710,710	56	25,383,260	348	60,120,565	
08. Com Total	344	37,934,460	3	751,030	73	27,559,150	420	66,244,640	4,251,715
% of Com Total	81.90	57.26	0.71	1.13	17.38	41.60	5.68	4.20	41.77
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	297,345	0	0	0	0	3	297,345	
11. Ind Improvements	4	32,118,080	0	0	0	0	4	32,118,080	
12. Ind Total	4	32,415,425	0	0	0	0	4	32,415,425	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.05	2.05	0.00
13. Rec UnImp Land	0	0	0	0	16	424,235	16	424,235	
14. Rec Improve Land	0	0	0	0	3	366,985	3	366,985	
15. Rec Improvements	0	0	0	0	3	114,615	3	114,615	
16. Rec Total	0	0	0	0	19	905,835	19	905,835	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.26	0.06	0.00
Res & Rec Total	2,081	140,283,195	167	14,129,855	1,812	190,554,245	4,060	344,967,295	4,351,118
% of Res & Rec Total	51.26	40.67	4.11	4.10	44.63	55.24	54.89	21.85	42.74
Com & Ind Total	348	70,349,885	3	751,030	73	27,559,150	424	98,660,065	4,251,715
% of Com & Ind Total	82.08	71.31	0.71	0.76	17.22	27.93	5.73	6.25	41.77

17. Taxable Total	2,429	210,633,080	170	14,880,885	1,885	218,113,395	4,484	443,627,360	8,602,833
% of Taxable Total	54.17	47.48	3.79	3.35	42.04	49.17	60.63	28.10	84.51

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	52	257,210	8,150,325	0	0	0
19. Commercial	6	542,720	6,384,315	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	52	257,210	8,150,325
19. Commercial	0	0	0	6	542,720	6,384,315
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				58	799,930	14,534,640

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	221	2	653	876

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	182,885	0	0	2,076	700,717,370	2,079	700,900,255
28. Ag-Improved Land	2	24,945	0	0	779	354,979,890	781	355,004,835
29. Ag Improvements	2	11,930	0	0	826	79,147,550	828	79,159,480

30. Ag Total				2,907	1,135,064,570
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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	2	3.53	10,590	0	0.00	0	
37. FarmSite Improvements	2	0.00	11,930	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	23	61.49	1,229,800	23	61.49	1,229,800	
32. HomeSite Improv Land	457	496.72	9,934,400	457	496.72	9,934,400	
33. HomeSite Improvements	462	0.00	45,651,720	462	0.00	45,651,720	1,115,580
34. HomeSite Total				485	558.21	56,815,920	
35. FarmSite UnImp Land	23	43.71	131,130	23	43.71	131,130	
36. FarmSite Improv Land	716	2,349.06	7,046,375	718	2,352.59	7,056,965	
37. FarmSite Improvements	802	0.00	33,495,830	804	0.00	33,507,760	461,245
38. FarmSite Total				827	2,396.30	40,695,855	
39. Road & Ditches	2,322	5,351.98	0	2,322	5,351.98	0	
40. Other- Non Ag Use	28	3,020.48	1,777,650	28	3,020.48	1,777,650	
41. Total Section VI				1,312	11,326.97	99,289,425	1,576,825

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	2	255.80	193,575	2	255.80	193,575

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. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	8	249.19	868,515	8	249.19	868,515
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,616.45	3.51%	36,489,705	4.15%	5,515.00
46. 1A	14,901.22	7.92%	78,827,435	8.96%	5,290.00
47. 2A1	37,810.15	20.08%	191,508,560	21.78%	5,065.00
48. 2A	46,037.63	24.45%	225,124,010	25.60%	4,890.00
49. 3A1	3,114.81	1.65%	14,016,645	1.59%	4,500.00
50. 3A	59,107.25	31.40%	254,161,005	28.90%	4,300.00
51. 4A1	17,172.11	9.12%	67,572,220	7.68%	3,935.00
52. 4A	3,496.19	1.86%	11,782,185	1.34%	3,370.01
53. Total	188,255.81	100.00%	879,481,765	100.00%	4,671.74
Dry					
54. 1D1	200.25	1.25%	602,740	1.65%	3,009.94
55. 1D	922.29	5.77%	2,467,120	6.74%	2,674.99
56. 2D1	2,394.92	14.99%	5,891,475	16.10%	2,459.99
57. 2D	4,443.31	27.82%	10,330,760	28.23%	2,325.01
58. 3D1	274.72	1.72%	585,145	1.60%	2,129.97
59. 3D	4,167.46	26.09%	9,605,960	26.25%	2,304.99
60. 4D1	2,958.08	18.52%	5,916,155	16.17%	2,000.00
61. 4D	613.45	3.84%	1,190,095	3.25%	1,940.00
62. Total	15,974.48	100.00%	36,589,450	100.00%	2,290.49
Grass					
63. 1G1	251.06	0.36%	563,420	0.53%	2,244.16
64. 1G	597.00	0.87%	1,258,620	1.18%	2,108.24
65. 2G1	2,138.75	3.11%	4,215,350	3.96%	1,970.94
66. 2G	11,787.55	17.14%	21,700,370	20.36%	1,840.96
67. 3G1	1,323.85	1.92%	2,235,445	2.10%	1,688.59
68. 3G	20,196.15	29.36%	31,624,605	29.67%	1,565.87
69. 4G1	20,285.48	29.49%	29,882,860	28.04%	1,473.12
70. 4G	12,207.60	17.75%	15,091,680	14.16%	1,236.25
71. Total	68,787.44	100.00%	106,572,350	100.00%	1,549.30
Irrigated Total					
	188,255.81	64.43%	879,481,765	84.91%	4,671.74
Dry Total					
	15,974.48	5.47%	36,589,450	3.53%	2,290.49
Grass Total					
	68,787.44	23.54%	106,572,350	10.29%	1,549.30
72. Waste	255.69	0.09%	76,700	0.01%	299.97
73. Other	18,933.15	6.48%	13,054,880	1.26%	689.52
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	292,206.57	100.00%	1,035,775,145	100.00%	3,544.67

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	41.30	181,800	0.00	0	188,214.51	879,299,965	188,255.81	879,481,765
77. Dry Land	5.51	13,260	0.00	0	15,968.97	36,576,190	15,974.48	36,589,450
78. Grass	0.00	0	0.00	0	68,787.44	106,572,350	68,787.44	106,572,350
79. Waste	0.00	0	0.00	0	255.69	76,700	255.69	76,700
80. Other	5.80	2,180	0.00	0	18,927.35	13,052,700	18,933.15	13,054,880
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	52.61	197,240	0.00	0	292,153.96	1,035,577,905	292,206.57	1,035,775,145

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,255.81	64.43%	879,481,765	84.91%	4,671.74
Dry Land	15,974.48	5.47%	36,589,450	3.53%	2,290.49
Grass	68,787.44	23.54%	106,572,350	10.29%	1,549.30
Waste	255.69	0.09%	76,700	0.01%	299.97
Other	18,933.15	6.48%	13,054,880	1.26%	689.52
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,206.57	100.00%	1,035,775,145	100.00%	3,544.67

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 Acreage	674	8,255,425	623	12,118,010	658	83,550,370	1,332	103,923,805	1,066,870
83.2 Archer	6	27,610	24	69,840	24	1,022,280	30	1,119,730	0
83.3 Cc Lakes	6	50,060	11	771,795	72	10,175,550	78	10,997,405	187,175
83.4 Cc River	44	1,518,105	46	3,350,530	47	9,998,370	91	14,867,005	1,288,975
83.5 Central City	137	791,835	1,148	9,428,390	1,174	92,835,765	1,311	103,055,990	648,383
83.6 Chapman	19	96,870	111	692,430	137	5,920,395	156	6,709,695	307,760
83.7 Clarks	17	57,160	173	666,280	173	6,889,225	190	7,612,665	13,645
83.8 Clarks Lakes	15	917,540	120	12,025,190	125	30,913,300	140	43,856,030	128,870
83.9 Gi Subs	1	9,280	143	2,071,930	145	10,716,820	146	12,798,030	137,725
83.10 Palmer	33	70,985	191	410,715	193	12,418,940	226	12,900,640	193,730
83.11 Rural	37	2,283,065	34	700,000	75	8,984,150	112	11,967,215	133,855
83.12 Sc Lakes	1	15,120	19	1,900,000	19	2,756,290	20	4,671,410	0
83.13 Shoups	0	0	0	0	29	540,745	29	540,745	0
83.14 Silver Creek	13	106,060	185	1,167,490	186	8,673,380	199	9,946,930	244,130
84 Residential Total	1,003	14,199,115	2,828	45,372,600	3,057	285,395,580	4,060	344,967,295	4,351,118

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreage	12	60,250	18	328,500	20	8,999,730	32	9,388,480	0
85.2	Archer	3	5,980	7	25,430	7	424,650	10	456,060	9,460
85.3	Cc Lakes	0	0	0	0	2	29,220	2	29,220	0
85.4	Central City	31	584,315	151	3,093,610	161	54,709,050	192	58,386,975	368,130
85.5	Chapman	1	3,000	13	115,450	15	2,545,395	16	2,663,845	0
85.6	Clarks	6	10,045	34	170,220	36	3,885,380	42	4,065,645	0
85.7	Clarks Lakes	0	0	0	0	1	9,670	1	9,670	0
85.8	Palmer	9	19,855	47	95,800	51	3,932,980	60	4,048,635	0
85.9	Rural	2	292,960	12	1,457,065	25	15,663,785	27	17,413,810	3,764,230
85.10	Silver Creek	8	28,160	31	130,780	34	2,038,785	42	2,197,725	109,895
86	Commercial Total	72	1,004,565	313	5,416,855	352	92,238,645	424	98,660,065	4,251,715

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	236.95	0.35%	545,430	0.52%	2,301.88
88. 1G	567.43	0.85%	1,220,025	1.16%	2,150.09
89. 2G1	2,059.23	3.08%	4,125,605	3.93%	2,003.47
90. 2G	11,552.05	17.25%	21,408,415	20.41%	1,853.21
91. 3G1	1,284.05	1.92%	2,188,165	2.09%	1,704.11
92. 3G	19,717.05	29.45%	31,120,450	29.67%	1,578.35
93. 4G1	20,095.03	30.01%	29,673,060	28.29%	1,476.64
94. 4G	11,443.64	17.09%	14,599,320	13.92%	1,275.76
95. Total	66,955.43	100.00%	104,880,470	100.00%	1,566.42
CRP					
96. 1C1	14.11	1.45%	17,990	1.42%	1,274.98
97. 1C	27.65	2.83%	37,635	2.98%	1,361.12
98. 2C1	63.09	6.47%	81,530	6.45%	1,292.28
99. 2C	223.26	22.89%	285,835	22.62%	1,280.28
100. 3C1	35.13	3.60%	44,945	3.56%	1,279.39
101. 3C	327.40	33.56%	428,305	33.89%	1,308.20
102. 4C1	143.82	14.74%	186,485	14.76%	1,296.66
103. 4C	141.09	14.46%	180,925	14.32%	1,282.34
104. Total	975.55	100.00%	1,263,650	100.00%	1,295.32
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.92	0.22%	960	0.22%	500.00
107. 2T1	16.43	1.92%	8,215	1.92%	500.00
108. 2T	12.24	1.43%	6,120	1.43%	500.00
109. 3T1	4.67	0.55%	2,335	0.55%	500.00
110. 3T	151.70	17.71%	75,850	17.71%	500.00
111. 4T1	46.63	5.44%	23,315	5.44%	500.00
112. 4T	622.87	72.73%	311,435	72.73%	500.00
113. Total	856.46	100.00%	428,230	100.00%	500.00
<hr/>					
Grass Total	66,955.43	97.34%	104,880,470	98.41%	1,566.42
CRP Total	975.55	1.42%	1,263,650	1.19%	1,295.32
Timber Total	856.46	1.25%	428,230	0.40%	500.00
<hr/>					
114. Market Area Total	68,787.44	100.00%	106,572,350	100.00%	1,549.30

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

61 Merrick

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	321,643,531	344,061,460	22,417,929	6.97%	4,351,118	5.62%
02. Recreational	898,990	905,835	6,845	0.76%	0	0.76%
03. Ag-Homesite Land, Ag-Res Dwelling	56,444,740	56,815,920	371,180	0.66%	1,115,580	-1.32%
04. Total Residential (sum lines 1-3)	378,987,261	401,783,215	22,795,954	6.01%	5,466,698	4.57%
05. Commercial	62,086,783	66,244,640	4,157,857	6.70%	4,251,715	-0.15%
06. Industrial	1,400,950	32,415,425	31,014,475	2,213.82%	0	2,213.82%
07. Total Commercial (sum lines 5-6)	63,487,733	98,660,065	35,172,332	55.40%	4,251,715	48.70%
08. Ag-Farmsite Land, Outbuildings	40,572,340	40,695,855	123,515	0.30%	461,245	-0.83%
09. Minerals	585	585	0	0.00	0	0.00%
10. Non Ag Use Land	1,667,045	1,777,650	110,605	6.63%		
11. Total Non-Agland (sum lines 8-10)	42,239,970	42,474,090	234,120	0.55%	461,245	-0.54%
12. Irrigated	976,569,410	879,481,765	-97,087,645	-9.94%		
13. Dryland	39,847,950	36,589,450	-3,258,500	-8.18%		
14. Grassland	111,793,400	106,572,350	-5,221,050	-4.67%		
15. Wasteland	66,720	76,700	9,980	14.96%		
16. Other Agland	13,065,735	13,054,880	-10,855	-0.08%		
17. Total Agricultural Land	1,141,343,215	1,035,775,145	-105,568,070	-9.25%		
18. Total Value of all Real Property (Locally Assessed)	1,626,058,179	1,578,692,515	-47,365,664	-2.91%	10,179,658	-3.54%

2019 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$148,985
7.	Adopted budget, or granted budget if different from above:
	\$148,985
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$1,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$70,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$9,300
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$14,466

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://merrick.gworks.com
7.	Who maintains the GIS software and maps?
	Assessor's Office
8.	Personal Property software:
	MIPS/County Solutions

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?
	Central City, Chapman, Clarks, Palmer, and Silver Creek are all zoned.
4.	When was zoning implemented?
	1970's

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS software support

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2019 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:																										
	Assessor Staff and Contract Appraiser																										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Central City Lakes. Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Central City (2015 population - 2,886). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Chapman (2013 population – 284) Clarks (2013 population – 358) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>CC River. Located along the Platte River in a new subdivision; new homes with year round living.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Grand Island Subdivisions. All parcels in this area are generally newer than 1940.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Palmer (2013 population – 469) Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Silver Creek Lakes. Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Archer. Unincorporated village with a post office.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.	2	Central City Lakes. Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.	3	Central City (2015 population - 2,886). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.	4	Chapman (2013 population – 284) Clarks (2013 population – 358) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	5	CC River. Located along the Platte River in a new subdivision; new homes with year round living.	6	Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.	7	Grand Island Subdivisions. All parcels in this area are generally newer than 1940.	8	Palmer (2013 population – 469) Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.	9	Silver Creek Lakes. Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.	10	Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.	11	Archer. Unincorporated village with a post office.	Ag	Agricultural outbuildings and improvements
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	Cost approach with market derived depreciation, and sales comparison approach are used to estimate the market value of residential properties in the county.																										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																										
	Depreciation tables are developed using market derived information.																										
5.	Are individual depreciation tables developed for each valuation group?																										

	Yes																																																																	
6.	Describe the methodology used to determine the residential lot values?																																																																	
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7.	How are rural residential site values developed?																																																																	
	Values are determined by market value for acreage sites 20 acres or less.																																																																	
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																																	
	This is hired out to an appraisal service. Each set of lots being held for resale are individually studies and compared to the market. The absorption rate is determined and used to calculate the value of hte property. These proeprties are reviewed annually for any necessary adjustments.																																																																	
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2019 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:				
	Contract Appraiser – Tax Valuation, Inc.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	All commercial parcels are grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches are used and reconciled in the commercial valuation.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	This is handled by contract appraiser, Tax Valuation, Inc. and looks at outside sales.				
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 information				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes (only one valuation grouping)				
6.	Describe the methodology used to determine the commercial lot values.				
	Vacant lot sales were used to determine assessed values.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2011	2013	2018
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.				

2019 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:	
	County Assessor and Staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.
	<u>Year Land Use Completed</u>	ongoing
3.	Describe the process used to determine and monitor market areas.	
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Sales analysis and personal use.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	A market analysis was conducted on livestock feed yards to establish how many acres are identified by Department of Environmental Quality.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Analysis of comparable sales and looks at sales outside county.	
	<i><u>If your county has special value applications, please answer the following</u></i>	
8a.	How many special valuation applications are on file?	
	7	
8b.	What process was used to determine if non-agricultural influences exist in the county?	
	Sales Review	
	<i><u>If your county recognizes a special value, please answer the following</u></i>	
8c.	Describe the non-agricultural influences recognized within the county.	
	N/A	

8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2019 Plan of Assessment for Merrick County Assessment Years 2019, 2020 and 2021

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. Each year, the assessor shall present the plan to the county board of equalization.

Assessment Actions Planned for Assessment Year 2019

Residential

The county plans to review the Clarks and Central City Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include drive-by-inspections along with taking new digital pictures. These properties will be valued using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures. The county plans to do a drive by inspection of the commercial properties. New digital photos will be taken. The county will do a land study of the commercial properties. The Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2020

Residential

The county plans to begin the review of rural improvements. This will include drive by inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2021. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

The county will do a complete appraisal update of commercial and industrial properties. Properties will be physically inspected to verify current listings and new digital photos will be taken. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2021

Residential

The county plans to complete the appraisal update of rural improvements started in 2020. This will include drive by inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2021 using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County are to be inspected in 2019. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Conclusion:

In order to achieve assessment actions, \$148,684.92 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online and GIS maintenance. An additional \$70,000 is requested for contract appraisal services including \$4,000 for TERC review. An additional \$10,000 for a courthouse car and \$18,300 for a digital Annotation Layer is, also, requested

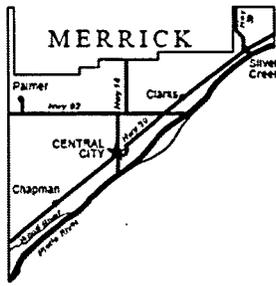
I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: _____

Date _____

Addendum:

General and Appraisal Budget was approved. The request for Digital Annotation Layer for mapping and courthouse car was denied.



MERRICK COUNTY ASSESSOR
PO BOX 27
1510 18TH STREET
CENTRAL CITY, NE 68826
308-946-2443

February 12, 2019

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, Ne 68509-8919

Re: Special Value for 2019

Merrick County submits this report pursuant to Title 350, Neb. Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick County. These parcels meet all of the requirements for approval as a special valuation parcel. As such all were approved. Specific descriptions are as follows:

- Parcel # 1 Parcel Number: 1836.00
Legal: Nebr Conf Sem Sub Lots 4-11 Blk 61
This parcel contains 2.91 acres

- Parcel # 2 Parcel Number: 1836.02
Legal: Nebr Conf Sem Sub Lots 4-11 Blk 63 Lots 3-14 Blk 62
And closed abutting streets 5-13-6
This parcel contains 6.04 acres

- Parcel # 3 Parcel number: 1841.00
Legal: Nebr Conf Sem Sub Blks 89-90
This parcel contains 8.69 acres

- Parcel # 4 Parcel number: 5320.00
Legal: W1/2NE1/4NW1/4, 21-12-08
This parcel contains 19.63 acres

- Parcel # 5 Parcel: 5321.00
Legal: E1/2NE1/4NW1/4, 21-12-08
This parcel contains 19.97 acres

Parcel # 6 Parcel number: 5323.00
Legal: N1/4 of W1/2SE1/4NW1/4 & SW1/4NW1/4
This parcel contains 19.8 acres

Parcel #7 Parcel number: 5325.00
Legal S1/3 of W1/2SE1/4NW1/4 & S1/3 of SW1/4NW1/4 21-12-8
This parcel contains 20.07

Parcel #8 Parcel number: 5761.00
Legal: NE1/4 except Tax Lot 2
This parcel contains 160.03

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. At this time my opinion of the highest and best use of the property is the current use of agricultural land. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county.

Sincerely,



Jen Myers
Merrick County Assessor