

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CHEYENNE COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Cheyenne 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 Cheyenne 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Jordan Hajek, Cheyenne County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

### **Analysis of Assessment Practices:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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 property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

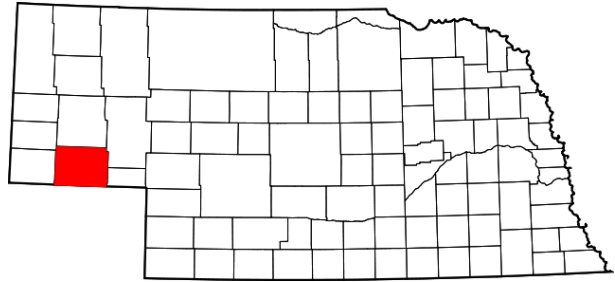
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

*\*Further information may be found in Exhibit 94*

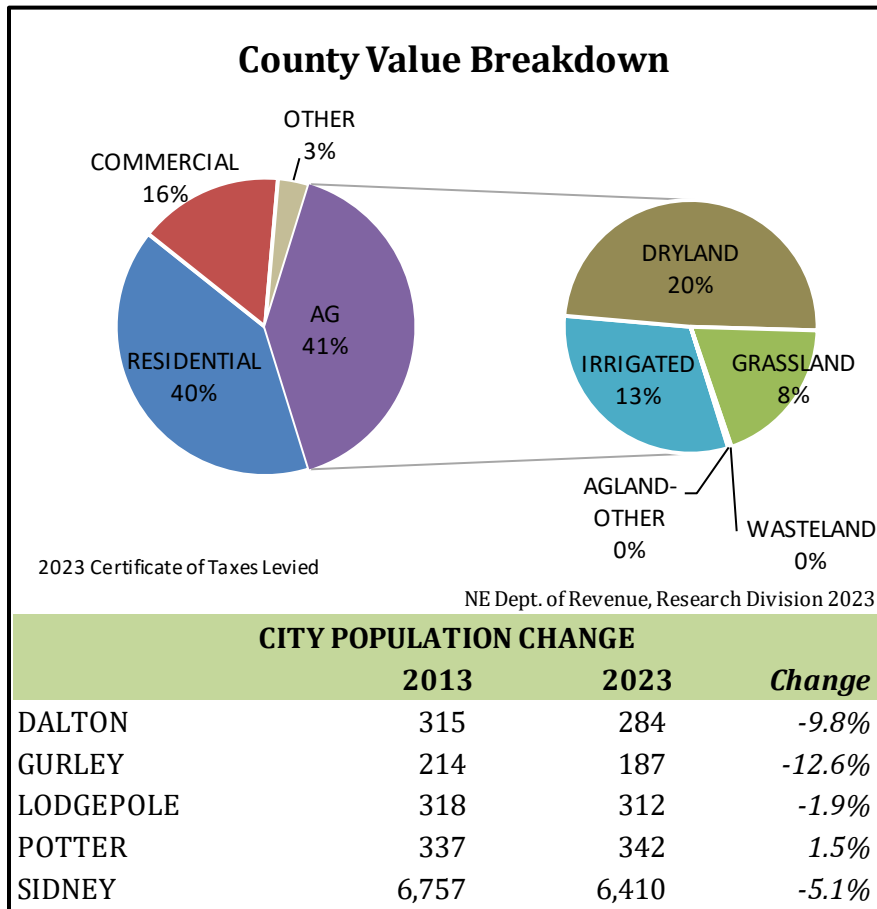


## County Overview

With a total area of 1,196 square miles, Cheyenne County has 9,511 residents, per the Census Bureau Quick Facts for 2024, a slight population increase from the 2023 U.S. Census. Reports indicate that 65% of county residents are homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$116,009 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cheyenne County are located in and around Sidney, the county seat. According to the latest information available from the U.S. Census Bureau, there are 278 employer establishments with total employment of 2,856, a 2% decrease overall.



Agricultural land makes up 45% of the valuation base in the county. Dryland makes up a majority of the land in the county, accounting for 21% of the county's total value. Cheyenne County is included in the South Platte Natural Resources District (NRD).

Since the sale of Cabela's to competitor Bass Pro Shops in 2017, Sidney has undergone considerable restructuring to adjust to the loss of jobs, the influx of homes for sale or abandoned and the disposition of the buildings that Cabela's had occupied.

New employers have entered the market, the unemployment rate is currently low, and some of the Cabela's properties have been converted to other use. The real estate market in Sidney has significantly recovered from the loss of the largest employer.

# 2024 Residential Correlation for Cheyenne County

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## *Assessment Actions*

The county assessor addressed the residential property class by reviewing Valuation Group 11 and by ensuring that the Computer-Assisted Mass Appraisal (CAMA) tables were applied to all parcels. Economic depreciation was removed for Valuation Groups 10 and 11. Two villages within Valuation Group 40 received increases to both buildings and improvements and Valuation Group 80 received a 3% increase to improvements only.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The current sales verification and qualification process for all three property classes begins with a one-page questionnaire sent to the property buyer. Non-respondents and any additional questions arising from the questionnaire are addressed with a follow-up telephone call. If there is no response via the questionnaire or phone call, a physical review is conducted. The residential sales usability rate is comparable to the statewide average, indicating that all truly arm's-length sales were available for measurement purposes.

Residential property within the county is described by four valuation groups, based on residential market activity. The cost index for all residential property is dated 2021 and depreciation tables are also dated 2021, except for Valuation Group 80 that has a date of 2022. The last residential lot studies were completed in 2020 and 2021 for three of the four valuation groups, with the exception being Valuation Group 40 that last had a lot study in 2019. Lot values are calculated on a square foot basis utilizing sales.

Rural homesites were last reviewed in 2021, and rural sites were developed using comparable sales. The homesite values were established using their distance from Sidney. Rural parcels that are less than 3 miles from Sidney have a homesite value of \$31,500; those more than 3 miles but up to 5 miles are valued at \$27,500. The remaining rural parcels are valued at \$25,000.

With the completion of the review of Valuation Group 11 the county is current in the required six-year inspection and review cycle. The residential cycle noted in the three-year plan of assessment is Sidney north, Sidney south, Rural and Villages.

The Cheyenne County Assessor has a written valuation methodology.

## *Description of Analysis*

The Cheyenne County Assessor utilizes four valuation groups based on residential market activity and geographic location to describe the residential property class.

## 2024 Residential Correlation for Cheyenne County

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Valuation Group	Description
10	Sidney
11	Subdivisions in Northern Sidney
40	Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol
80	Rural

The residential statistical profile reveals 205 qualified sales. The overall median and mean measures of central tendency are within acceptable range, and the weighted mean is one percentage point below the minimum. The COD is 9%, and the PRD appears to be well within its prescribed parameters. By valuation groups, all four groups have medians within the acceptable range and all COD's are below 15%.

Comparison of the final statistics with the preliminary statistics reveals in the preliminary statistics, the measures of central tendency were in the low 80 percent range, suggesting that a significant adjustment would be needed to bring values into the acceptable range. Comparison of the percentage change to the sample from the preliminary to the final statistics shows a difference of 13%. Further review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows a 0.29% change to the residential base. Review of the changes to the sales file and abstract by assessor location indicate that significant disparities can be found throughout Sidney as well as the small villages, the adjustment to the population is insufficient to bring the level of value into the acceptable range.

Conversations with county assessor indicated that the sample contained sales characteristic information (updates, remodels, etc.) on approximately 20% of the sales from realtor sites that were utilized to correct assessment data. Removing the sales that were updated for property characteristics from the online sites moves the R&O median to 93%. The percent change to the sample is still 9% compares to the abstract sample of 0.24% and this difference is not readily explainable after conversations with the county assessor. This shows that the sample is still sale review biased.

As the changes made in the sales file were not equally applied to all residential properties, the statistics are not representative of the population and the statistics cannot be used to determine the level of value of the residential class.

### ***Equalization and Quality of Assessment***

Based on the disparity between changes to the sold parcels and the abstract, property in Cheyenne County has not been equalized. Property Assessment Division staff will continue to work with the Cheyenne County Assessor to improve assessment procedures and processes. The quality of

## 2024 Residential Correlation for Cheyenne County

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assessment of the residential class of property does not comply with generally accepted mass appraisal techniques.

### *Level of Value*

Based on all available information, the level of value for the residential property in Cheyenne County cannot be determined.

# 2024 Commercial Correlation for Cheyenne County

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## *Assessment Actions*

The county assessor increased the improvement values by 2% for the commercial property class.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The commercial sales usability rate is below the statewide average. A further review of the disqualified commercial sales does not indicate an arbitrary removal of sales from the commercial sample. The county assessor conducts a structured sales verification process, ensuring all arm's-length transactions are available for measurement.

Three valuation groups are utilized by the county assessor to designate commercial activity within the county. The last review of all commercial property occurred in 2019, and according to the three-year plan of assessment will be reviewed again in 2025. Cost and depreciation are both dated 2019. Lot values were last updated in 2019 by a contracted appraiser.

## *Description of Analysis*

As noted above, three valuation groups define commercial property in Cheyenne County.

<b>Valuation Group</b>	<b>Description</b>
10	Sidney and rural commercial
30	Sioux Meadows
40	Small towns/villages

The commercial statistical profile reveals 31 qualified sales with two of the three measures of central tendency within the acceptable range. The qualitative statistics are within or near the IAAO standard range.

By valuation group, only Valuation Group 10 has a measurable sample of sales, showing two of three measures of central tendency within the acceptable range. The COD supports the median and the PRD is within the acceptable range.

A review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflects changes that are comparable to the movement of the sales file.

## 2024 Commercial Correlation for Cheyenne County

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### *Equalization and Quality of Assessment*

A review of the assessment practices of the county assessor combined with the statistical analysis of the commercial class indicates that commercial properties are equitably assessed. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
10	26	92.12	94.50	91.35	24.16	103.45
30	1	109.62	109.62	109.62	00.00	100.00
40	4	102.06	93.68	71.51	18.85	131.00
____ALL____	31	93.23	94.88	91.03	23.54	104.23

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Cheyenne County is 93%.

# 2024 Agricultural Correlation for Cheyenne County

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## *Assessment Actions*

For the current assessment year, after reviewing the agricultural sales, the county assessor made no valuation changes to the agricultural land class.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Agricultural sale usability has been historically low when compared to the statewide average. However, after a further review of all sales, the county assessor has reconsidered and qualified a number of sales previously removed, ensuring all arm's-length transactions were available for measurement.

Improvements on agricultural land were last reviewed in 2021 to 2022, and the cost index is dated 2021, with the depreciation schedule dated 2022. Land use was last completed countywide in 2021 and the process involves FSA maps from taxpayers, coupled with a review of the current aerial imagery.

Agricultural land is delineated by three market areas that reflect the agricultural market within the county. The southern portion of the county is Market Area 1. The northern portion of the county is described as Market Area 3. The remaining Market Area 5 is located around Sidney. There are no special valuation applications on file. The county assessor does not recognize a non-agricultural influence in the market at the present time.

Land enrolled in government programs indicates that all Conservation Reserve Enhancement Program (CREP) acres have been identified and about two-thirds of land enrolled in Conservation Reserve Program (CRP) has been identified.

## *Description of Analysis*

The agricultural statistical profile indicates there are 73 qualified sales during the three-year timeframe of the study period. The analysis indicates that all three measures of central tendency for agricultural land are within acceptable range. The COD supports the median. Both Market Areas 1 and 3 indicate medians and means within acceptable range.

Analysis of the 80% Majority Land Use (MLU) produced three sales in the irrigated land class with an overall median of 118%. However, all three sales occurred within the first two years of the study period and are not adequately representative of the current market. The dryland subclass with an overall median of 70%, has . medians within acceptable range for both market areas. Only Market Area 3 grassland indicates six sales with all three measures of central tendency in the low 60's. Further review shows that five of the six sales are actually 80% MLU CRP. The single grassland sale is from the first study year and has an assessment to sale price

## 2024 Agricultural Correlation for Cheyenne County

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ratio of 59%. Of those neighboring counties that have substantial CRP acres as found in Schedule XIII (Banner and Kimball), Cheyenne County Market Area 3 is comparable and adequately assessed.

### *Equalization and Quality of Assessment*

Agricultural improvements are valued using the same cost and depreciation as those of the rural residential parcels. Farm home sites are valued the same as rural residential home sites. Analysis of all available information indicates that the quality of assessment for the agricultural land class is in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	118.44	107.75	108.14	17.96	99.64
3	3	118.44	107.75	108.14	17.96	99.64
<u>Dry</u>						
County	43	70.67	70.83	70.15	09.54	100.97
1	17	73.17	71.24	70.27	10.50	101.38
3	26	70.19	70.56	70.08	08.59	100.68
<u>Grass</u>						
County	18	70.29	71.38	68.68	16.09	103.93
1	12	72.51	74.86	72.49	17.20	103.27
3	6	62.56	64.41	62.68	11.59	102.76
<u>ALL</u>	73	70.67	72.84	74.79	13.74	97.39

### *Level of Value*

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



## 2024 Opinions of the Property Tax Administrator for Cheyenne 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	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, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Cheyenne County

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### Residential Real Property - Current

Number of Sales	205	Median	92.22
Total Sales Price	\$31,601,368	Mean	92.54
Total Adj. Sales Price	\$31,601,368	Wgt. Mean	91.04
Total Assessed Value	\$28,771,107	Average Assessed Value of the Base	\$92,307
Avg. Adj. Sales Price	\$154,153	Avg. Assessed Value	\$140,347

### Confidence Interval - Current

95% Median C.I	90.37 to 93.76
95% Wgt. Mean C.I	89.62 to 92.47
95% Mean C.I	90.70 to 94.38
% of Value of the Class of all Real Property Value in the County	36.91
% of Records Sold in the Study Period	4.15
% of Value Sold in the Study Period	6.31

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	336	92	92.36
2022	363	97	97.35
2021	358	97	97.38
2020	395	94	94.09

## 2023 Commission Summary for Cheyenne County

### Commercial Real Property - Current

Number of Sales	31	Median	93.23
Total Sales Price	\$7,742,713	Mean	94.88
Total Adj. Sales Price	\$7,742,713	Wgt. Mean	91.03
Total Assessed Value	\$7,047,904	Average Assessed Value of the Base	\$231,472
Avg. Adj. Sales Price	\$249,765	Avg. Assessed Value	\$227,352

### Confidence Interval - Current

95% Median C.I	81.90 to 107.53
95% Wgt. Mean C.I	65.70 to 116.35
95% Mean C.I	83.84 to 105.92
% of Value of the Class of all Real Property Value in the County	15.83
% of Records Sold in the Study Period	3.67
% of Value Sold in the Study Period	3.60

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	41	92	91.63
2022	44	97	97.00
2021	38	97	96.71
2020	28	100	100.76

**17 Cheyenne  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 205  
 Total Sales Price : 31,601,368  
 Total Adj. Sales Price : 31,601,368  
 Total Assessed Value : 28,771,107  
 Avg. Adj. Sales Price : 154,153  
 Avg. Assessed Value : 140,347

MEDIAN : 92  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 09.34  
 PRD : 101.65

COV : 14.52  
 STD : 13.44  
 Avg. Abs. Dev : 08.61  
 MAX Sales Ratio : 183.04  
 MIN Sales Ratio : 56.34

95% Median C.I. : 90.37 to 93.76  
 95% Wgt. Mean C.I. : 89.62 to 92.47  
 95% Mean C.I. : 90.70 to 94.38

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<b>DATE OF SALE *</b>											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-21 To 31-DEC-21	30	94.82	94.29	94.78	06.21	99.48	70.64	111.54	92.22 to 98.75	147,363	139,677	
01-JAN-22 To 31-MAR-22	20	94.30	96.00	93.49	07.44	102.68	81.96	125.31	90.78 to 98.86	124,920	116,783	
01-APR-22 To 30-JUN-22	26	91.82	92.99	91.51	08.58	101.62	71.04	114.18	85.99 to 99.18	167,635	153,395	
01-JUL-22 To 30-SEP-22	31	92.49	94.62	93.03	13.05	101.71	61.05	160.61	86.55 to 96.33	148,427	138,075	
01-OCT-22 To 31-DEC-22	29	90.37	90.01	88.90	09.36	101.25	56.34	107.99	86.62 to 96.78	157,217	139,771	
01-JAN-23 To 31-MAR-23	18	90.98	96.90	93.34	10.57	103.81	78.80	183.04	88.10 to 98.85	175,872	164,154	
01-APR-23 To 30-JUN-23	21	88.34	87.88	86.91	07.67	101.12	66.11	98.84	82.53 to 94.95	152,319	132,378	
01-JUL-23 To 30-SEP-23	30	89.29	89.00	87.28	09.49	101.97	67.55	123.28	83.97 to 93.30	159,955	139,616	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	107	93.60	94.39	93.17	09.12	101.31	61.05	160.61	91.90 to 94.82	148,402	138,267	
01-OCT-22 To 30-SEP-23	98	90.06	90.51	88.90	09.32	101.81	56.34	183.04	88.79 to 92.50	160,432	142,618	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	106	92.49	93.22	91.51	09.96	101.87	56.34	160.61	90.21 to 94.48	151,108	138,279	
<u>ALL</u>	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	

<b>VALUATION GROUP</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	143	91.73	92.37	91.26	08.44	101.22	61.05	160.61	90.10 to 94.20	169,065	154,286	
11	20	92.81	92.65	91.15	08.34	101.65	66.11	125.31	86.42 to 95.95	78,934	71,944	
40	31	92.82	94.10	91.81	13.65	102.49	56.34	183.04	87.07 to 96.99	109,446	100,483	
80	11	91.97	90.02	87.80	10.48	102.53	70.14	111.95	78.80 to 102.74	223,055	195,845	
<u>ALL</u>	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	
06												
07												
<u>ALL</u>	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	

**17 Cheyenne  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 205  
 Total Sales Price : 31,601,368  
 Total Adj. Sales Price : 31,601,368  
 Total Assessed Value : 28,771,107  
 Avg. Adj. Sales Price : 154,153  
 Avg. Assessed Value : 140,347

MEDIAN : 92  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 09.34  
 PRD : 101.65

COV : 14.52  
 STD : 13.44  
 Avg. Abs. Dev : 08.61  
 MAX Sales Ratio : 183.04  
 MIN Sales Ratio : 56.34

95% Median C.I. : 90.37 to 93.76  
 95% Wgt. Mean C.I. : 89.62 to 92.47  
 95% Mean C.I. : 90.70 to 94.38

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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	3	100.80	97.79	97.04	07.95	100.77	84.26	108.30	N/A	23,333	22,642	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	
Greater Than 14,999	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	
Greater Than 29,999	202	92.18	92.46	91.03	09.31	101.57	56.34	183.04	90.37 to 93.60	156,096	142,095	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	100.80	97.79	97.04	07.95	100.77	84.26	108.30	N/A	23,333	22,642	
30,000 TO 59,999	20	100.29	105.19	105.35	13.99	99.85	67.11	183.04	94.61 to 107.99	46,654	49,151	
60,000 TO 99,999	48	94.13	94.56	94.35	09.17	100.22	66.11	160.61	91.17 to 97.02	78,604	74,163	
100,000 TO 149,999	38	89.06	89.34	89.45	09.25	99.88	61.05	114.18	84.63 to 94.71	123,968	110,890	
150,000 TO 249,999	64	90.29	89.57	89.45	08.28	100.13	56.34	119.82	88.00 to 92.61	183,922	164,525	
250,000 TO 499,999	31	91.73	90.89	91.15	04.91	99.71	78.54	103.54	88.54 to 93.76	314,306	286,496	
500,000 TO 999,999	1	89.26	89.26	89.26	00.00	100.00	89.26	89.26	N/A	600,000	535,571	
1,000,000 +												
<u>ALL</u>	205	92.22	92.54	91.04	09.34	101.65	56.34	183.04	90.37 to 93.76	154,153	140,347	

**17 Cheyenne  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 31  
 Total Sales Price : 7,742,713  
 Total Adj. Sales Price : 7,742,713  
 Total Assessed Value : 7,047,904  
 Avg. Adj. Sales Price : 249,765  
 Avg. Assessed Value : 227,352

MEDIAN : 93  
 WGT. MEAN : 91  
 MEAN : 95  
 COD : 23.54  
 PRD : 104.23

COV : 31.73  
 STD : 30.11  
 Avg. Abs. Dev : 21.95  
 MAX Sales Ratio : 171.55  
 MIN Sales Ratio : 37.43

95% Median C.I. : 81.90 to 107.53  
 95% Wgt. Mean C.I. : 65.70 to 116.35  
 95% Mean C.I. : 83.84 to 105.92

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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-20 To 31-DEC-20	3	96.72	98.95	96.73	03.59	102.30	94.86	105.26	N/A	134,167	129,777
01-JAN-21 To 31-MAR-21	4	101.98	99.11	81.59	12.24	121.47	76.83	115.66	N/A	204,349	166,720
01-APR-21 To 30-JUN-21	2	115.25	115.25	102.12	30.22	112.86	80.42	150.08	N/A	105,313	107,548
01-JUL-21 To 30-SEP-21	1	129.88	129.88	129.88	00.00	100.00	129.88	129.88	N/A	25,000	32,471
01-OCT-21 To 31-DEC-21	4	89.73	81.58	69.39	11.49	117.57	54.44	92.44	N/A	626,079	434,439
01-JAN-22 To 31-MAR-22	4	94.20	99.49	127.34	24.32	78.13	61.36	148.19	N/A	472,563	601,743
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	3	81.90	79.51	84.09	12.14	94.55	63.41	93.23	N/A	120,000	100,906
01-OCT-22 To 31-DEC-22	3	52.29	53.07	50.81	20.42	104.45	37.43	69.48	N/A	157,167	79,850
01-JAN-23 To 31-MAR-23	5	109.62	107.15	97.54	25.74	109.85	51.83	171.55	N/A	182,500	178,008
01-APR-23 To 30-JUN-23	2	114.91	114.91	112.43	02.95	102.21	111.52	118.29	N/A	74,313	83,548
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	10	100.99	105.37	89.57	16.16	117.64	76.83	150.08	80.42 to 129.88	145,552	130,378
01-OCT-21 To 30-SEP-22	11	91.34	87.53	93.54	17.22	93.57	54.44	148.19	61.36 to 96.59	432,233	404,313
01-OCT-22 To 30-SEP-23	10	100.15	92.48	84.61	32.08	109.30	37.43	171.55	51.83 to 118.29	153,263	129,668
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	11	92.44	98.47	74.56	20.50	132.07	54.44	150.08	76.83 to 129.88	323,394	241,109
01-JAN-22 To 31-DEC-22	10	75.69	79.57	108.36	30.08	73.43	37.43	148.19	52.29 to 96.59	272,175	294,924
<u>ALL</u>	31	93.23	94.88	91.03	23.54	104.23	37.43	171.55	81.90 to 107.53	249,765	227,352

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	26	92.12	94.50	91.35	24.16	103.45	37.43	171.55	80.42 to 105.26	289,662	264,597
30	1	109.62	109.62	109.62	00.00	100.00	109.62	109.62	N/A	45,000	49,330
40	4	102.06	93.68	71.51	18.85	131.00	52.29	118.29	N/A	41,625	29,765
<u>ALL</u>	31	93.23	94.88	91.03	23.54	104.23	37.43	171.55	81.90 to 107.53	249,765	227,352

**17 Cheyenne  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 31  
 Total Sales Price : 7,742,713  
 Total Adj. Sales Price : 7,742,713  
 Total Assessed Value : 7,047,904  
 Avg. Adj. Sales Price : 249,765  
 Avg. Assessed Value : 227,352

MEDIAN : 93  
 WGT. MEAN : 91  
 MEAN : 95  
 COD : 23.54  
 PRD : 104.23

COV : 31.73  
 STD : 30.11  
 Avg. Abs. Dev : 21.95  
 MAX Sales Ratio : 171.55  
 MIN Sales Ratio : 37.43

95% Median C.I. : 81.90 to 107.53  
 95% Wgt. Mean C.I. : 65.70 to 116.35  
 95% Mean C.I. : 83.84 to 105.92

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	92.81	92.81	132.72	59.67	69.93	37.43	148.19	N/A	773,126	1,026,093
03	28	92.84	95.03	80.13	21.85	118.59	51.83	171.55	81.90 to 107.53	213,981	171,473
04	1	94.86	94.86	94.86	00.00	100.00	94.86	94.86	N/A	205,000	194,469
<u>ALL</u>	<u>31</u>	<u>93.23</u>	<u>94.88</u>	<u>91.03</u>	<u>23.54</u>	<u>104.23</u>	<u>37.43</u>	<u>171.55</u>	<u>81.90 to 107.53</u>	<u>249,765</u>	<u>227,352</u>

**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											
Less Than 30,000	4	112.91	113.07	114.97	09.75	98.35	96.59	129.88	N/A	20,500	23,568
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	31	93.23	94.88	91.03	23.54	104.23	37.43	171.55	81.90 to 107.53	249,765	227,352
Greater Than 14,999	31	93.23	94.88	91.03	23.54	104.23	37.43	171.55	81.90 to 107.53	249,765	227,352
Greater Than 29,999	27	91.80	92.18	90.77	24.13	101.55	37.43	171.55	76.83 to 105.26	283,730	257,542
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	112.91	113.07	114.97	09.75	98.35	96.59	129.88	N/A	20,500	23,568
30,000 TO 59,999	4	107.44	106.74	106.68	05.49	100.06	96.43	115.66	N/A	50,000	53,338
60,000 TO 99,999	4	87.17	96.96	94.60	27.88	102.49	63.41	150.08	N/A	71,406	67,551
100,000 TO 149,999	7	80.42	92.74	89.89	39.36	103.17	51.83	171.55	51.83 to 171.55	128,089	115,146
150,000 TO 249,999	5	93.23	82.72	80.87	13.47	102.29	37.43	96.72	N/A	185,700	150,174
250,000 TO 499,999	2	76.58	76.58	77.28	19.87	99.09	61.36	91.80	N/A	272,500	210,578
500,000 TO 999,999	3	88.11	85.21	84.98	05.24	100.27	76.83	90.68	N/A	686,570	583,449
1,000,000 TO 1,999,999	2	101.32	101.32	99.87	46.27	101.45	54.44	148.19	N/A	1,372,626	1,370,842
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>31</u>	<u>93.23</u>	<u>94.88</u>	<u>91.03</u>	<u>23.54</u>	<u>104.23</u>	<u>37.43</u>	<u>171.55</u>	<u>81.90 to 107.53</u>	<u>249,765</u>	<u>227,352</u>



**17 Cheyenne  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 31  
 Total Sales Price : 7,742,713  
 Total Adj. Sales Price : 7,742,713  
 Total Assessed Value : 7,047,904  
 Avg. Adj. Sales Price : 249,765  
 Avg. Assessed Value : 227,352

MEDIAN : 93  
 WGT. MEAN : 91  
 MEAN : 95  
 COD : 23.54  
 PRD : 104.23

COV : 31.73  
 STD : 30.11  
 Avg. Abs. Dev : 21.95  
 MAX Sales Ratio : 171.55  
 MIN Sales Ratio : 37.43

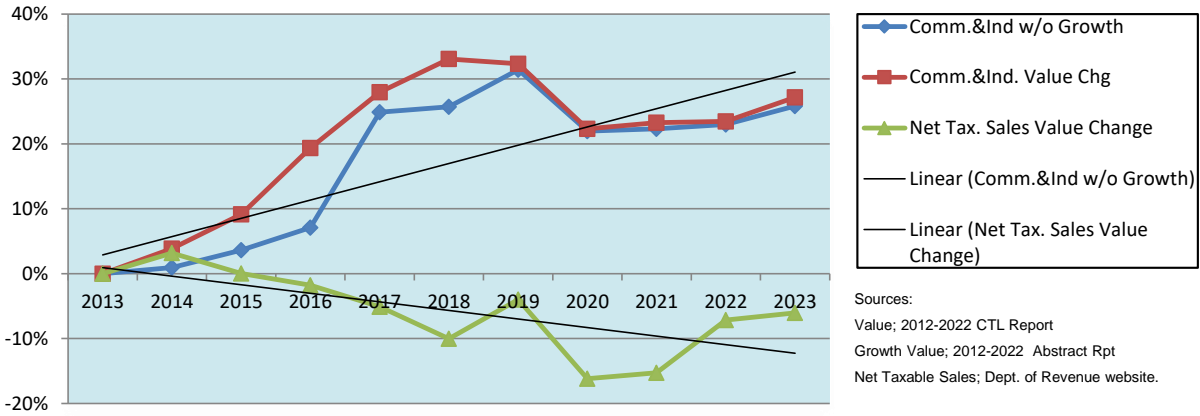
95% Median C.I. : 81.90 to 107.53  
 95% Wgt. Mean C.I. : 65.70 to 116.35  
 95% Mean C.I. : 83.84 to 105.92

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	3	91.80	101.08	85.10	32.21	118.78	61.36	150.08	N/A	203,542	173,216
336	2	115.05	115.05	144.43	28.81	79.66	81.90	148.19	N/A	705,126	1,018,426
340	2	112.91	112.91	112.65	04.76	100.23	107.53	118.29	N/A	21,000	23,657
341	1	93.23	93.23	93.23	00.00	100.00	93.23	93.23	N/A	200,000	186,469
344	6	80.08	79.56	82.10	22.47	96.91	51.83	105.26	51.83 to 105.26	177,167	145,458
349	2	71.28	71.28	67.30	23.63	105.91	54.44	88.11	N/A	1,144,658	770,355
352	1	37.43	37.43	37.43	00.00	100.00	37.43	37.43	N/A	216,000	80,857
353	1	129.88	129.88	129.88	00.00	100.00	129.88	129.88	N/A	25,000	32,471
386	1	171.55	171.55	171.55	00.00	100.00	171.55	171.55	N/A	100,000	171,545
406	7	96.59	99.49	97.78	09.85	101.75	80.42	112.06	80.42 to 112.06	117,375	114,764
471	2	106.05	106.05	106.05	09.07	100.00	96.43	115.66	N/A	55,000	58,327
528	2	72.37	72.37	66.50	27.75	108.83	52.29	92.44	N/A	84,750	56,361
531	1	76.83	76.83	76.83	00.00	100.00	76.83	76.83	N/A	685,396	526,569
<u>ALL</u>	<u>31</u>	93.23	94.88	91.03	23.54	104.23	37.43	171.55	81.90 to 107.53	249,765	227,352

### 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
2012	\$ 142,767,192	\$ 3,618,342	2.53%	\$ 139,148,850		\$ 154,387,625	
2013	\$ 148,274,704	\$ 4,182,185	2.82%	\$ 144,092,519	0.93%	\$ 159,293,913	3.18%
2014	\$ 155,851,447	\$ 7,927,786	5.09%	\$ 147,923,661	-0.24%	\$ 154,467,246	-3.03%
2015	\$ 170,399,410	\$ 17,520,507	10.28%	\$ 152,878,903	-1.91%	\$ 151,666,932	-1.81%
2016	\$ 182,707,149	\$ 4,407,087	2.41%	\$ 178,300,062	4.64%	\$ 146,503,616	-3.40%
2017	\$ 189,994,778	\$ 10,484,398	5.52%	\$ 179,510,380	-1.75%	\$ 138,915,951	-5.18%
2018	\$ 188,941,415	\$ 1,300,244	0.69%	\$ 187,641,171	-1.24%	\$ 148,246,047	6.72%
2019	\$ 174,666,392	\$ 520,965	0.30%	\$ 174,145,427	-7.83%	\$ 129,412,110	-12.70%
2020	\$ 176,008,820	\$ 1,393,898	0.79%	\$ 174,614,922	-0.03%	\$ 130,835,007	1.10%
2021	\$ 176,298,952	\$ 693,800	0.39%	\$ 175,605,152	-0.23%	\$ 143,376,157	9.59%
2022	\$ 181,554,082	\$ 1,925,488	1.06%	\$ 179,628,594	1.89%	\$ 145,039,179	1.16%
2023	\$ 194,944,902	\$ 982,730	0.50%	\$ 193,962,172	6.83%	\$ 149,751,695	3.25%
<b>Ann %chg</b>	<b>2.77%</b>			<b>Average</b>	<b>0.10%</b>	-0.62%	<b>-0.10%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	0.93%	3.86%	3.18%
2014	3.61%	9.16%	0.05%
2015	7.08%	19.35%	-1.76%
2016	24.89%	27.98%	-5.11%
2017	25.74%	33.08%	-10.02%
2018	31.43%	32.34%	-3.98%
2019	21.98%	22.34%	-16.18%
2020	22.31%	23.28%	-15.26%
2021	23.00%	23.49%	-7.13%
2022	25.82%	27.17%	-6.06%
2023	35.86%	36.55%	-3.00%

County Number	17
County Name	Cheyenne

**17 Cheyenne**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 73  
Total Sales Price : 19,505,742  
Total Adj. Sales Price : 19,505,742  
Total Assessed Value : 14,587,805  
Avg. Adj. Sales Price : 267,202  
Avg. Assessed Value : 199,833

MEDIAN : 71  
WGT. MEAN : 75  
MEAN : 73  
COD : 13.74  
PRD : 97.39

COV : 19.93  
STD : 14.52  
Avg. Abs. Dev : 09.71  
MAX Sales Ratio : 134.31  
MIN Sales Ratio : 52.09

95% Median C.I. : 68.66 to 73.99  
95% Wgt. Mean C.I. : 63.52 to 86.06  
95% Mean C.I. : 69.51 to 76.17

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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-20 To 31-DEC-20	5	74.41	74.16	73.87	01.87	100.39	70.67	76.39	N/A	112,908	83,402	
01-JAN-21 To 31-MAR-21	3	96.59	94.51	90.37	05.49	104.58	85.52	101.42	N/A	198,333	179,238	
01-APR-21 To 30-JUN-21	12	76.38	79.83	84.78	15.08	94.16	61.07	134.31	67.36 to 80.55	280,993	238,238	
01-JUL-21 To 30-SEP-21	8	71.32	71.18	71.11	11.20	100.10	54.74	83.62	54.74 to 83.62	208,698	148,409	
01-OCT-21 To 31-DEC-21	4	62.56	75.66	74.22	26.33	101.94	59.08	118.44	N/A	362,000	268,670	
01-JAN-22 To 31-MAR-22	6	65.60	65.93	64.57	13.67	102.11	53.10	79.76	53.10 to 79.76	157,028	101,399	
01-APR-22 To 30-JUN-22	6	70.08	71.13	82.47	12.97	86.25	53.78	92.53	53.78 to 92.53	765,000	630,877	
01-JUL-22 To 30-SEP-22	10	67.38	67.02	66.97	10.72	100.07	53.27	83.42	54.71 to 79.90	185,702	124,359	
01-OCT-22 To 31-DEC-22	5	73.38	77.09	73.44	17.89	104.97	52.09	104.12	N/A	153,900	113,023	
01-JAN-23 To 31-MAR-23	6	68.82	67.47	59.54	10.94	113.32	54.41	78.84	54.41 to 78.84	399,878	238,099	
01-APR-23 To 30-JUN-23	4	67.17	67.45	67.25	04.85	100.30	62.70	72.75	N/A	157,625	105,998	
01-JUL-23 To 30-SEP-23	4	69.64	70.01	68.44	02.67	102.29	66.76	73.99	N/A	167,063	114,333	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	28	75.71	77.92	80.65	12.90	96.62	54.74	134.31	70.67 to 78.71	221,466	178,602	
01-OCT-21 To 30-SEP-22	26	67.38	69.05	75.95	14.51	90.92	53.10	118.44	59.30 to 71.35	339,892	258,151	
01-OCT-22 To 30-SEP-23	19	69.73	70.53	64.35	10.55	109.60	52.09	104.12	65.67 to 73.99	235,133	151,317	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	27	76.14	78.28	79.87	17.02	98.01	54.74	134.31	66.90 to 81.17	262,389	209,575	
01-JAN-22 To 31-DEC-22	27	69.79	69.56	76.02	13.63	91.50	52.09	104.12	59.85 to 73.59	302,174	229,717	
<u>ALL</u>	73	70.67	72.84	74.79	13.74	97.39	52.09	134.31	68.66 to 73.99	267,202	199,833	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	31	73.17	72.56	71.24	12.74	101.85	53.27	102.82	66.90 to 77.68	174,612	124,398	
3	42	70.11	73.04	76.15	14.12	95.92	52.09	134.31	67.15 to 73.38	335,542	255,511	
<u>ALL</u>	73	70.67	72.84	74.79	13.74	97.39	52.09	134.31	68.66 to 73.99	267,202	199,833	

**17 Cheyenne**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 73  
 Total Sales Price : 19,505,742  
 Total Adj. Sales Price : 19,505,742  
 Total Assessed Value : 14,587,805  
 Avg. Adj. Sales Price : 267,202  
 Avg. Assessed Value : 199,833

MEDIAN : 71  
 WGT. MEAN : 75  
 MEAN : 73  
 COD : 13.74  
 PRD : 97.39

COV : 19.93  
 STD : 14.52  
 Avg. Abs. Dev : 09.71  
 MAX Sales Ratio : 134.31  
 MIN Sales Ratio : 52.09

95% Median C.I. : 68.66 to 73.99  
 95% Wgt. Mean C.I. : 63.52 to 86.06  
 95% Mean C.I. : 69.51 to 76.17

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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
<u>    Dry    </u>											
County	36	71.24	71.94	70.89	09.07	101.48	52.09	96.59	67.61 to 75.28	196,522	139,318
1	13	75.28	73.82	71.97	08.73	102.57	61.07	84.75	62.65 to 80.55	185,487	133,502
3	23	69.71	70.88	70.33	08.22	100.78	52.09	96.59	67.15 to 73.59	202,759	142,605
<u>    Grass    </u>											
County	16	71.15	71.75	68.92	17.41	104.11	53.10	102.82	57.92 to 83.62	199,637	137,586
1	11	73.99	75.21	72.63	18.02	103.55	53.78	102.82	54.74 to 101.42	194,335	141,146
3	5	59.30	64.12	61.41	12.46	104.41	53.10	76.39	N/A	211,300	129,752
<u>    ALL    </u>	73	70.67	72.84	74.79	13.74	97.39	52.09	134.31	68.66 to 73.99	267,202	199,833

**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
<u>    Irrigated    </u>											
County	3	118.44	107.75	108.14	17.96	99.64	70.49	134.31	N/A	454,927	491,978
3	3	118.44	107.75	108.14	17.96	99.64	70.49	134.31	N/A	454,927	491,978
<u>    Dry    </u>											
County	43	70.67	70.83	70.15	09.54	100.97	52.09	96.59	67.61 to 74.05	185,701	130,264
1	17	73.17	71.24	70.27	10.50	101.38	53.27	84.75	61.64 to 79.76	170,524	119,831
3	26	70.19	70.56	70.08	08.59	100.68	52.09	96.59	67.15 to 73.59	195,624	137,086
<u>    Grass    </u>											
County	18	70.29	71.38	68.68	16.09	103.93	53.10	102.82	59.08 to 76.61	212,531	145,966
1	12	72.51	74.86	72.49	17.20	103.27	53.78	102.82	57.92 to 85.52	194,921	141,303
3	6	62.56	64.41	62.68	11.59	102.76	53.10	76.39	53.10 to 76.39	247,750	155,293
<u>    ALL    </u>	73	70.67	72.84	74.79	13.74	97.39	52.09	134.31	68.66 to 73.99	267,202	199,833

## Cheyenne County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Cheyenne</b>	1	2,440	2,426	2,421	2,406	2,410	2,310	2,077	1,929	<b>2,393</b>
<b>Deuel</b>	1	2,440	2,380	2,380	2,323	2,200	2,184	2,149	2,200	<b>2,390</b>
<b>Kimball</b>	1	1,650	1,645	1,645	1,640	1,625	1,625	1,500	1,500	<b>1,603</b>
<b>Cheyenne</b>	3	2,752	2,747	n/a	2,739	2,734	2,571	2,497	2,453	<b>2,728</b>
<b>Morrill</b>	3	2,800	2,700	2,700	2,700	2,500	2,500	2,300	2,300	<b>2,621</b>
<b>Garden</b>	1	2,700	n/a	n/a	2,650	2,525	2,525	2,475	2,475	<b>2,573</b>
<b>Kimball</b>	2	1,975	1,975	1,975	1,625	n/a	1,625	1,625	1,500	<b>1,703</b>
<b>Banner</b>	1	2,000	1,900	1,900	1,800	1,800	1,800	1,600	1,305	<b>1,792</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Cheyenne</b>	1	n/a	508	416	485	481	484	412	386	<b>488</b>
<b>Deuel</b>	1	n/a	800	750	750	750	n/a	725	725	<b>782</b>
<b>Kimball</b>	1	n/a	510	475	440	375	n/a	330	330	<b>405</b>
<b>Cheyenne</b>	3	n/a	676	660	665	663	n/a	659	654	<b>673</b>
<b>Morrill</b>	3	n/a	570	570	550	550	550	525	525	<b>549</b>
<b>Garden</b>	1	n/a	850	n/a	850	780	n/a	780	780	<b>838</b>
<b>Kimball</b>	2	n/a	625	580	555	455	n/a	390	385	<b>505</b>
<b>Banner</b>	1	n/a	530	530	505	505	505	480	465	<b>507</b>

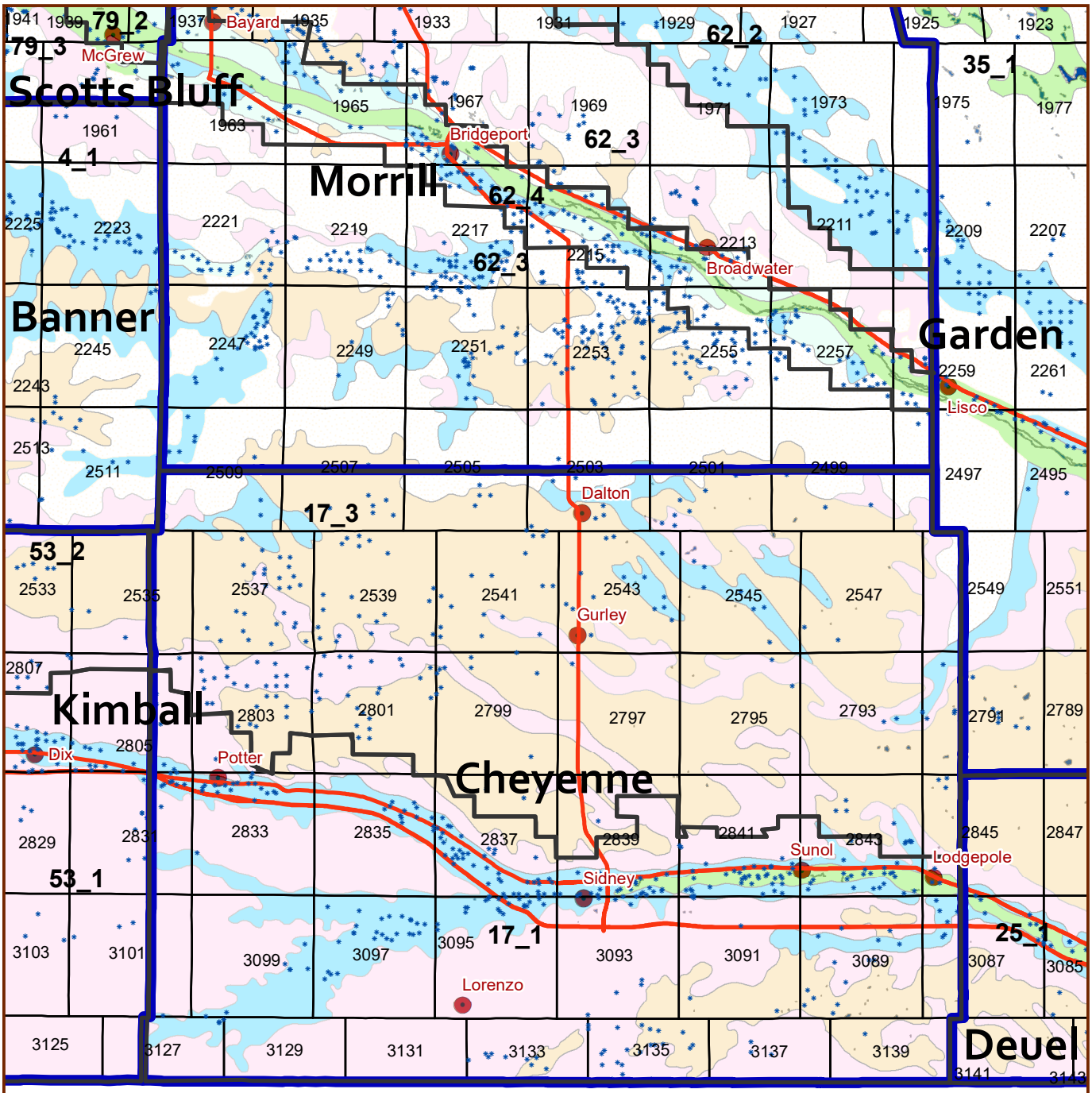
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Cheyenne</b>	1	442	435	n/a	390	n/a	379	369	343	<b>359</b>
<b>Deuel</b>	1	405	n/a	405	405	n/a	405	405	405	<b>405</b>
<b>Kimball</b>	1	n/a	n/a	n/a	415	n/a	365	365	365	<b>365</b>
<b>Cheyenne</b>	3	n/a	560	n/a	540	n/a	510	500	358	<b>426</b>
<b>Morrill</b>	3	580	580	n/a	570	570	540	500	500	<b>509</b>
<b>Garden</b>	1	495	n/a	498	495	485	485	485	485	<b>486</b>
<b>Kimball</b>	2	n/a	n/a	n/a	n/a	n/a	355	355	355	<b>355</b>
<b>Banner</b>	1	n/a	485	n/a	470	465	460	455	416	<b>429</b>

County	Mkt Area	CRP	TIMBER	WASTE
<b>Cheyenne</b>	1	377	n/a	100
<b>Deuel</b>	1	588	n/a	n/a
<b>Kimball</b>	1	410	n/a	n/a
<b>Cheyenne</b>	3	477	n/a	100
<b>Morrill</b>	3	529	n/a	30
<b>Garden</b>	1	780	n/a	50
<b>Kimball</b>	2	345	n/a	n/a
<b>Banner</b>	1	460	n/a	282

Source: 2024 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.

# CHEYENNE COUNTY



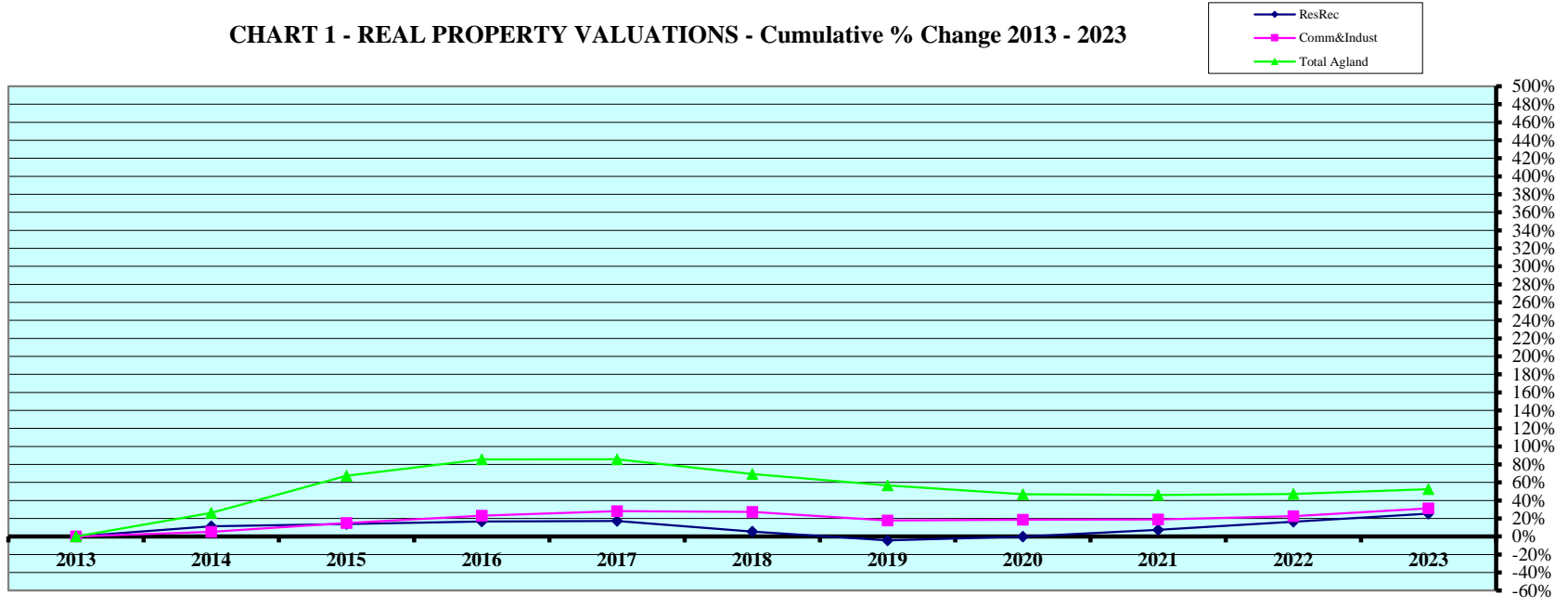
### Legend

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

### Soils CLASS

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	359,944,831	-	-	-	148,274,704	-	-	-	328,421,317	-	-	-
2014	400,784,368	40,839,537	11.35%	11.35%	155,851,447	7,576,743	5.11%	5.11%	414,740,203	86,318,886	26.28%	26.28%
2015	410,180,482	9,396,114	2.34%	13.96%	170,399,410	14,547,963	9.33%	14.92%	549,512,949	134,772,746	32.50%	67.32%
2016	419,384,459	9,203,977	2.24%	16.51%	182,707,149	12,307,739	7.22%	23.22%	609,850,824	60,337,875	10.98%	85.69%
2017	422,333,828	2,949,369	0.70%	17.33%	189,994,778	7,287,629	3.99%	28.14%	610,048,533	197,709	0.03%	85.75%
2018	379,491,863	-42,841,965	-10.14%	5.43%	188,941,415	-1,053,363	-0.55%	27.43%	556,047,808	-54,000,725	-8.85%	69.31%
2019	344,346,390	-35,145,473	-9.26%	-4.33%	174,666,392	-14,275,023	-7.56%	17.80%	514,413,013	-41,634,795	-7.49%	56.63%
2020	359,055,535	14,709,145	4.27%	-0.25%	176,008,820	1,342,428	0.77%	18.70%	482,163,330	-32,249,683	-6.27%	46.81%
2021	386,361,429	27,305,894	7.60%	7.34%	176,298,952	290,132	0.16%	18.90%	480,115,289	-2,048,041	-0.42%	46.19%
2022	418,335,941	31,974,512	8.28%	16.22%	181,656,790	5,357,838	3.04%	22.51%	482,991,698	2,876,409	0.60%	47.06%
2023	451,272,744	32,936,803	7.87%	25.37%	194,547,536	12,890,746	7.10%	31.21%	501,380,620	18,388,922	3.81%	52.66%

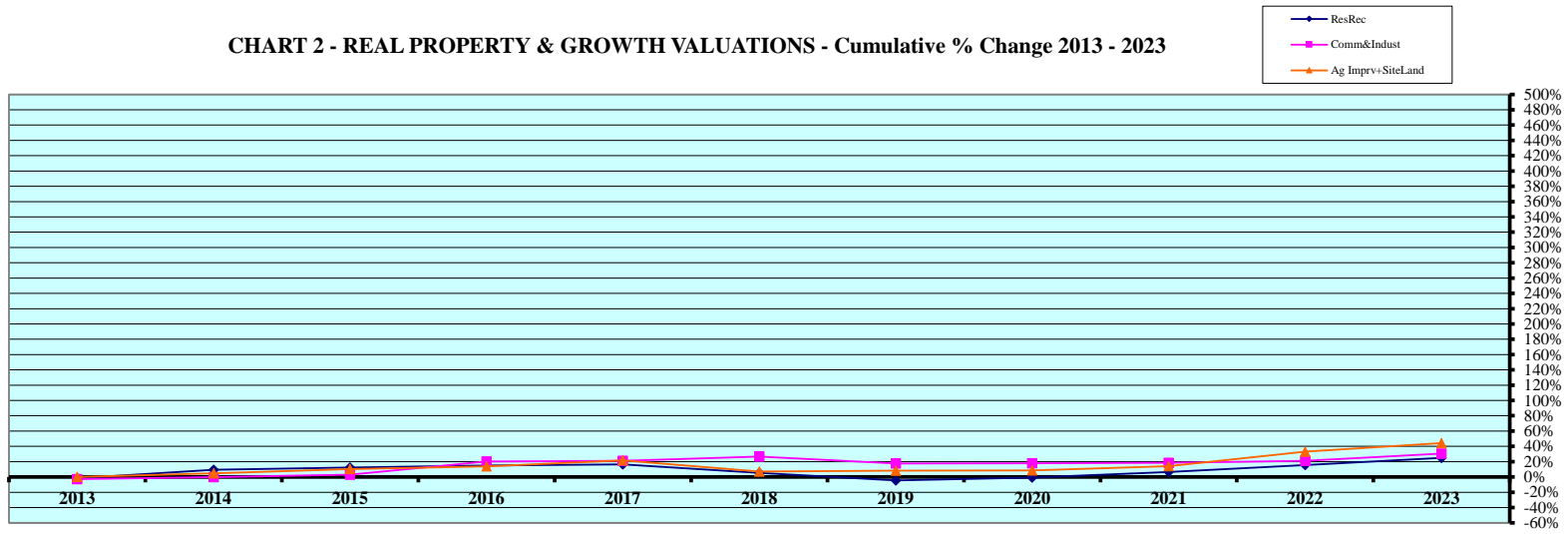
Rate Annual %chg: Residential & Recreational **2.29%** Commercial & Industrial **2.75%** Agricultural Land **4.32%**

Cnty# **17**  
County **CHEYENNE**

**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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	359,944,831	5,684,476	1.58%	354,260,355	-	-1.58%	148,274,704	4,182,185	2.82%	144,092,519	-	-2.82%
2014	400,784,368	7,285,074	1.82%	393,499,294	9.32%	9.32%	155,851,447	7,927,786	5.09%	147,923,661	-0.24%	-0.24%
2015	410,180,482	5,701,008	1.39%	404,479,474	0.92%	12.37%	170,399,410	17,520,507	10.28%	152,878,903	-1.91%	3.11%
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	14.95%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	20.25%
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	16.48%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	21.07%
2018	379,491,863	769,442	0.20%	378,722,421	-10.33%	5.22%	188,941,415	1,300,244	0.69%	187,641,171	-1.24%	26.55%
2019	344,346,390	707,575	0.21%	343,638,815	-9.45%	-4.53%	174,666,392	520,965	0.30%	174,145,427	-7.83%	17.45%
2020	359,055,535	2,191,148	0.61%	356,864,387	3.64%	-0.86%	176,008,820	1,393,898	0.79%	174,614,922	-0.03%	17.76%
2021	386,361,429	3,072,317	0.80%	383,289,112	6.75%	6.49%	176,298,952	693,800	0.39%	175,605,152	-0.23%	18.43%
2022	418,335,941	2,376,429	0.57%	415,959,512	7.66%	15.56%	181,656,790	1,925,488	1.06%	179,731,302	1.95%	21.22%
2023	451,272,744	1,512,090	0.34%	449,760,654	7.51%	24.95%	194,547,536	982,730	0.51%	193,564,806	6.56%	30.54%
Rate Ann%chg	2.29%		Resid & Recreat w/o growth			1.69%	2.75%		C & I w/o growth			-0.01%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	41,082,786	15,699,543	56,782,329	2,867,339	5.05%	53,914,990	-	-
2014	45,757,468	17,228,210	62,985,678	3,527,519	5.60%	59,458,159	4.71%	4.71%
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	-0.64%	10.21%
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	13.94%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	21.74%
2018	43,035,950	18,146,188	61,182,138	410,949	0.67%	60,771,189	-13.41%	7.02%
2019	41,657,911	19,980,062	61,637,973	167,602	0.27%	61,470,371	0.47%	8.26%
2020	42,872,847	19,482,129	62,354,976	647,238	1.04%	61,707,738	0.11%	8.67%
2021	44,389,773	21,522,162	65,911,935	1,136,305	1.72%	64,775,630	3.88%	14.08%
2022	49,539,202	27,088,557	76,627,759	1,050,449	1.37%	75,577,310	14.66%	33.10%
2023	51,007,220	31,704,327	82,711,547	797,070	0.96%	81,914,477	6.90%	44.26%
Rate Ann%chg	2.19%	7.28%	3.83%	Ag Imprv+Site w/o growth		2.04%		

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

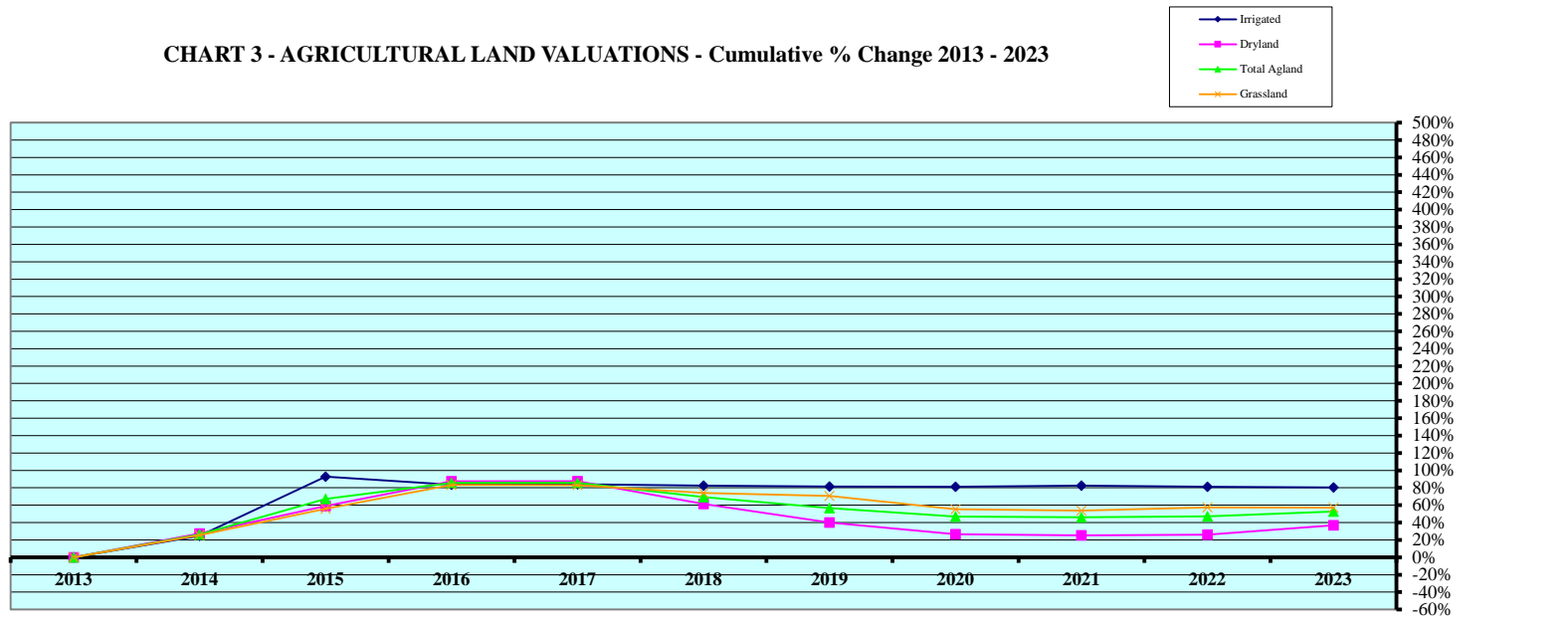
Cnty# 17  
County CHEYENNE

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmlty%chg	Value	Value Chg	Ann%chg	Cmlty%chg	Value	Value Chg	Ann%chg	Cmlty%chg
2013	86,681,359	-	-	-	179,801,809	-	-	-	61,638,595	-	-	-
2014	108,100,582	21,419,223	24.71%	24.71%	228,913,897	49,112,088	27.31%	27.31%	77,422,109	15,783,514	25.61%	25.61%
2015	167,140,918	59,040,336	54.62%	92.82%	285,842,105	56,928,208	24.87%	58.98%	96,075,106	18,652,997	24.09%	55.87%
2016	159,175,288	-7,965,630	-4.77%	83.63%	337,249,190	51,407,085	17.98%	87.57%	112,969,043	16,893,937	17.58%	83.28%
2017	159,556,606	381,318	0.24%	84.07%	337,288,010	38,820	0.01%	87.59%	112,749,080	-219,963	-0.19%	82.92%
2018	158,247,668	-1,308,938	-0.82%	82.56%	290,129,608	-47,158,402	-13.98%	61.36%	107,216,726	-5,532,354	-4.91%	73.94%
2019	157,243,131	-1,004,537	-0.63%	81.40%	251,587,551	-38,542,057	-13.28%	39.92%	105,103,751	-2,112,975	-1.97%	70.52%
2020	156,983,998	-259,133	-0.16%	81.10%	227,618,846	-23,968,705	-9.53%	26.59%	95,722,459	-9,381,292	-8.93%	55.30%
2021	158,178,294	1,194,296	0.76%	82.48%	225,010,914	-2,607,932	-1.15%	25.14%	94,735,095	-987,364	-1.03%	53.69%
2022	157,010,810	-1,167,484	-0.74%	81.14%	226,827,012	1,816,098	0.81%	26.15%	96,996,521	2,261,426	2.39%	57.36%
2023	156,324,627	-686,183	-0.44%	80.34%	245,988,756	19,161,744	8.45%	36.81%	96,888,329	-108,192	-0.11%	57.19%

Rate Ann.%chg: Irrigated **6.07%** Dryland **3.18%** Grassland **4.63%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmlty%chg	Value	Value Chg	Ann%chg	Cmlty%chg	Value	Value Chg	Ann%chg	Cmlty%chg
2013	278,454	-	-	-	21,100	-	-	-	328,421,317	-	-	-
2014	282,092	3,638	1.31%	1.31%	21,523	423	2.00%	2.00%	414,740,203	86,318,886	26.28%	26.28%
2015	431,837	149,745	53.08%	55.08%	22,983	1,460	6.78%	8.92%	549,512,949	134,772,746	32.50%	67.32%
2016	433,077	1,240	0.29%	55.53%	24,226	1,243	5.41%	14.82%	609,850,824	60,337,875	10.98%	85.69%
2017	350,868	-82,209	-18.98%	26.01%	103,969	79,743	329.16%	392.74%	610,048,533	197,709	0.03%	85.75%
2018	349,673	-1,195	-0.34%	25.58%	104,133	164	0.16%	393.52%	556,047,808	-54,000,725	-8.85%	69.31%
2019	349,179	-494	-0.14%	25.40%	129,401	25,268	24.27%	513.27%	514,413,013	-41,634,795	-7.49%	56.63%
2020	1,660,938	1,311,759	375.67%	496.49%	177,089	47,688	36.85%	739.28%	482,163,330	-32,249,683	-6.27%	46.81%
2021	1,630,318	-30,620	-1.84%	485.49%	560,668	383,579	216.60%	2557.19%	480,115,289	-2,048,041	-0.42%	46.19%
2022	1,591,239	-39,079	-2.40%	471.45%	566,116	5,448	0.97%	2583.01%	482,991,698	2,876,409	0.60%	47.06%
2023	1,594,079	2,840	0.18%	472.47%	584,829	18,713	3.31%	2671.70%	501,380,620	18,388,922	3.81%	52.66%

Cnty# **17**  
County **CHEYENNE**

Rate Ann.%chg: Total Agric Land **4.32%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	86,720,077	59,988	1,446			179,880,716	399,871	450			61,469,280	265,534	231		
2014	108,157,555	60,035	1,802	24.62%	24.62%	228,909,052	399,652	573	27.33%	27.33%	77,340,567	265,593	291	25.79%	25.79%
2015	167,204,299	59,974	2,788	54.75%	92.85%	285,636,519	398,886	716	25.02%	59.18%	96,554,845	266,130	363	24.59%	56.73%
2016	159,214,303	60,198	2,645	-5.13%	82.96%	337,090,392	399,744	843	17.76%	87.46%	112,949,675	264,730	427	17.60%	84.31%
2017	159,556,606	60,337	2,644	-0.02%	82.93%	337,284,167	399,829	844	0.04%	87.52%	112,751,182	264,700	426	-0.16%	84.00%
2018	159,522,588	60,323	2,644	0.00%	82.93%	290,678,325	399,687	727	-13.79%	61.67%	107,357,687	264,806	405	-4.82%	75.13%
2019	158,170,603	60,214	2,627	-0.67%	81.71%	251,751,021	400,975	628	-13.67%	39.57%	105,218,183	262,568	401	-1.16%	73.11%
2020	156,984,310	59,876	2,622	-0.19%	81.36%	227,625,008	400,658	568	-9.51%	26.29%	95,728,071	250,713	382	-4.72%	64.94%
2021	158,201,333	60,390	2,620	-0.08%	81.21%	225,158,554	400,911	562	-1.15%	24.85%	94,597,320	248,781	380	-0.41%	64.26%
2022	157,087,431	60,591	2,593	-1.03%	79.34%	226,795,825	401,503	565	0.58%	25.57%	97,000,960	248,173	391	2.79%	68.84%
2023	156,354,362	60,291	2,593	0.03%	79.39%	246,053,637	401,807	612	8.41%	36.13%	96,858,992	248,076	390	-0.11%	68.66%

Rate Annual %chg Average Value/Acre: 6.02%

3.13%

5.37%

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
2013	275,639	2,746	100			161,521	1,630	99			328,507,233	729,769	450		
2014	281,302	2,803	100	-0.01%	-0.01%	161,091	1,625	99	0.00%	0.00%	414,849,567	729,709	569	26.29%	26.29%
2015	430,695	4,307	100	-0.36%	-0.37%	11,324	113	100	0.90%	0.90%	549,837,682	729,410	754	32.59%	67.46%
2016	432,591	4,326	100	0.00%	-0.37%	25,618	256	100	0.00%	0.90%	609,712,579	729,254	836	10.91%	85.73%
2017	429,057	4,291	100	0.00%	-0.37%	25,780	258	100	0.00%	0.90%	610,046,792	729,415	836	0.03%	85.79%
2018	350,297	3,503	100	0.00%	-0.37%	104,645	1,046	100	0.00%	0.90%	558,013,542	729,365	765	-8.52%	69.96%
2019	349,681	3,497	100	0.00%	-0.37%	129,436	1,294	100	0.00%	0.90%	515,618,924	728,548	708	-7.49%	57.22%
2020	1,661,042	16,570	100	0.25%	-0.12%	177,089	708	250	150.03%	152.28%	482,175,520	728,525	662	-6.48%	47.03%
2021	1,644,634	16,388	100	0.11%	-0.01%	572,976	1,378	416	66.35%	319.66%	480,174,817	727,846	660	-0.32%	46.55%
2022	1,589,021	15,873	100	-0.25%	-0.26%	566,116	1,350	419	0.81%	323.06%	483,039,353	727,490	664	0.65%	47.50%
2023	1,593,486	15,918	100	0.00%	-0.26%	583,098	1,391	419	0.01%	323.09%	501,443,575	727,483	689	3.81%	53.12%

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**CHEYENNE**

Rate Annual %chg Average Value/Acre: 4.35%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,468	CHEYENNE	65,011,114	54,681,127	177,239,125	451,235,474	176,746,385	17,801,151	37,270	501,380,620	51,007,220	31,704,327	10,417,891	1,537,261,704
cnty sectorvalue % of total value:		4.23%	3.56%	11.53%	29.35%	11.50%	1.16%	0.00%	32.62%	3.32%	2.06%	0.68%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
284	DALTON	743,299	559,031	1,104,683	12,373,374	1,239,742	0	0	0	0	0	0	16,020,129
3.00%	%sector of county sector	1.14%	1.02%	0.62%	2.74%	0.70%							1.04%
	%sector of municipality	4.64%	3.49%	6.90%	77.24%	7.74%							100.00%
187	GURLEY	568,711	350,208	639,835	4,694,248	6,053,675	0	0	9,615	0	0	0	12,316,292
1.98%	%sector of county sector	0.87%	0.64%	0.36%	1.04%	3.43%			0.00%				0.80%
	%sector of municipality	4.62%	2.84%	5.20%	38.11%	49.15%			0.08%				100.00%
312	LODGEPOLE	113,064	619,905	3,369,325	11,768,897	1,811,211	0	0	0	0	4,330	0	17,686,732
3.30%	%sector of county sector	0.17%	1.13%	1.90%	2.61%	1.02%					0.01%		1.15%
	%sector of municipality	0.64%	3.50%	19.05%	66.54%	10.24%					0.02%		100.00%
342	POTTER	799,959	812,808	4,470,221	15,041,302	2,265,196	1,425,065	0	11,445	0	20,555	0	24,846,551
3.61%	%sector of county sector	1.23%	1.49%	2.52%	3.33%	1.28%	8.01%		0.00%		0.06%		1.62%
	%sector of municipality	3.22%	3.27%	17.99%	60.54%	9.12%	5.74%		0.05%		0.08%		100.00%
6,410	SIDNEY	16,077,264	10,427,504	17,202,096	293,451,943	152,555,147	668,482	0	1,232,400	170,305	50,740	0	491,835,881
67.70%	%sector of county sector	24.73%	19.07%	9.71%	65.03%	86.31%	3.76%		0.25%	0.33%	0.16%		31.99%
	%sector of municipality	3.27%	2.12%	3.50%	59.66%	31.02%	0.14%		0.25%	0.03%	0.01%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
7,536	Total Municipalities	18,302,297	12,769,456	26,786,161	337,329,768	163,924,973	2,093,547	0	1,253,460	170,305	75,625	0	562,705,590
79.59%	%all municip.sectors of cnty	28.15%	23.35%	15.11%	74.76%	92.75%	11.76%		0.25%	0.33%	0.24%		36.60%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 10,114</b>	<b>Value : 1,235,680,800</b>	<b>Growth 3,623,203</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	486	5,146,442	63	1,109,013	523	9,721,551	1,072	15,977,006	
<b>02. Res Improve Land</b>	3,105	35,814,755	82	2,024,399	517	11,416,906	3,704	49,256,060	
<b>03. Res Improvements</b>	3,194	301,023,960	86	14,643,725	588	75,149,115	3,868	390,816,800	
<b>04. Res Total</b>	3,680	341,985,157	149	17,777,137	1,111	96,287,572	4,940	456,049,866	1,792,092
<b>% of Res Total</b>	74.49	74.99	3.02	3.90	22.49	21.11	48.84	36.91	49.46
<b>05. Com UnImp Land</b>	143	5,393,229	4	81,021	35	502,180	182	5,976,430	
<b>06. Com Improve Land</b>	482	23,134,820	23	1,108,700	54	1,652,510	559	25,896,030	
<b>07. Com Improvements</b>	493	124,482,386	24	7,632,925	59	13,774,710	576	145,890,021	
<b>08. Com Total</b>	636	153,010,435	28	8,822,646	94	15,929,400	758	177,762,481	1,504,186
<b>% of Com Total</b>	83.91	86.08	3.69	4.96	12.40	8.96	7.49	14.39	41.52
<b>09. Ind UnImp Land</b>	2	51,811	1	700,600	35	549,366	38	1,301,777	
<b>10. Ind Improve Land</b>	5	283,810	0	0	44	1,863,023	49	2,146,833	
<b>11. Ind Improvements</b>	5	355,581	0	0	44	14,027,030	49	14,382,611	
<b>12. Ind Total</b>	7	691,202	1	700,600	79	16,439,419	87	17,831,221	22,720
<b>% of Ind Total</b>	8.05	3.88	1.15	3.93	90.80	92.19	0.86	1.44	0.63
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	1	32,850	1	32,850	
<b>15. Rec Improvements</b>	0	0	0	0	1	4,420	1	4,420	
<b>16. Rec Total</b>	0	0	0	0	1	37,270	1	37,270	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
<b>Res &amp; Rec Total</b>	3,680	341,985,157	149	17,777,137	1,112	96,324,842	4,941	456,087,136	1,792,092
<b>% of Res &amp; Rec Total</b>	74.48	74.98	3.02	3.90	22.51	21.12	48.85	36.91	49.46
<b>Com &amp; Ind Total</b>	643	153,701,637	29	9,523,246	173	32,368,819	845	195,593,702	1,526,906
<b>% of Com &amp; Ind Total</b>	76.09	78.58	3.43	4.87	20.47	16.55	8.35	15.83	42.14
<b>17. Taxable Total</b>	4,323	495,686,794	178	27,300,383	1,285	128,693,661	5,786	651,680,838	3,318,998
<b>% of Taxable Total</b>	74.71	76.06	3.08	4.19	22.21	19.75	57.21	52.74	91.60

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	24	882,751	3,995,899	0	0	0
19. Commercial	23	1,418,175	20,498,756	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	24	882,751	3,995,899
19. Commercial	2	49,133	5,859,831	25	1,467,308	26,358,587
20. Industrial	1	15,745	5,495,745	1	15,745	5,495,745
21. Other	0	0	0	0	0	0
22. Total Sch II				50	2,365,804	35,850,231

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	1	0	367	9,092,830	368	9,092,830	0
24. Non-Producing	0	0	0	0	495	278,973	495	278,973	0
25. Total	0	0	1	0	862	9,371,803	863	9,371,803	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	437	63	364	864

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	1,117,790	7	298,850	2,696	380,331,029	2,714	381,747,669
28. Ag-Improved Land	7	138,535	5	590,515	691	134,862,505	703	135,591,555
29. Ag Improvements	9	407,585	6	852,175	736	56,029,175	751	57,288,935

30. Ag Total					3,465	574,628,159
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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	2	2.00	59,000	4	5.00	142,500	
33. HomeSite Improvements	2	0.00	346,110	4	0.00	763,680	
34. HomeSite Total							
35. FarmSite UnImp Land	1	2.15	4,300	0	0.00	0	
36. FarmSite Improv Land	7	9.30	28,395	2	13.62	27,030	
37. FarmSite Improvements	9	0.00	61,475	5	0.00	88,495	
38. FarmSite Total							
39. Road & Ditches	4	3.98	0	8	14.90	0	
40. Other- Non Ag Use	0	0.00	0	1	6.70	6,700	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	47	46.99	1,105,690	47	46.99	1,105,690	
32. HomeSite Improv Land	340	375.89	9,285,625	346	382.89	9,487,125	
33. HomeSite Improvements	345	0.00	38,036,605	351	0.00	39,146,395	304,205
34. HomeSite Total				<b>398</b>	<b>429.88</b>	<b>49,739,210</b>	
35. FarmSite UnImp Land	208	406.21	694,410	209	408.36	698,710	
36. FarmSite Improv Land	637	2,679.28	4,986,335	646	2,702.20	5,041,760	
37. FarmSite Improvements	723	0.00	17,992,570	737	0.00	18,142,540	0
38. FarmSite Total				<b>946</b>	<b>3,110.56</b>	<b>23,883,010</b>	
39. Road & Ditches	2,757	9,219.22	0	2,769	9,238.10	0	
40. Other- Non Ag Use	114	1,129.93	485,350	115	1,136.63	492,050	
41. Total Section VI				<b>1,344</b>	<b>13,915.17</b>	<b>74,114,270</b>	<b>304,205</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

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	0	0.00	0	0	0.00	0
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	5,493.48	22.82%	13,404,055	23.26%	2,439.99
46. 1A	12,314.28	51.14%	29,880,065	51.86%	2,426.46
47. 2A1	651.55	2.71%	1,577,395	2.74%	2,420.99
48. 2A	2,728.70	11.33%	6,564,335	11.39%	2,405.66
49. 3A1	766.22	3.18%	1,846,555	3.20%	2,409.95
50. 3A	23.49	0.10%	54,260	0.09%	2,309.92
51. 4A1	1,606.69	6.67%	3,337,085	5.79%	2,076.99
52. 4A	493.90	2.05%	952,675	1.65%	1,928.88
53. Total	24,078.31	100.00%	57,616,425	100.00%	2,392.88
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	84,399.75	63.63%	42,851,680	66.19%	507.72
56. 2D1	3,575.49	2.70%	1,486,535	2.30%	415.76
57. 2D	19,922.53	15.02%	9,659,750	14.92%	484.87
58. 3D1	7,972.67	6.01%	3,838,620	5.93%	481.47
59. 3D	483.35	0.36%	234,030	0.36%	484.18
60. 4D1	14,662.48	11.05%	6,041,010	9.33%	412.00
61. 4D	1,632.31	1.23%	630,530	0.97%	386.28
62. Total	132,648.58	100.00%	64,742,155	100.00%	488.07
<b>Grass</b>					
63. 1G1	2,831.96	1.71%	1,252,125	2.08%	442.14
64. 1G	197.97	0.12%	87,710	0.15%	443.05
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	678.57	0.41%	278,395	0.46%	410.27
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	27,791.63	16.81%	10,747,395	17.88%	386.71
69. 4G1	50,845.92	30.76%	19,050,470	31.70%	374.67
70. 4G	82,970.73	50.19%	28,688,490	47.73%	345.77
71. Total	165,316.78	100.00%	60,104,585	100.00%	363.57
<b>Irrigated Total</b>					
Irrigated Total	24,078.31	7.17%	57,616,425	31.30%	2,392.88
<b>Dry Total</b>					
Dry Total	132,648.58	39.48%	64,742,155	35.17%	488.07
<b>Grass Total</b>					
Grass Total	165,316.78	49.20%	60,104,585	32.65%	363.57
72. Waste	13,206.68	3.93%	1,320,650	0.72%	100.00
73. Other	780.63	0.23%	323,585	0.18%	414.52
74. Exempt	349.85	0.10%	159,675	0.09%	456.41
75. Market Area Total	336,030.98	100.00%	184,107,400	100.00%	547.89



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,463.30	45.94%	45,307,060	46.35%	2,752.00
46. 1A	10,236.23	28.57%	28,118,930	28.77%	2,747.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,159.48	14.40%	14,131,820	14.46%	2,739.00
49. 3A1	1,115.78	3.11%	3,050,555	3.12%	2,734.01
50. 3A	30.24	0.08%	77,740	0.08%	2,570.77
51. 4A1	2,672.03	7.46%	6,672,040	6.83%	2,496.99
52. 4A	156.86	0.44%	384,780	0.39%	2,453.02
<b>53. Total</b>	<b>35,833.92</b>	<b>100.00%</b>	<b>97,742,925</b>	<b>100.00%</b>	<b>2,727.66</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	203,557.71	75.72%	137,605,025	76.09%	676.00
56. 2D1	1.66	0.00%	1,095	0.00%	659.64
57. 2D	29,641.82	11.03%	19,712,105	10.90%	665.01
58. 3D1	12,060.10	4.49%	7,997,285	4.42%	663.12
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	22,760.39	8.47%	14,999,145	8.29%	659.00
61. 4D	814.99	0.30%	533,010	0.29%	654.01
<b>62. Total</b>	<b>268,836.67</b>	<b>100.00%</b>	<b>180,847,665</b>	<b>100.00%</b>	<b>672.70</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	135.90	0.17%	76,620	0.21%	563.80
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	239.39	0.29%	129,355	0.36%	540.35
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	11,701.56	14.23%	5,967,060	16.51%	509.94
69. 4G1	29,836.39	36.30%	14,961,230	41.39%	501.44
70. 4G	40,291.66	49.01%	15,014,314	41.54%	372.64
<b>71. Total</b>	<b>82,204.90</b>	<b>100.00%</b>	<b>36,148,579</b>	<b>100.00%</b>	<b>439.74</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>35,833.92</b>	<b>9.19%</b>	<b>97,742,925</b>	<b>31.01%</b>	<b>2,727.66</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>268,836.67</b>	<b>68.93%</b>	<b>180,847,665</b>	<b>57.38%</b>	<b>672.70</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>82,204.90</b>	<b>21.08%</b>	<b>36,148,579</b>	<b>11.47%</b>	<b>439.74</b>
72. Waste	2,603.01	0.67%	260,260	0.08%	99.98
73. Other	554.48	0.14%	201,520	0.06%	363.44
74. Exempt	6.30	0.00%	3,695	0.00%	586.51
<b>75. Market Area Total</b>	<b>390,032.98</b>	<b>100.00%</b>	<b>315,200,949</b>	<b>100.00%</b>	<b>808.14</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	23.16	19.81%	76,425	19.80%	3,299.87
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	38.78	33.16%	127,975	33.16%	3,300.03
49. 3A1	27.33	23.37%	90,190	23.37%	3,300.04
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	18.10	15.48%	59,730	15.48%	3,300.00
52. 4A	9.57	8.18%	31,580	8.18%	3,299.90
<b>53. Total</b>	<b>116.94</b>	<b>100.00%</b>	<b>385,900</b>	<b>100.00%</b>	<b>3,299.98</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	144.07	46.69%	187,290	46.69%	1,299.99
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	84.95	27.53%	110,430	27.53%	1,299.94
58. 3D1	12.42	4.03%	16,150	4.03%	1,300.32
59. 3D	3.37	1.09%	4,380	1.09%	1,299.70
60. 4D1	44.65	14.47%	58,045	14.47%	1,300.00
61. 4D	19.11	6.19%	24,845	6.19%	1,300.10
<b>62. Total</b>	<b>308.57</b>	<b>100.00%</b>	<b>401,140</b>	<b>100.00%</b>	<b>1,300.00</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	19.47	6.10%	25,315	6.10%	1,300.21
69. 4G1	66.70	20.90%	86,705	20.90%	1,299.93
70. 4G	232.96	73.00%	302,845	73.00%	1,299.99
<b>71. Total</b>	<b>319.13</b>	<b>100.00%</b>	<b>414,865</b>	<b>100.00%</b>	<b>1,299.99</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>116.94</b>	<b>15.32%</b>	<b>385,900</b>	<b>32.01%</b>	<b>3,299.98</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>308.57</b>	<b>40.42%</b>	<b>401,140</b>	<b>33.27%</b>	<b>1,300.00</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>319.13</b>	<b>41.80%</b>	<b>414,865</b>	<b>34.41%</b>	<b>1,299.99</b>
72. Waste	18.81	2.46%	3,635	0.30%	193.25
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	48.33	6.33%	31,615	2.62%	654.15
<b>75. Market Area Total</b>	<b>763.45</b>	<b>100.00%</b>	<b>1,205,540</b>	<b>100.00%</b>	<b>1,579.07</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	116.94	385,900	209.03	502,830	59,703.20	154,856,520	60,029.17	155,745,250
<b>77. Dry Land</b>	502.18	397,645	241.72	117,320	401,049.92	245,475,995	401,793.82	245,990,960
<b>78. Grass</b>	315.41	379,010	248.80	92,545	247,276.60	96,196,474	247,840.81	96,668,029
<b>79. Waste</b>	16.21	2,075	4.42	440	15,807.87	1,582,030	15,828.50	1,584,545
<b>80. Other</b>	0.00	0	0.00	0	1,335.11	525,105	1,335.11	525,105
<b>81. Exempt</b>	11.93	15,510	10.06	1,765	382.49	177,710	404.48	194,985
<b>82. Total</b>	<b>950.74</b>	<b>1,164,630</b>	<b>703.97</b>	<b>713,135</b>	<b>725,172.70</b>	<b>498,636,124</b>	<b>726,827.41</b>	<b>500,513,889</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	60,029.17	8.26%	155,745,250	31.12%	2,594.49
<b>Dry Land</b>	401,793.82	55.28%	245,990,960	49.15%	612.23
<b>Grass</b>	247,840.81	34.10%	96,668,029	19.31%	390.04
<b>Waste</b>	15,828.50	2.18%	1,584,545	0.32%	100.11
<b>Other</b>	1,335.11	0.18%	525,105	0.10%	393.30
<b>Exempt</b>	404.48	0.06%	194,985	0.04%	482.06
<b>Total</b>	<b>726,827.41</b>	<b>100.00%</b>	<b>500,513,889</b>	<b>100.00%</b>	<b>688.63</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Area 1	11	124,760	0	0	15	416,640	26	541,400	0
83.2 Area 2	0	0	1	15,030	1	113,260	1	128,290	0
83.3 Area 3	7	40,300	0	0	15	423,250	22	463,550	0
83.4 Area 5	1	56,055	0	0	1	154,790	2	210,845	154,790
83.5 Rural 3-10 Miles	155	3,118,670	146	4,089,000	163	28,575,905	318	35,783,575	12,275
83.6 Rural Over 10 Miles	252	5,227,075	246	6,216,565	259	33,856,710	511	45,300,350	268,670
83.7 Rural Within 3 Miles	74	1,790,450	105	2,841,577	115	22,504,980	189	27,137,007	249,345
83.8 Sid 1	2	13,644	619	5,622,867	619	40,237,935	621	45,874,446	387,017
83.9 Sid 2	0	0	1,222	14,361,360	1,228	104,198,720	1,228	118,560,080	153,075
83.10 Sid 3	1	8,918	334	7,031,262	404	56,627,595	405	63,667,775	91,050
83.11 Sid 4	0	0	271	7,049,799	256	56,994,285	256	64,044,084	81,625
83.12 Sidney	130	2,618,060	0	0	2	119,935	132	2,737,995	0
83.13 Sidney (siv)	1	1,937	0	0	0	0	1	1,937	0
83.14 Sioux Meadows	0	0	29	36,181	29	806,790	29	842,971	0
83.15 Unimproved	395	2,874,881	3	34,382	4	118,445	399	3,027,708	180,000
83.16 Villages	43	102,256	729	1,990,887	758	45,671,980	801	47,765,123	214,245
84 Residential Total	1,072	15,977,006	3,705	49,288,910	3,869	390,821,220	4,941	456,087,136	1,792,092

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 Area 1	4	60,220	1	5,345	1	1,500	5	67,065	0
85.2 Area 3	2	36,780	3	99,530	4	394,500	6	530,810	0
85.3 Area 5	1	1,385	1	29,080	1	11,865	2	42,330	0
85.4 Rural 3-10 Miles	0	0	3	363,570	3	4,261,090	3	4,624,660	0
85.5 Rural Commercial	3	727,698	30	431,502	38	6,080,040	41	7,239,240	0
85.6 Sidney	27	953,229	400	24,110,087	399	121,510,952	426	146,574,268	417,196
85.7 Sioux Meadows	9	251,640	64	2,422,910	63	14,633,625	72	17,308,175	0
85.8 Unimproved	168	5,226,390	0	0	1	4,360	169	5,230,750	0
85.9 Villages	6	20,865	106	580,839	115	13,374,700	121	13,976,404	1,109,710
86 Commercial Total	220	7,278,207	608	28,042,863	625	160,272,632	845	195,593,702	1,526,906

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	2,788.80	2.27%	1,232,700	2.79%	442.02
88. 1G	59.80	0.05%	26,010	0.06%	434.95
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	311.44	0.25%	121,475	0.28%	390.04
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	18,219.86	14.80%	6,905,430	15.63%	379.01
93. 4G1	38,397.16	31.19%	14,170,685	32.08%	369.06
94. 4G	63,311.89	51.44%	21,716,205	49.16%	343.00
95. Total	123,088.95	100.00%	44,172,505	100.00%	358.87
<b>CRP</b>					
96. 1C1	43.16	0.10%	19,425	0.12%	450.07
97. 1C	138.17	0.33%	61,700	0.39%	446.55
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	367.13	0.87%	156,920	0.98%	427.42
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	9,571.77	22.67%	3,841,965	24.11%	401.39
102. 4C1	12,448.76	29.48%	4,879,785	30.63%	391.99
103. 4C	19,658.84	46.55%	6,972,285	43.76%	354.66
104. Total	42,227.83	100.00%	15,932,080	100.00%	377.29
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	123,088.95	74.46%	44,172,505	73.49%	358.87
CRP Total	42,227.83	25.54%	15,932,080	26.51%	377.29
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	165,316.78	100.00%	60,104,585	100.00%	363.57

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	32.68	0.05%	18,300	0.07%	559.98
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	124.51	0.21%	67,250	0.26%	540.12
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,361.70	12.23%	3,755,805	14.65%	510.18
93. 4G1	20,614.11	34.25%	10,308,180	40.20%	500.05
94. 4G	32,054.00	53.26%	11,489,529	44.81%	358.44
95. Total	60,187.00	100.00%	25,639,064	100.00%	425.99
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	103.22	0.47%	58,320	0.55%	565.01
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	114.88	0.52%	62,105	0.59%	540.61
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,339.86	19.71%	2,211,255	21.04%	509.52
102. 4C1	9,222.28	41.89%	4,653,050	44.27%	504.54
103. 4C	8,237.66	37.41%	3,524,785	33.54%	427.89
104. Total	22,017.90	100.00%	10,509,515	100.00%	477.32
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	60,187.00	73.22%	25,639,064	70.93%	425.99
CRP Total	22,017.90	26.78%	10,509,515	29.07%	477.32
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	82,204.90	100.00%	36,148,579	100.00%	439.74

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	19.47	6.10%	25,315	6.10%	1,300.21
93. 4G1	66.70	20.90%	86,705	20.90%	1,299.93
94. 4G	232.96	73.00%	302,845	73.00%	1,299.99
95. Total	319.13	100.00%	414,865	100.00%	1,299.99
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	319.13	100.00%	414,865	100.00%	1,299.99
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	319.13	100.00%	414,865	100.00%	1,299.99



**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

17 Cheyenne

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	451,235,474	456,049,866	4,814,392	1.07%	1,792,092	0.67%
02. Recreational	37,270	37,270	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	51,007,220	49,739,210	-1,268,010	-2.49%	304,205	-3.08%
<b>04. Total Residential (sum lines 1-3)</b>	<b>502,279,964</b>	<b>505,826,346</b>	<b>3,546,382</b>	<b>0.71%</b>	<b>2,096,297</b>	<b>0.29%</b>
05. Commercial	176,746,385	177,762,481	1,016,096	0.57%	1,504,186	-0.28%
06. Industrial	17,801,151	17,831,221	30,070	0.17%	22,720	0.04%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>194,547,536</b>	<b>195,593,702</b>	<b>1,046,166</b>	<b>0.54%</b>	<b>1,526,906</b>	<b>-0.25%</b>
08. Ag-Farmsite Land, Outbuildings	31,195,890	23,883,010	-7,312,880	-23.44%	0	-23.44%
09. Minerals	10,417,891	9,371,803	-1,046,088	-10.04	0	-10.04%
10. Non Ag Use Land	508,437	492,050	-16,387	-3.22%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>42,122,218</b>	<b>33,746,863</b>	<b>-8,375,355</b>	<b>-19.88%</b>	<b>0</b>	<b>-19.88%</b>
12. Irrigated	156,324,627	155,745,250	-579,377	-0.37%		
13. Dryland	245,988,756	245,990,960	2,204	0.00%		
14. Grassland	96,888,329	96,668,029	-220,300	-0.23%		
15. Wasteland	1,594,079	1,584,545	-9,534	-0.60%		
16. Other Agland	584,829	525,105	-59,724	-10.21%		
<b>17. Total Agricultural Land</b>	<b>501,380,620</b>	<b>500,513,889</b>	<b>-866,731</b>	<b>-0.17%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,240,330,338</b>	<b>1,235,680,800</b>	<b>-4,649,538</b>	<b>-0.37%</b>	<b>3,623,203</b>	<b>-0.67%</b>

## 2024 Assessment Survey for Cheyenne County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Three
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$311,614
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$17,500
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	None.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$30,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$7,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	None.

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes, but they are not updated due to the use of gWorks.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes.
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="https://cheyenne.gworks.com">https://cheyenne.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks with staff sending any updated information on changes in land use, splits or combinations
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks and FSA aerial maps obtained from land owners, and google earth pro.
10.	<b>When was the aerial imagery last updated?</b>
	gWorks--2022.

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes.
2.	<b>If so, is the zoning countywide?</b>
	Limited to the following in number 3.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Sidney, Lodgepole and Potter
<b>4.</b>	<b>When was zoning implemented?</b>
	1980

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott for oil, mineral and gas appraisal.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	MIPS for CAMA, administrative and personal property software.

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Pritchard & Abbott for oil, mineral and gas appraisal.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	They require a general appraisal certification, or a residential certification/licensed assessor.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Pritchard & Abbott provides assessed values for oil, gas and mineral interests (both working and royalty interests).

## 2024 Residential Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	The Assessor and her staff.														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.	11	Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.	40	Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.	80	Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.	AG OB	Agricultural outbuildings.	AG DW	Agricultural dwellings
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AG OB	Agricultural outbuildings.														
AG DW	Agricultural dwellings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The county uses the cost approach.														
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>														
	The assessor utilizes the tables provided by the CAMA vendor.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>														
	No.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Residential lot sales are reviewed and the assessor derives a cost per square foot.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														

By using sales comparables for like properties, and adjusting accordingly by distance from Sidney. The parcels less than 3 miles from Sidney have a home site value of \$31,500; within 3 -5 miles of Sidney = \$27,500 per home site; further from Sidney = \$25,000.

**8. Are there form 191 applications on file?**

Yes

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

A spreadsheet of vacant lot sales is kept for comparison. When the owner desires a number of their lots to be combined for the purpose of valuation a discounted cash-flow of the vacant lots is performed and applied.

**10.**

<u>Valuation Group</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>
10	2021	2021	2020	2020
11	2021	2021	2020	2023
40	2021	2021	2019	2022
80	2022	2021	2021	2022
AG OB	2022	2021	2021	2022
AG DW	2022	2021	2021	2022

## 2024 Commercial Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	The Assessor and her staff.																							
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																							
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40	Small towns/villages--are a much smaller non-competitive commercial market in the smaller communities that is largely unorganized (i.e., there is not a viable commercial market in the villages/small towns).																							
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																							
	The cost approach is what is used for the vast majority. For Section 42 housing, the income approach is utilized.																							
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																							
	For 2023, the assessor used the contracted appraisal firm (Stanard Appraisal, LLC.) who took into consideration all three approaches to value to unique commercial properties.																							
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																							
	The county assessor uses the tables provided by the CAMA vendor.																							
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																							
	No.																							
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																							
	A study of the market (via qualified sales) is used to establish lot values on a square foot basis.																							
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10	2019	2019	2021	2019																				
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## 2024 Agricultural Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	The assessor and her staff.													
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area is basically the northern portion of the County and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pastureland are roughly similar in their percentage composition.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">5</td> <td>An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area	2021	3	This area is basically the northern portion of the County and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pastureland are roughly similar in their percentage composition.	2021	5	An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
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5	An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2021												
	Also, Cheyenne County has noted land enrolled in CRP native grass. The payments received for these acres are substantially lower than for CRP crop land.													
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>													
	The assessor reviews the geography, topography, soil production capability, annual rainfall and the market (via sales) to determine the unique agricultural market areas.													
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>													
	The County has a policy document that describes the differences: "Cheyenne County is zoned and all acreages and subdivisions containing less than forty acres will be classified as rural residential, recreational or commercial property. Exceptions will be made for contiguous land to current agricultural/horticultural operations." Whether the parcel is to be classified as rural residential rather than recreational is determined by the stated use by the taxpayer and found in the sales verification questionnaire.													
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>													
	Yes, both home sites carry the same value.													
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>													
	Cheyenne County has identified feedlots but currently does not value them as intensive use.													
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>													
	The assessor has no knowledge of land enrolled in the Wetland Reserve Program within the County.													

<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	Market Area 1 has subclasses for dry and irrigated. This is an area that historically gets less rainfall and has lower productivity.
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Survey information provided by the parcel's property owner.
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

JORDAN HAJEK - ASSESSOR

hajek.assessor@cheyennecounty.net

1000 10<sup>th</sup> Avenue P.O. BOX 217

Phone 308-254-2633

CHRISTINA LOTTON-DEPUTY ASSESSOR

deputy.assessor@cheyennecounty.net

SIDNEY, NE 69162-0217

Fax 308-254-4774

## 2024 plan of Assessment for Cheyenne County

Assessment Years 2024, 2025 and 2026

Date: April 18, 2023

Amended October 12<sup>th</sup>, 2023

### Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat 77-1311.02 (2007), on or before June 15<sup>th</sup> each year, the assessor shall prepare a plan of assessment (hereinafter referred to as the "plan") which describes the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31<sup>st</sup> each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board of commissioners. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31<sup>st</sup> each year.

### General Description of Real Property in Cheyenne County from the Abstract:

Base	Parcels	% of Total Parcels	% of Total Value	2023 Abstract Values
Residential	4925	48.83%	36.41%	\$ 453,159,515.00
Commercial	761	7.55%	14.23%	\$ 177,143,751.00
Industrial	86	0.85%	1.43%	\$ 17,801,151.00
Recreational	1	0.01%	0.00%	\$ 37,270.00
Producing	368	3.6%	0.81%	\$ 10,138,900.00
Non-Producing	493	4.89%	0.02%	\$ 279,484.00
Agricultural	3452	34.23%	47.09%	\$ 586,071,005.00
Total	10086	100.00%	100.00%	\$ 1,244,631,076.00

The above table does not include Exempt or State Assessed Parcels

Percent of county breakdown				
Commercial	Residential	Ag	Other	
16.00%	40.00%	41.00%	3.00%	

Percent of total agricultural breakdown				
Irrigated	Dry	Grass	Waste	Other
14.00%	19.00%	8.00%	0.00%	0.00%

# THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

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## New Property

For assessment year 2023, new city building permits and/or Information Statements that are filed for new property construction/additions in the county. Our yearly pickup work will incorporate these permits and Information Statements which will include newly constructed buildings, improvements, remodeled or deteriorated improvements, updated any new change in land use, etc.

## Assessment Actions Planned for Assessment Year 2024

**Residential:** The northside of Sidney will have the 6-year review completed. We will continue to create and implement a depreciation table for the remaining villages and Sidney. We will conduct another Lot Study for residential lands based off of sectioning Sidney out into 4 different assessment groups. We will also be reevaluating the user defined codes to Marshall and Swift codes. We will be sectioning off Rural Residential properties based on locations.

**Commercial:** The 6-year review was completed for the commercial parcels in 2019. Pick-up work for new permits and/or Information Statements will be completed and evaluate the user defined codes to Marshall and Swift codes along with conducting another Lot Study for commercial lands.

**Agricultural:** Letters will be mailed to all CRP owners in October that have expiring CRP.

## Assessment Actions Planned for Assessment Year 2025

**Residential:** Pick-up work for new permits and/or Information Statements will be completed.

**Commercial:** The 6-year review will be completed for all of commercial.

**Agricultural:** Letters will be mailed to all CRP owners in October that have expiring CRP.

## Assessment Actions Planned for Assessment Year 2026

**Residential:** Majority of Sidney, will have the 6-year review completed.

**Commercial:** The 6-year review was completed for commercial parcels in 2025. Pick-up work for new permits and/or Information Statements will be completed.

**Agricultural:** Letters will be mailed to all CRP owners in October that have expiring CRP.

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

- The Assessor's office maintains 10,672 real property parcel cards. Each card is annually updated with new values. Data sheets as well as an explanation as to any changes that took place for that valuation year are no longer put in each card. These are saved electronically to each parcel's data file in an effort to cut down on paper and printing cost. Gworks is continuously updated with split outs and new ownership changes.
- Annually prepare and file Assessor Administrative Reports required by law/regulation.
- **Real Property Abstract-** This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.

# THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

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- **Three-year plan of assessment-** Each year on or before June 15, each Assessor must outline what they are planning to focus on for the following 3 valuation years. This plan of action must be presented before the Board of Equalization before July 31<sup>st</sup> of each year. The Property Assessment Division, receives a copy of this report on or before October 31<sup>st</sup> of each year.
- **Assessment Survey-** This survey is a report of information regarding each Assessor's office staff, budget, 6-year schedule of assessment, assessment practices etc.
- **Sales information to PAD rosters & annual Assessed Value Update with abstract-** Sales information is reviewed and qualified as either an arm's length sale or a disqualified sale for specific reasons. For commercial, residential and agricultural sales, an attempt to verify purchase prices and what portion of it may pertain to personal property takes place.
- **Change of Value Notices-** On or before June 1<sup>st</sup> of each year the County Assessor must send out Change of Value Notices to all property owners whose taxable value changed from the previous year's taxable values. These are printed by MIPS on yellow postcards and sent to the Assessor's Office for sorting, posting and mailing.
- **Certification of value to political Subdivision-** By August 20<sup>th</sup> of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
- **School District Taxable Report-** The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
- **Homestead Exemption Tax Loss Report (in conjunction with the treasurer)-** Filed on or before November 30<sup>th</sup> of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35. This revenue is reimbursed to the county by the State of Nebraska.
- **Certificate of Taxes Levied Report-** This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in the county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- **Annual plan of assessment report-** A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property-** Approximately 1,600 personal property schedules are processed each year. Personal property schedules are mailed out the first week of January. Prepare notices for failure to file, penalties, unsigned returns, etc. as required.
- **Permissive Exemptions-** Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
- **Taxable government owned property-** Each year before March 1<sup>st</sup> the County Assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
- **Homestead Exemptions-** Approximately 550 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required information on February 2<sup>nd</sup> of each year. Every application is examined by the Deputy Assessor and except for the income requirements, it is determined whether or not such application should be approved or rejected. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed no later than July 31<sup>st</sup> of each year except in cases of a change in ownership or occupancy from January 1<sup>st</sup> through August 15<sup>th</sup> or a late application authorized by the County Board. The Assessor's Office is then notified in October of homestead percentages. The Assessor's Office then must enter the homestead "credits" into the MIPS computer system so as to properly apply the exemptions to the tax rolls.

# THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

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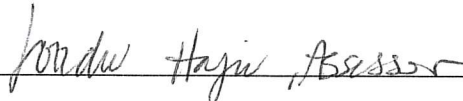
- **Centrally assessed-** All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
- **Tax increment financing-** This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney & Potter have eleven (11) Tax Increment Financing projects.
- **Tax districts and tax rates-** The Assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. Each taxing entity submits their budget and this is then divided by the assessed value in that political subdivision to calculate the levy.
- **Tax lists-** On or before November 22<sup>nd</sup> of each year, the County Assessor prepares and certifies the tax list to the County Treasurer for real property, personal property and centrally assessed properties.
- **Tax list corrections-** The County Assessor prepares a tax list correction document for County Board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
- **TERC appeals-** The Assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
- **TERC statewide equalization-** The Assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass; an abstract has to be re-certified by June 5 of that year.
- **Education-** The Assessor and her deputy must have 60 hours of approved continuing education in a four-year period, to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and Assessor meetings. Whenever possible training will be done via zoom or webinar to save the county money on travel, hotels and food.

## Conclusion

The 2023-2024 budget request for the Assessor's Office is \$311,614.60. The appraisal budget will also include \$30,000 on a separate line for G-works, the online data system available to the public. Also included is Pritchard & Abbott for the working and royalty appraisals at \$15,880. Training will continue for the Assessor and staff members both in person and online. If online training is feasible, this will be the choice to save the county money for meals and hotels. MIPS, our computer system for assessment, will come out of County General at an approximate cost of \$20,350 per year. There are still several TERC cases pending from the 2019-2022 tax years so that expense as well as any 2023 TERC cases will also need to come from County General.

Respectfully submitted,  
Jordan Hajek, Cheyenne County Assessor

Signature of the Assessor and seal: \_\_\_\_\_



Date submitted: \_\_\_\_\_

10-11-23

Signature of County Board: \_\_\_\_\_

