

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**KEITH 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 Keith 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 Keith 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: Amanda Harger, Keith County Deputy 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.

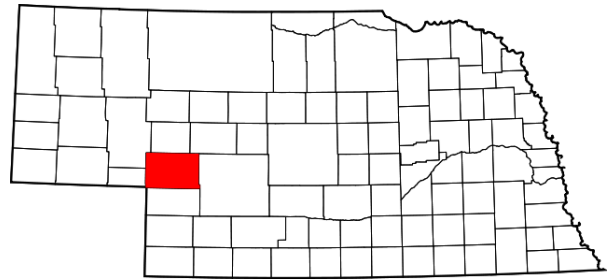
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

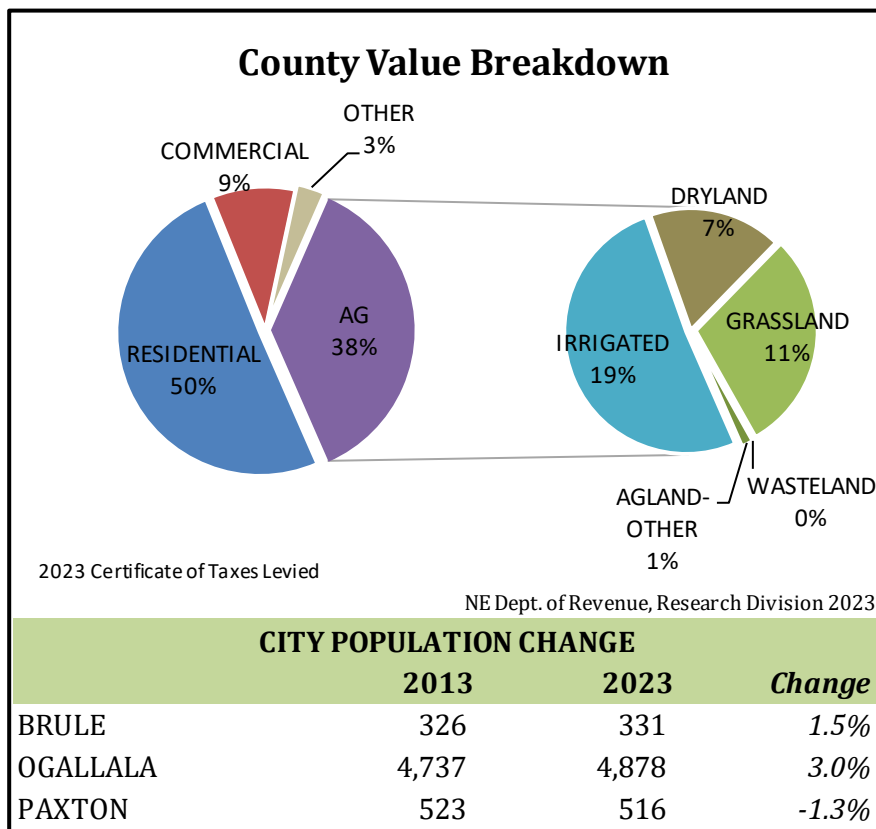


## County Overview

With a total area of 1,062 square miles, Keith County has 8,269 residents, per the Census Bureau Quick Facts for 2024, a 1% population decline from the 2023 U.S. Census. Reports indicate that 74% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$178,893 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Keith County are located in and around the county seat of Ogallala. According to the latest information available from the U.S. Census Bureau, there are 338 employer establishments with total employment of 2,549, for a 2% increase in employment.



Agricultural land contributes to approximately 53% of the county's overall valuation base. Grassland makes up the majority of the land in the county. Keith County is included in the Twin Platte Natural Resources District.

Lake McConaughy is a recreational attraction in Keith County. It is Nebraska's largest lake and the largest reservoir in a three-state region. The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is

located on the edge of the Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.

# 2024 Residential Correlation for Keith County

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## *Assessment Actions*

The county assessor updated the cost index for 2023 and increased residential land values in Ogallala by 20%. New land tables were developed for rural and the lake rural areas, and appraisal maintenance was completed. .

## *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.

A staff member mails questionnaires and follows up with non-respondents by telephone, ensuring comprehensive review and update of sold parcels. The county assessor reviews all returned questionnaires. Any additions or updates to the sold parcels are scheduled as appraisal maintenance review. Residential sale usability is comparable to the statewide average.

The last lot study for most valuation groups was undertaken in 2020. The county assessor is currently updating the lot/site studies for Ogallala and suburban as well as all rural properties and will be complete for assessment year 2025. The cost index for all residential property is dated 2022, and depreciation schedules are updated when the particular valuation group is reviewed.

Six valuation groups define residential property in Keith County. Ogallala, the county seat is designated as Valuation Group 1. Valuation Group 2 is Paxton and Valuation Group 3 is Brule. Rural residential and suburban Ogallala constitutes Valuation Group 4. The Lake and K-Areas comprise Valuation Group 5. The remaining Valuation Group 8 contains the three census-designated places of Keystone, Roscoe and Sarben.

The county is in compliance with the statutory required six-year review and inspection. Rural and suburban properties are currently being reviewed and will be complete in 2025.

The Keith County assessor has submitted a detailed written valuation methodology.

## *Description of Analysis*

The county assessor defines residential properties using six valuation groups.

<b>Valuation Group</b>	<b>Description</b>
1	Ogallala
2	Paxton
3	Brule
4	Rural and Ogallala Suburban
5	Lake McConaughy, including K-Areas
8	Keystone, Roscoe, Sarben

## 2024 Residential Correlation for Keith County

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Review of the residential statistical profile reveals 249 qualified sales reveals all three measures of central tendency within acceptable range. The qualitative statistics are within the IAAO standard range. All valuation groups have medians 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), indicating that both sold and unsold residential properties were treated uniformly.

### *Equalization and Quality of Assessment*

Based on the above analysis and the assessment practices for the overall residential class, the quality of assessment for the residential property class is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	169	96.05	99.16	96.08	18.92	103.21
2	12	91.84	88.20	82.75	25.05	106.59
3	10	96.12	111.54	107.82	32.42	103.45
4	26	98.91	99.80	95.55	14.31	104.45
5	30	95.95	98.86	97.13	24.69	101.78
8	2	93.22	93.22	98.07	11.77	95.05
<u>ALL</u>	249	96.26	99.11	96.07	19.93	103.16

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Keith County is 96%.

# 2024 Commercial Correlation for Keith County

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## *Assessment Actions*

The county assessor reviewed commercial properties at Lake McConaughy as well as rural commercial properties and implemented a new cost index and land tables. All commercial property that was reviewed for the six-year inspection cycle in 2022 was rolled for 2024. The local costing factors were adjusted.

## *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 sales verification and qualification process mirror the residential property class, with a commercial sale questionnaire sent to buyers to verify and qualify sales. Commercial sale usability for the current year is comparable to the statewide average. A review of the non-qualified sales reveals compelling reasons for their disqualification. Therefore, all truly arm's-length commercial sales were available for measurement purposes.

Commercial lots were reviewed for the current assessment year, costing is dated 2022 and depreciation tables have been updated. With the completion of the second year of the commercial review, the county is current with the six-year inspection and review cycle.

After an extensive review of the commercial market, the county assessor combined several of the previous six valuation groups into three that closer match commercial activity. The three valuation groups consist of: Valuation Group 1, Ogallala, that is basically the commercial services hub of the county. Valuation Group 5 is comprised of the Lake McConaughy area. Valuation Group 10 includes all rural commercial as well as the small villages including Paxton, Brule, Keystone, Roscoe and Sarben.

## *Description of Analysis*

The county assessor defines commercial property with three valuation groups reflecting the county's current commercial market.

<b>Valuation Group</b>	<b>Description</b>
1	Ogallala
5	Lake McConaughy
10	Rural and small villages including Paxton, Brule, Keystone, Roscoe and Sarben

The commercial statistical profile indicates 39 qualified sales with all three measures of central tendency within acceptable range. The qualitative statistics are only slightly above the IAAO

## 2024 Commercial Correlation for Keith County

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standard range. By valuation group, all three have median within acceptable range. However, only Valuation Group 1 has an adequate sample of sales. All three measures of central tendency for this valuation group are within acceptable range, but the COD high. The qualitative statistics are affected by the two extreme outliers and their hypothetical removal would lower the COD to 26%, which is only slightly above the standard range for rural commercial parcels.

Further review shows that the sample decreased 3% , but the overall commercial property class increased by 4% as shown by the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied (CTL), and this reflects the county assessor’s actions. The discrepancy between the sales file and the abstract is explained by a few large dollar decreases; review of individual sales shows increases and decreases that would be expected after a reappraisal.

### *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						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	94.86	99.94	96.27	29.55	103.81
5	5	96.48	93.76	86.76	11.14	108.07
10	4	97.02	84.45	78.01	19.39	108.26
____ALL____	39	96.48	97.56	93.64	25.78	104.19

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Keith County is 96%.

## 2024 Agricultural Correlation for Keith County

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### *Assessment Actions*

The Keith County Assessor addressed the agricultural property class for assessment year 2024 by making increased adjustments to land by market area. Market Area 1 (and special value submarket area 4) received a 10% increase to grassland. Market Area 2 (and special value submarket area 5) received a 2% increase to irrigated land and dryland received a 5% increase. In Market Area 3 (and special value submarket area 6) irrigated land was increased by 25% and dryland was increased by 20%.

### *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 county's sales verification and qualification process has produced an agricultural sale usability that is slightly higher than that of the statewide average. A review of the disqualified agricultural sales reveals that these have compelling information provided in the comments to justify their non-qualification. Thus, all truly arm's-length agricultural sales were available for measurement purposes.

Agricultural land is defined by three market areas. Market Area 1 lies in the northern portion of Keith County, and specifically is north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sandhills region and vegetation consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. The second agricultural market area is located between the North and South Platte Rivers. Land use acres are predominantly grass and dryland with only a very small percentage of irrigated land. Market Area 3 is comprised of the South Platte River and extends to the southern boundary of Keith County. It consists of mainly irrigated and dry cropland with the remaining acres comprised of grass.

Land use is currently being updated, it was last completed in 2021, via new aerial imagery, compared to the current property record. The process will be completed for assessment year 2025. Improvements on agricultural land are currently being reviewed for completion in 2025 (they were last reviewed in 2018). The cost index is dated 2022 and depreciation tables are dated 2019. These will also be updated in 2025.

The county assessor has also identified special valuation as an agricultural subclass, primarily along the North and South Platte Rivers. and the non-agricultural influence is recreational influence. A special value methodology for the current year has been submitted. Special values that match the agricultural market area that the special value submarket is located in are applied to qualifying parcels. Thus, Submarket Area 4 special value is based on the non-influenced agricultural Market Area 1 values by land class. Likewise, Submarket Area 5 special value is based

## 2024 Agricultural Correlation for Keith County

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on the non-influenced agricultural Market Area 2 values, and Submarket Area 6 special value is based on non-influenced agricultural Market Area 3 values, again by land class.

Land enrolled in government programs has been classified as such and almost three-quarters of acres enrolled in the Conservation Reserve Program (CRP) have been identified and valued. The county has identified intensive use, and via a market analysis determined a value of \$1,375 per acre.

### *Description of Analysis*

The agricultural statistical profile indicates 53 qualified sales with a median of 73%, a weighted mean of 69% and a mean of 76%. The COD at 18% is within acceptable range. Review of the sales by market area shows on Market Areas 2 and 3 with a significant amount of sales. Both have median within acceptable range and are supported by their respective COD.

Analysis of the sample by 80% Majority Land Use reveals that of the land subclasses with sufficient sales, the medians are within acceptable range.

Examination of the 2024 County Abstract of Assessment for Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions taken to address agricultural land.

### *Equalization and Quality of Assessment*

All agricultural dwellings and outbuildings are valued using the same cost index and Computer-Assisted Mass Appraisal (CAMA) system derived depreciation as those of rural residential properties.

Based on the analysis of the assessment practices of the county assessor coupled with the statistical profile, the quality of assessment of agricultural property in Keith County complies with generally accepted mass appraisal techniques.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2	70.32	70.32	67.79	18.59	103.73
2	22	73.40	74.62	64.33	15.95	116.00
3	29	74.54	77.06	71.56	19.35	107.69
____ALL____	53	73.42	75.79	69.04	18.06	109.78

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Keith County is 73%.

## 2024 Agricultural Correlation for Keith County

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### *Special Valuation*

A review of agricultural land value in Keith County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 73%.



## 2024 Opinions of the Property Tax Administrator for Keith 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>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	73	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	73	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.



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Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Keith County

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### Residential Real Property - Current

Number of Sales	249	Median	96.26
Total Sales Price	\$56,921,223	Mean	99.11
Total Adj. Sales Price	\$56,921,223	Wgt. Mean	96.07
Total Assessed Value	\$54,682,285	Average Assessed Value of the Base	\$160,225
Avg. Adj. Sales Price	\$228,599	Avg. Assessed Value	\$219,608

### Confidence Interval - Current

95% Median C.I	91.75 to 99.11
95% Wgt. Mean C.I	92.74 to 99.39
95% Mean C.I	95.81 to 102.41
% of Value of the Class of all Real Property Value in the County	45.93
% of Records Sold in the Study Period	4.10
% of Value Sold in the Study Period	5.62

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	314	92	92.06
2022	338	94	94.24
2021	291	95	95.05
2020	267	97	96.56

## 2024 Commission Summary for Keith County

### Commercial Real Property - Current

Number of Sales	39	Median	96.48
Total Sales Price	\$16,188,295	Mean	97.56
Total Adj. Sales Price	\$16,188,295	Wgt. Mean	93.64
Total Assessed Value	\$15,159,360	Average Assessed Value of the Base	\$269,275
Avg. Adj. Sales Price	\$415,084	Avg. Assessed Value	\$388,702

### Confidence Interval - Current

95% Median C.I	79.32 to 107.19
95% Wgt. Mean C.I	83.90 to 103.38
95% Mean C.I	87.26 to 107.86
% of Value of the Class of all Real Property Value in the County	9.23
% of Records Sold in the Study Period	5.37
% of Value Sold in the Study Period	7.75

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	34	93	93.20
2022	27	92	92.01
2021	14	99	99.04
2020	23	100	94.08

**51 Keith  
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 : 249  
 Total Sales Price : 56,921,223  
 Total Adj. Sales Price : 56,921,223  
 Total Assessed Value : 54,682,285  
 Avg. Adj. Sales Price : 228,599  
 Avg. Assessed Value : 219,608

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 99  
 COD : 19.93  
 PRD : 103.16

COV : 26.82  
 STD : 26.58  
 Avg. Abs. Dev : 19.18  
 MAX Sales Ratio : 246.53  
 MIN Sales Ratio : 39.55

95% Median C.I. : 91.75 to 99.11  
 95% Wgt. Mean C.I. : 92.74 to 99.39  
 95% Mean C.I. : 95.81 to 102.41

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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-21 To 31-DEC-21	21	110.99	113.80	112.23	16.31	101.40	69.73	155.30	101.07 to 131.78	186,864	209,720	
01-JAN-22 To 31-MAR-22	36	102.92	104.87	100.23	19.47	104.63	52.86	170.35	88.88 to 115.91	185,600	186,021	
01-APR-22 To 30-JUN-22	30	92.51	94.29	91.94	14.44	102.56	63.58	138.62	84.70 to 100.31	268,167	246,547	
01-JUL-22 To 30-SEP-22	38	96.88	98.70	94.15	17.73	104.83	47.54	246.53	88.62 to 103.12	230,882	217,371	
01-OCT-22 To 31-DEC-22	26	107.87	102.34	102.47	19.78	99.87	51.84	160.64	88.15 to 116.12	269,362	276,010	
01-JAN-23 To 31-MAR-23	11	87.64	97.65	93.21	19.96	104.76	71.35	186.23	76.52 to 109.69	194,045	180,862	
01-APR-23 To 30-JUN-23	41	96.70	102.67	97.09	17.41	105.75	52.10	202.46	91.75 to 103.45	250,200	242,917	
01-JUL-23 To 30-SEP-23	46	84.25	86.73	87.12	20.70	99.55	39.55	171.99	78.82 to 90.78	219,584	191,295	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	125	99.18	101.95	97.57	18.44	104.49	47.54	246.53	94.66 to 103.20	219,394	214,059	
01-OCT-22 To 30-SEP-23	124	91.13	96.24	94.67	21.43	101.66	39.55	202.46	88.12 to 96.87	237,879	225,201	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	130	98.18	100.12	96.81	18.76	103.42	47.54	246.53	93.13 to 101.55	234,642	227,150	
<u>ALL</u>	249	96.26	99.11	96.07	19.93	103.16	39.55	246.53	91.75 to 99.11	228,599	219,608	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	169	96.05	99.16	96.08	18.92	103.21	42.23	246.53	90.37 to 99.62	178,646	171,650	
2	12	91.84	88.20	82.75	25.05	106.59	39.55	131.42	55.35 to 111.89	145,792	120,640	
3	10	96.12	111.54	107.82	32.42	103.45	52.10	202.46	84.70 to 152.41	110,990	119,665	
4	26	98.91	99.80	95.55	14.31	104.45	66.13	160.64	94.18 to 102.83	394,238	376,676	
5	30	95.95	98.86	97.13	24.69	101.78	51.84	155.30	82.87 to 110.36	432,800	420,379	
8	2	93.22	93.22	98.07	11.77	95.05	82.25	104.19	N/A	318,250	312,105	
<u>ALL</u>	249	96.26	99.11	96.07	19.93	103.16	39.55	246.53	91.75 to 99.11	228,599	219,608	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	249	96.26	99.11	96.07	19.93	103.16	39.55	246.53	91.75 to 99.11	228,599	219,608	
06												
07												
<u>ALL</u>	249	96.26	99.11	96.07	19.93	103.16	39.55	246.53	91.75 to 99.11	228,599	219,608	

**51 Keith  
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 : 249  
 Total Sales Price : 56,921,223  
 Total Adj. Sales Price : 56,921,223  
 Total Assessed Value : 54,682,285  
 Avg. Adj. Sales Price : 228,599  
 Avg. Assessed Value : 219,608

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 99  
 COD : 19.93  
 PRD : 103.16

COV : 26.82  
 STD : 26.58  
 Avg. Abs. Dev : 19.18  
 MAX Sales Ratio : 246.53  
 MIN Sales Ratio : 39.55

95% Median C.I. : 91.75 to 99.11  
 95% Wgt. Mean C.I. : 92.74 to 99.39  
 95% Mean C.I. : 95.81 to 102.41

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	131.42	131.42	131.42	00.00	100.00	131.42	131.42	N/A	25,000	32,855
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	249	96.26	99.11	96.07	19.93	103.16	39.55	246.53	91.75 to 99.11	228,599	219,608
Greater Than 14,999	249	96.26	99.11	96.07	19.93	103.16	39.55	246.53	91.75 to 99.11	228,599	219,608
Greater Than 29,999	248	96.18	98.98	96.05	19.88	103.05	39.55	246.53	91.75 to 99.09	229,420	220,361
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	131.42	131.42	131.42	00.00	100.00	131.42	131.42	N/A	25,000	32,855
30,000 TO 59,999	10	130.14	136.71	142.69	31.12	95.81	55.35	246.53	85.44 to 171.99	45,525	64,958
60,000 TO 99,999	20	128.06	121.81	121.92	17.09	99.91	63.58	202.46	106.72 to 134.25	83,990	102,398
100,000 TO 149,999	53	89.67	92.07	92.43	20.51	99.61	39.55	186.23	81.85 to 101.07	125,024	115,564
150,000 TO 249,999	87	96.82	97.39	96.71	16.27	100.70	42.23	160.64	88.78 to 100.31	198,011	191,492
250,000 TO 499,999	61	91.88	95.29	95.97	17.03	99.29	47.54	154.71	88.12 to 98.47	332,966	319,541
500,000 TO 999,999	16	95.84	94.35	94.35	14.18	100.00	67.71	144.18	77.14 to 105.78	584,188	551,182
1,000,000 +	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	1,250,000	856,230
<b>ALL</b>	<b>249</b>	<b>96.26</b>	<b>99.11</b>	<b>96.07</b>	<b>19.93</b>	<b>103.16</b>	<b>39.55</b>	<b>246.53</b>	<b>91.75 to 99.11</b>	<b>228,599</b>	<b>219,608</b>

**51 Keith  
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 : 39  
 Total Sales Price : 16,188,295  
 Total Adj. Sales Price : 16,188,295  
 Total Assessed Value : 15,159,360  
 Avg. Adj. Sales Price : 415,084  
 Avg. Assessed Value : 388,702

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 98  
 COD : 25.78  
 PRD : 104.19

COV : 33.64  
 STD : 32.82  
 Avg. Abs. Dev : 24.87  
 MAX Sales Ratio : 195.83  
 MIN Sales Ratio : 40.10

95% Median C.I. : 79.32 to 107.19  
 95% Wgt. Mean C.I. : 83.90 to 103.38  
 95% Mean C.I. : 87.26 to 107.86

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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	2	122.77	122.77	122.40	02.26	100.30	119.99	125.54	N/A	132,500	162,180	
01-JAN-21 To 31-MAR-21	6	79.64	89.09	82.16	33.54	108.43	49.80	161.61	49.80 to 161.61	481,136	395,296	
01-APR-21 To 30-JUN-21	3	109.89	113.70	110.52	22.36	102.88	78.74	152.46	N/A	231,667	256,045	
01-JUL-21 To 30-SEP-21	1	103.33	103.33	103.33	00.00	100.00	103.33	103.33	N/A	100,000	103,330	
01-OCT-21 To 31-DEC-21	5	126.48	112.25	122.19	11.74	91.87	83.18	127.97	N/A	425,896	520,417	
01-JAN-22 To 31-MAR-22	2	136.24	136.24	125.96	43.75	108.16	76.64	195.83	N/A	217,500	273,965	
01-APR-22 To 30-JUN-22	5	78.12	77.91	81.52	13.48	95.57	55.69	96.48	N/A	255,000	207,884	
01-JUL-22 To 30-SEP-22	2	60.73	60.73	60.69	02.37	100.07	59.29	62.16	N/A	292,500	177,518	
01-OCT-22 To 31-DEC-22	3	91.17	84.02	85.55	21.40	98.21	51.18	109.72	N/A	295,000	252,360	
01-JAN-23 To 31-MAR-23	4	90.17	81.00	78.71	23.61	102.91	40.10	103.55	N/A	916,750	721,593	
01-APR-23 To 30-JUN-23	3	92.62	96.00	95.04	04.30	101.01	91.71	103.66	N/A	426,667	405,497	
01-JUL-23 To 30-SEP-23	3	114.83	123.85	110.19	12.30	112.40	107.19	149.54	N/A	661,667	729,117	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	12	103.10	102.04	90.39	25.96	112.89	49.80	161.61	76.35 to 125.54	328,901	297,300	
01-OCT-21 To 30-SEP-22	14	84.37	96.05	102.71	31.09	93.52	55.69	195.83	62.16 to 126.54	316,034	324,605	
01-OCT-22 To 30-SEP-23	13	101.01	95.05	90.15	18.46	105.44	40.10	149.54	79.32 to 109.72	601,308	542,099	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	15	102.86	102.68	100.59	24.58	102.08	49.80	161.61	78.74 to 126.54	387,420	389,688	
01-JAN-22 To 31-DEC-22	12	77.38	86.29	84.89	29.97	101.65	51.18	195.83	59.29 to 96.48	265,000	224,955	
<u>ALL</u>	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	30	94.86	99.94	96.27	29.55	103.81	49.80	195.83	78.74 to 114.83	417,777	402,179	
5	5	96.48	93.76	86.76	11.14	108.07	76.35	109.72	N/A	555,000	481,494	
10	4	97.02	84.45	78.01	19.39	108.26	40.10	103.66	N/A	220,000	171,630	
<u>ALL</u>	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702	

**51 Keith  
COMMERCIAL**

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

Qualified

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 95% Wgt. Mean C.I. : 83.90 to 103.38  
 95% Mean C.I. : 87.26 to 107.86

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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											
03	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702
04											
<u>ALL</u>	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702

**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											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702
Greater Than 14,999	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702
Greater Than 29,999	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	102.86	102.86	102.86	00.00	100.00	102.86	102.86	N/A	55,000	56,575
60,000 TO 99,999											
100,000 TO 149,999	9	101.01	101.19	102.06	19.44	99.15	55.69	149.54	78.12 to 125.54	111,609	113,906
150,000 TO 249,999	7	91.17	110.17	108.40	40.20	101.63	49.80	195.83	49.80 to 195.83	179,286	194,338
250,000 TO 499,999	13	96.48	91.91	92.72	26.66	99.13	40.10	161.61	59.29 to 109.89	326,063	302,335
500,000 TO 999,999	6	87.32	93.72	97.66	24.27	95.97	60.98	126.54	60.98 to 126.54	629,167	614,445
1,000,000 TO 1,999,999	2	91.77	91.77	94.65	16.80	96.96	76.35	107.19	N/A	1,475,000	1,396,033
2,000,000 TO 4,999,999	1	79.32	79.32	79.32	00.00	100.00	79.32	79.32	N/A	2,910,000	2,308,185
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702



**51 Keith**  
**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 : 39  
 Total Sales Price : 16,188,295  
 Total Adj. Sales Price : 16,188,295  
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 Avg. Adj. Sales Price : 415,084  
 Avg. Assessed Value : 388,702

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 98  
 COD : 25.78  
 PRD : 104.19

COV : 33.64  
 STD : 32.82  
 Avg. Abs. Dev : 24.87  
 MAX Sales Ratio : 195.83  
 MIN Sales Ratio : 40.10

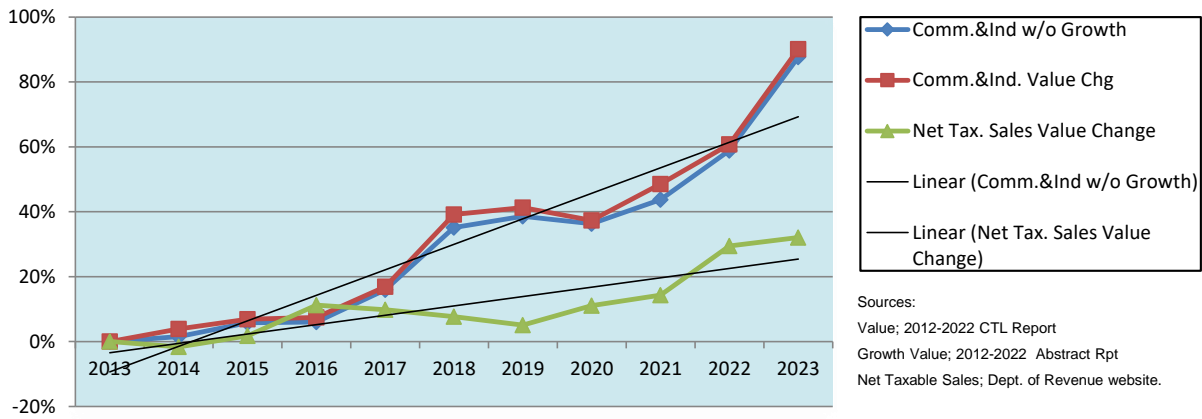
95% Median C.I. : 79.32 to 107.19  
 95% Wgt. Mean C.I. : 83.90 to 103.38  
 95% Mean C.I. : 87.26 to 107.86

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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
304	1	96.48	96.48	96.48	00.00	100.00	96.48	96.48	N/A	425,000	410,030
306	1	195.83	195.83	195.83	00.00	100.00	195.83	195.83	N/A	180,000	352,500
319	1	126.54	126.54	126.54	00.00	100.00	126.54	126.54	N/A	800,000	1,012,340
343	4	85.97	89.55	81.45	13.62	109.94	76.35	109.89	N/A	1,188,750	968,188
344	6	107.92	113.93	113.54	16.06	100.34	91.71	152.46	91.71 to 152.46	303,247	344,303
350	2	105.71	105.71	115.20	52.89	91.76	49.80	161.61	N/A	240,908	277,530
351	1	107.19	107.19	107.19	00.00	100.00	107.19	107.19	N/A	1,750,000	1,875,850
352	5	119.99	107.68	102.91	22.77	104.64	62.16	149.54	N/A	227,000	233,610
353	1	125.54	125.54	125.54	00.00	100.00	125.54	125.54	N/A	115,000	144,375
384	2	69.44	69.44	72.19	19.80	96.19	55.69	83.18	N/A	125,000	90,233
386	1	76.64	76.64	76.64	00.00	100.00	76.64	76.64	N/A	255,000	195,430
408	1	40.10	40.10	40.10	00.00	100.00	40.10	40.10	N/A	320,000	128,325
426	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	332,000	343,795
442	3	103.66	99.65	103.53	07.77	96.25	85.56	109.72	N/A	290,000	300,245
470	1	60.98	60.98	60.98	00.00	100.00	60.98	60.98	N/A	500,000	304,905
471	5	91.17	89.83	82.27	11.93	109.19	73.69	103.33	N/A	188,000	154,673
528	2	55.24	55.24	55.17	07.35	100.13	51.18	59.29	N/A	305,000	168,273
538	1	82.93	82.93	82.93	00.00	100.00	82.93	82.93	N/A	650,000	539,020
<u>ALL</u>	39	96.48	97.56	93.64	25.78	104.19	40.10	195.83	79.32 to 107.19	415,084	388,702

### 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	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615		\$ 103,414,197	
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
2017	\$ 128,365,990	\$ 3,723,685	2.90%	\$ 124,642,305	15.55%	\$ 111,402,250	-1.92%
2018	\$ 130,345,150	\$ 2,449,165	1.88%	\$ 127,895,985	-0.37%	\$ 108,643,438	-2.48%
2019	\$ 126,712,020	\$ 983,120	0.78%	\$ 125,728,900	-3.54%	\$ 114,867,196	5.73%
2020	\$ 137,010,450	\$ 4,379,690	3.20%	\$ 132,630,760	4.67%	\$ 118,240,192	2.94%
2021	\$ 148,321,785	\$ 1,750,060	1.18%	\$ 146,571,725	6.98%	\$ 133,908,607	13.25%
2022	\$ 175,420,320	\$ 2,294,970	1.31%	\$ 173,125,350	16.72%	\$ 136,591,802	2.00%
2023	\$ 184,508,050	\$ 8,018,440	4.35%	\$ 176,489,610	0.61%	\$ 137,124,767	0.39%
<b>Ann %chg</b>	<b>6.77%</b>			<b>Average</b>	<b>4.65%</b>	3.03%	<b>2.71%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	1.56%	3.93%	-1.64%
2014	5.81%	6.88%	1.76%
2015	6.00%	7.44%	11.22%
2016	16.01%	16.94%	9.83%
2017	35.12%	39.16%	7.72%
2018	38.65%	41.30%	5.06%
2019	36.30%	37.36%	11.07%
2020	43.78%	48.53%	14.34%
2021	58.89%	60.79%	29.49%
2022	87.68%	90.17%	32.08%
2023	91.32%	100.02%	32.60%

County Number	51
County Name	Keith

**51 Keith**  
**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 : 53  
Total Sales Price : 46,540,218  
Total Adj. Sales Price : 46,540,218  
Total Assessed Value : 32,133,555  
Avg. Adj. Sales Price : 878,117  
Avg. Assessed Value : 606,293

MEDIAN : 73  
WGT. MEAN : 69  
MEAN : 76  
COD : 18.06  
PRD : 109.78

COV : 24.83  
STD : 18.82  
Avg. Abs. Dev : 13.26  
MAX Sales Ratio : 138.54  
MIN Sales Ratio : 39.29

95% Median C.I. : 69.40 to 78.50  
95% Wgt. Mean C.I. : 60.98 to 77.11  
95% Mean C.I. : 70.72 to 80.86

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	3	98.39	103.52	94.59	15.39	109.44	83.38	128.80	N/A	206,123	194,967
01-JAN-21 To 31-MAR-21	4	75.00	77.13	80.16	05.11	96.22	72.16	86.37	N/A	741,750	594,573
01-APR-21 To 30-JUN-21	11	82.81	89.10	89.21	17.27	99.88	68.92	138.54	69.67 to 107.81	498,878	445,065
01-JUL-21 To 30-SEP-21	3	87.55	84.99	88.12	09.10	96.45	71.76	95.66	N/A	941,427	829,577
01-OCT-21 To 31-DEC-21	7	71.54	71.50	74.76	04.32	95.64	64.48	78.50	64.48 to 78.50	660,878	494,052
01-JAN-22 To 31-MAR-22	5	75.80	75.75	55.27	22.65	137.05	39.29	109.61	N/A	1,720,200	950,774
01-APR-22 To 30-JUN-22	2	65.47	65.47	63.93	15.89	102.41	55.07	75.86	N/A	967,500	618,548
01-JUL-22 To 30-SEP-22	1	74.54	74.54	74.54	00.00	100.00	74.54	74.54	N/A	335,000	249,695
01-OCT-22 To 31-DEC-22	4	65.99	70.46	68.70	14.11	102.56	59.15	90.70	N/A	329,089	226,078
01-JAN-23 To 31-MAR-23	5	58.52	60.36	57.45	07.84	105.07	54.65	69.55	N/A	1,066,982	613,005
01-APR-23 To 30-JUN-23	7	57.25	58.95	60.19	13.64	97.94	42.60	79.99	42.60 to 79.99	1,392,139	837,929
01-JUL-23 To 30-SEP-23	1	81.91	81.91	81.91	00.00	100.00	81.91	81.91	N/A	2,749,520	2,252,055
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	21	83.38	88.29	86.97	15.84	101.52	68.92	138.54	74.45 to 95.66	566,538	492,745
01-OCT-21 To 30-SEP-22	15	73.38	72.32	62.59	12.14	115.55	39.29	109.61	69.27 to 75.86	1,033,143	646,602
01-OCT-22 To 30-SEP-23	17	59.15	63.42	63.13	14.74	100.46	42.60	90.70	54.65 to 69.55	1,126,221	710,994
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	25	75.55	81.76	83.13	13.94	98.35	64.48	138.54	72.16 to 86.09	636,203	528,844
01-JAN-22 To 31-DEC-22	12	71.91	72.17	58.63	18.15	123.09	39.29	109.61	59.15 to 84.80	1,015,613	595,414
<u>ALL</u>	53	73.42	75.79	69.04	18.06	109.78	39.29	138.54	69.40 to 78.50	878,117	606,293

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	2	70.32	70.32	67.79	18.59	103.73	57.25	83.38	N/A	508,048	344,428
2	22	73.40	74.62	64.33	15.95	116.00	39.29	128.80	69.40 to 76.96	711,377	457,602
3	29	74.54	77.06	71.56	19.35	107.69	54.56	138.54	63.58 to 86.09	1,030,132	737,154
<u>ALL</u>	53	73.42	75.79	69.04	18.06	109.78	39.29	138.54	69.40 to 78.50	878,117	606,293

**51 Keith**  
**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 : 53  
 Total Sales Price : 46,540,218  
 Total Adj. Sales Price : 46,540,218  
 Total Assessed Value : 32,133,555  
 Avg. Adj. Sales Price : 878,117  
 Avg. Assessed Value : 606,293

MEDIAN : 73  
 WGT. MEAN : 69  
 MEAN : 76  
 COD : 18.06  
 PRD : 109.78

COV : 24.83  
 STD : 18.82  
 Avg. Abs. Dev : 13.26  
 MAX Sales Ratio : 138.54  
 MIN Sales Ratio : 39.29

95% Median C.I. : 69.40 to 78.50  
 95% Wgt. Mean C.I. : 60.98 to 77.11  
 95% Mean C.I. : 70.72 to 80.86

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	75.86	75.86	75.86	00.00	100.00	75.86	75.86	N/A	825,000	625,840
3	1	75.86	75.86	75.86	00.00	100.00	75.86	75.86	N/A	825,000	625,840
<b>_____Dry_____</b>											
County	19	73.42	82.35	77.32	19.94	106.51	53.20	138.54	69.55 to 90.70	363,314	280,910
2	13	73.38	80.31	75.90	17.38	105.81	53.20	128.80	69.40 to 98.39	386,906	293,659
3	6	80.32	86.75	81.13	22.86	106.93	59.11	138.54	59.11 to 138.54	312,198	253,287
<b>_____Grass_____</b>											
County	5	72.16	65.82	66.62	15.87	98.80	42.60	83.38	N/A	270,619	180,291
1	2	70.32	70.32	67.79	18.59	103.73	57.25	83.38	N/A	508,048	344,428
2	2	58.16	58.16	59.15	26.75	98.33	42.60	73.71	N/A	117,500	69,500
3	1	72.16	72.16	72.16	00.00	100.00	72.16	72.16	N/A	102,000	73,600
<b>_____ALL_____</b>	<b>53</b>	<b>73.42</b>	<b>75.79</b>	<b>69.04</b>	<b>18.06</b>	<b>109.78</b>	<b>39.29</b>	<b>138.54</b>	<b>69.40 to 78.50</b>	<b>878,117</b>	<b>606,293</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	16	71.86	70.63	61.43	19.52	114.98	39.29	102.08	55.07 to 80.70	1,585,205	973,825
2	3	74.45	63.18	47.50	16.35	133.01	39.29	75.80	N/A	2,210,000	1,049,857
3	13	69.27	72.35	66.36	20.30	109.03	54.56	102.08	55.07 to 92.76	1,441,022	956,280
<b>_____Dry_____</b>											
County	21	73.38	80.83	76.85	18.94	105.18	53.20	138.54	69.55 to 86.09	345,380	265,408
2	14	72.57	79.56	75.63	16.66	105.20	53.20	128.80	69.40 to 98.39	375,699	284,149
3	7	74.54	83.38	80.05	23.29	104.16	59.11	138.54	59.11 to 138.54	284,741	227,926
<b>_____Grass_____</b>											
County	5	72.16	65.82	66.62	15.87	98.80	42.60	83.38	N/A	270,619	180,291
1	2	70.32	70.32	67.79	18.59	103.73	57.25	83.38	N/A	508,048	344,428
2	2	58.16	58.16	59.15	26.75	98.33	42.60	73.71	N/A	117,500	69,500
3	1	72.16	72.16	72.16	00.00	100.00	72.16	72.16	N/A	102,000	73,600
<b>_____ALL_____</b>	<b>53</b>	<b>73.42</b>	<b>75.79</b>	<b>69.04</b>	<b>18.06</b>	<b>109.78</b>	<b>39.29</b>	<b>138.54</b>	<b>69.40 to 78.50</b>	<b>878,117</b>	<b>606,293</b>

## Keith County 2024 Average Acre Value Comparison

County	Mkt Area	n/a 1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Arthur	1	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
McPherson	1	2,100	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Lincoln	2	3,000	2,977	3,000	2,993	2,931	2,896	2,986	2,974	2,978
Garden	1	2,700	n/a	n/a	2,650	2,525	2,525	2,475	2,475	2,573
Keith	2	2,815	2,751	2,751	2,650	2,650	2,650	2,650	2,650	2,756
Lincoln	4	3,000	2,978	2,484	2,912	3,000	2,950	2,661	2,768	2,906
Lincoln	1	4,647	4,642	4,423	4,392	4,273	4,132	4,264	4,228	4,490
Deuel	1	2,440	2,380	2,380	2,323	2,200	2,184	2,149	2,200	2,390
Garden	1	2,700	n/a	n/a	2,650	2,525	2,525	2,475	2,475	2,573
Keith	3	4,415	4,415	4,415	4,215	4,215	4,215	4,215	4,215	4,346
Lincoln	4	3,000	2,978	2,484	2,912	3,000	2,950	2,661	2,768	2,906
Lincoln	1	4,647	4,642	4,423	4,392	4,273	4,132	4,264	4,228	4,490
Lincoln	3	3,572	3,568	3,575	3,564	3,460	3,401	3,467	3,453	3,491
Perkins	1	5,219	4,433	4,433	5,057	4,989	4,536	4,881	4,862	5,081
Deuel	1	2,440	2,380	2,380	2,323	2,200	2,184	2,149	2,200	2,390

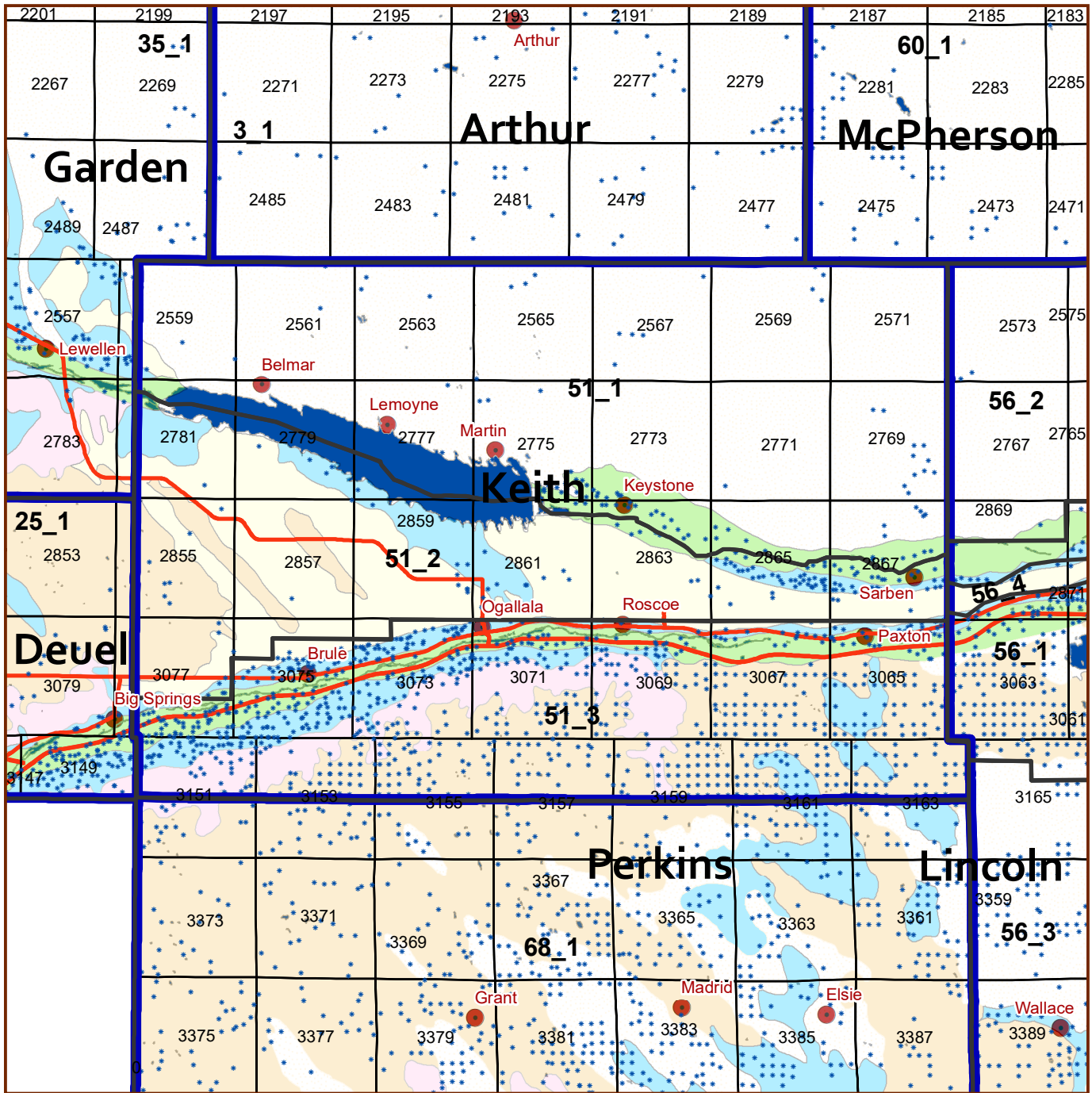
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	625	625	600	600	600	600	608
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Lincoln	2	n/a	1,550	1,550	1,550	1,550	1,500	1,500	1,500	1,536
Garden	1	n/a	850	n/a	850	780	n/a	780	780	838
Keith	2	n/a	1,085	n/a	1,030	990	n/a	990	990	1,063
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Lincoln	1	1,850	1,850	1,825	1,825	1,801	1,800	1,800	1,800	1,824
Deuel	1	n/a	800	750	750	750	n/a	725	725	782
Garden	1	n/a	850	n/a	850	780	n/a	780	780	838
Keith	3	n/a	1,600	1,600	1,500	1,500	1,500	1,470	1,470	1,562
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Lincoln	1	1,850	1,850	1,825	1,825	1,801	1,800	1,800	1,800	1,824
Lincoln	3	n/a	1,300	1,300	1,300	1,250	1,250	1,250	1,250	1,284
Perkins	1	n/a	1,365	1,365	1,280	1,280	n/a	1,200	1,200	1,321
Deuel	1	n/a	800	750	750	750	n/a	725	725	782

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	580	581	n/a	580	550	550	550	550	552
Arthur	1	505	505	505	505	505	505	n/a	505	505
McPherson	1	625	625	625	625	625	625	625	625	625
Lincoln	2	750	738	750	750	748	720	720	710	722
Garden	1	495	n/a	498	495	485	485	485	485	486
Keith	2	525	n/a	n/a	525	n/a	500	500	500	500
Lincoln	4	800	800	800	800	800	725	725	725	795
Lincoln	1	1,140	1,140	1,140	1,140	1,090	1,090	1,090	1,090	1,130
Deuel	1	405	n/a	405	405	n/a	405	405	405	405
Garden	1	495	n/a	498	495	485	485	485	485	486
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	4	800	800	800	800	800	725	725	725	795
Lincoln	1	1,140	1,140	1,140	1,140	1,090	1,090	1,090	1,090	1,130
Lincoln	3	723	725	725	725	725	675	675	675	680
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	615
Deuel	1	405	n/a	405	405	n/a	405	405	405	405

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	710	n/a	326
Arthur	1	n/a	n/a	10
McPherson	1	725	n/a	10
Lincoln	2	n/a	n/a	369
Garden	1	780	n/a	50
Keith	2	710	n/a	317
Lincoln	4	n/a	n/a	373
Lincoln	1	n/a	n/a	624
Deuel	1	588	n/a	n/a
Garden	1	780	n/a	50
Keith	3	710	n/a	335
Lincoln	4	n/a	n/a	373
Lincoln	1	n/a	n/a	624
Lincoln	3	n/a	n/a	376
Perkins	1	618	n/a	80
Deuel	1	588	n/a	n/a

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.

# KEITH COUNTY



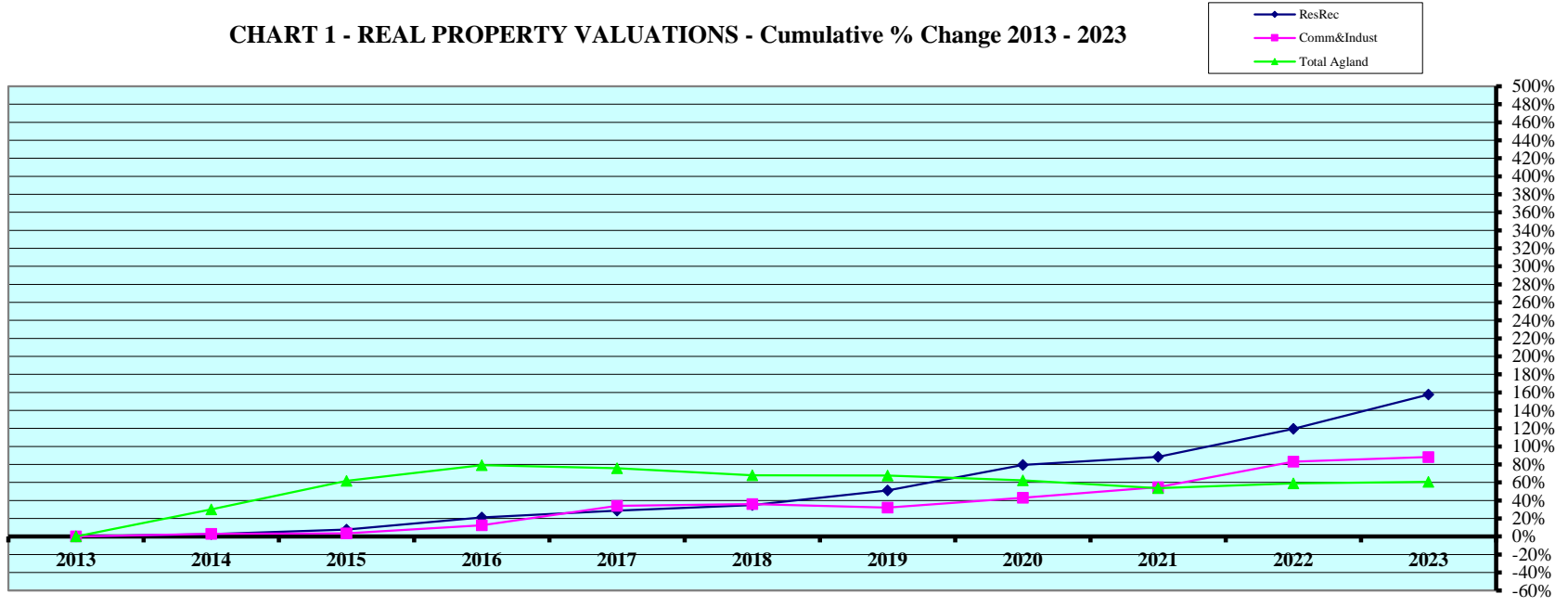
**Legend**

- 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	341,462,055	-	-	-	95,871,540	-	-	-	436,629,290	-	-	-
2014	350,691,700	9,229,645	2.70%	2.70%	98,592,825	2,721,285	2.84%	2.84%	567,610,755	130,981,465	30.00%	30.00%
2015	368,082,665	17,390,965	4.96%	7.80%	99,107,250	514,425	0.52%	3.38%	706,691,440	139,080,685	24.50%	61.85%
2016	413,237,412	45,154,747	12.27%	21.02%	107,873,128	8,765,878	8.84%	12.52%	782,428,060	75,736,620	10.72%	79.20%
2017	439,259,790	26,022,378	6.30%	28.64%	128,365,990	20,492,862	19.00%	33.89%	768,176,910	-14,251,150	-1.82%	75.93%
2018	460,152,436	20,892,646	4.76%	34.76%	130,345,150	1,979,160	1.54%	35.96%	733,539,115	-34,637,795	-4.51%	68.00%
2019	516,332,990	56,180,554	12.21%	51.21%	126,712,020	-3,633,130	-2.79%	32.17%	732,353,790	-1,185,325	-0.16%	67.73%
2020	613,156,999	96,824,009	18.75%	79.57%	137,010,450	10,298,430	8.13%	42.91%	708,639,255	-23,714,535	-3.24%	62.30%
2021	643,513,495	30,356,496	4.95%	88.46%	148,321,785	11,311,335	8.26%	54.71%	670,355,005	-38,284,250	-5.40%	53.53%
2022	750,096,330	106,582,835	16.56%	119.67%	175,439,375	27,117,590	18.28%	82.99%	694,328,715	23,973,710	3.58%	59.02%
2023	879,665,465	129,569,135	17.27%	157.62%	180,504,250	5,064,875	2.89%	88.28%	701,917,765	7,589,050	1.09%	60.76%

Rate Annual %chg: Residential & Recreational **9.93%** Commercial & Industrial **6.53%** Agricultural Land **4.86%**

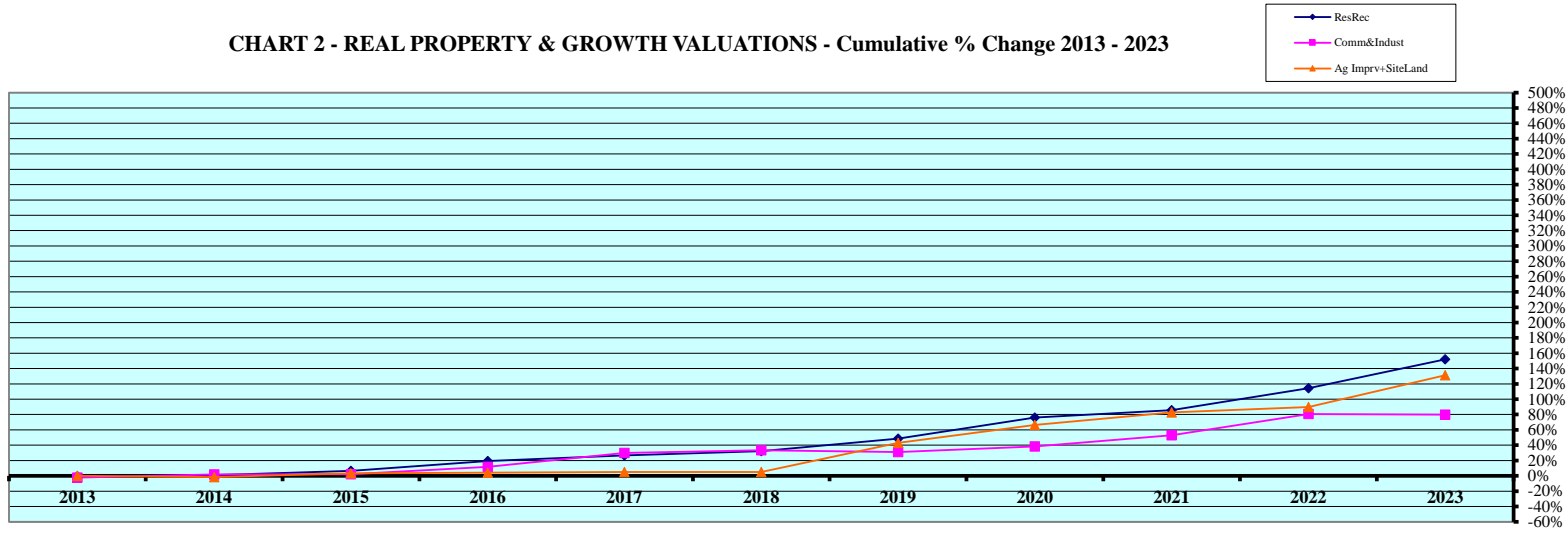
Cnty# **51**  
County **KEITH**

**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	341,462,055	2,062,060	0.60%	339,399,995	-	-0.60%	95,871,540	2,182,705	2.28%	93,688,835	-	-2.28%
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	0.85%	98,592,825	990,265	1.00%	97,602,560	1.81%	1.81%
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	6.47%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	1.99%
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	19.36%	107,873,128	857,120	0.79%	107,016,008	7.98%	11.62%
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	26.51%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	30.01%
2018	460,152,436	8,682,225	1.89%	451,470,211	2.78%	32.22%	130,345,150	2,449,165	1.88%	127,895,985	-0.37%	33.40%
2019	516,332,990	9,474,572	1.83%	506,858,418	10.15%	48.44%	126,712,020	983,120	0.78%	125,728,900	-3.54%	31.14%
2020	613,156,999	11,992,588	1.96%	601,164,411	16.43%	76.06%	137,010,450	4,379,690	3.20%	132,630,760	4.67%	38.34%
2021	643,513,495	8,990,795	1.40%	634,522,700	3.48%	85.83%	148,321,785	1,750,060	1.18%	146,571,725	6.98%	52.88%
2022	750,096,330	18,222,322	2.43%	731,874,008	13.73%	114.34%	175,439,375	2,294,970	1.31%	173,144,405	16.74%	80.60%
2023	879,665,465	19,205,786	2.18%	860,459,679	14.71%	151.99%	180,504,250	8,018,440	4.44%	172,485,810	-1.68%	79.91%
Rate Ann%chg	9.93%		Resid & Recreat w/o growth			8.11%	6.53%		C & I w/o growth			4.73%

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	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	-	-
2014	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	-1.63%
2015	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	3.17%
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	4.06%
2017	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	5.07%
2018	39,903,544	24,040,580	63,944,124	779,615	1.22%	63,164,509	-1.55%	5.01%
2019	49,916,840	36,920,685	86,837,525	768,915	0.89%	86,068,610	34.60%	43.08%
2020	57,016,145	43,851,268	100,867,413	748,705	0.74%	100,118,708	15.29%	66.44%
2021	59,481,480	51,584,410	111,065,890	1,138,145	1.02%	109,927,745	8.98%	82.75%
2022	65,699,495	49,931,720	115,631,215	1,411,685	1.22%	114,219,530	2.84%	89.88%
2023	81,296,010	60,831,880	142,127,890	3,033,170	2.13%	139,094,720	20.29%	131.23%
Rate Ann%chg	8.10%	10.29%	8.98%	Ag Imprv+Site w/o growth		7.65%		

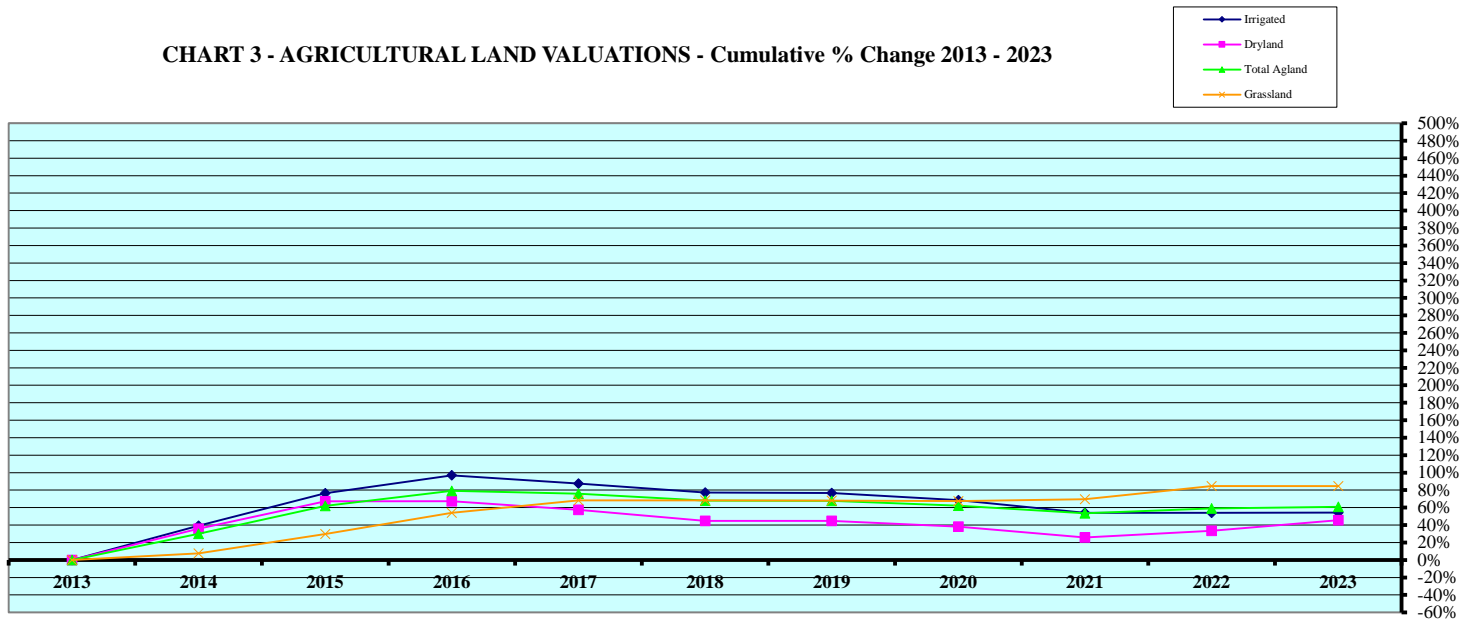
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 51  
County KEITH

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	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	232,814,915	-	-	-	85,414,165	-	-	-	112,333,770	-	-	-
2014	323,944,205	91,129,290	39.14%	39.14%	115,961,525	30,547,360	35.76%	35.76%	120,742,990	8,409,220	7.49%	7.49%
2015	410,673,885	86,729,680	26.77%	76.40%	142,814,790	26,853,265	23.16%	67.20%	145,830,570	25,087,580	20.78%	29.82%
2016	458,346,890	47,673,005	11.61%	96.87%	142,895,685	80,895	0.06%	67.30%	173,149,735	27,319,165	18.73%	54.14%
2017	436,577,015	-21,769,875	-4.75%	87.52%	134,464,255	-8,431,430	-5.90%	57.43%	189,079,125	15,929,390	9.20%	68.32%
2018	412,524,360	-24,052,655	-5.51%	77.19%	123,752,370	-10,711,885	-7.97%	44.89%	188,944,080	-135,045	-0.07%	68.20%
2019	411,377,910	-1,146,450	-0.28%	76.70%	123,654,105	-98,265	-0.08%	44.77%	188,776,715	-167,365	-0.09%	68.05%
2020	392,560,560	-18,817,350	-4.57%	68.61%	118,048,075	-5,606,030	-4.53%	38.21%	188,177,945	-598,770	-0.32%	67.52%
2021	358,428,030	-34,132,530	-8.69%	53.95%	107,343,450	-10,704,625	-9.07%	25.67%	190,534,460	2,356,515	1.25%	69.61%
2022	358,786,975	358,945	0.10%	54.11%	114,069,890	6,726,440	6.27%	33.55%	207,434,170	16,899,710	8.87%	84.66%
2023	359,158,360	371,385	0.10%	54.27%	124,267,125	10,197,235	8.94%	45.49%	207,267,960	-166,210	-0.08%	84.51%

Rate Ann.%chg: Irrigated **4.43%** Dryland **3.82%** Grassland **6.32%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	14,520	-	-	-	6,051,920	-	-	-	436,629,290	-	-	-
2014	6,139,905	6,125,385	42185.85%	42185.85%	822,130	-5,229,790	-86.42%	-86.42%	567,610,755	130,981,465	30.00%	30.00%
2015	1,833,420	-4,306,485	-70.14%	12526.86%	5,538,775	4,716,645	573.71%	-8.48%	706,691,440	139,080,685	24.50%	61.85%
2016	2,011,925	178,505	9.74%	13756.23%	6,023,825	485,050	8.76%	-0.46%	782,428,060	75,736,620	10.72%	79.20%
2017	155,800	-1,856,125	-92.26%	973.00%	7,900,715	1,876,890	31.16%	30.55%	768,176,910	-14,251,150	-1.82%	75.93%
2018	155,800	0	0.00%	973.00%	8,162,505	261,790	3.31%	34.87%	733,539,115	-34,637,795	-4.51%	68.00%
2019	155,800	0	0.00%	973.00%	8,389,260	226,755	2.78%	38.62%	732,353,790	-1,185,325	-0.16%	67.73%
2020	401,515	245,715	157.71%	2665.25%	9,451,160	1,061,900	12.66%	56.17%	708,639,255	-23,714,535	-3.24%	62.30%
2021	313,810	-87,705	-21.84%	2061.23%	13,735,255	4,284,095	45.33%	126.96%	670,355,005	-38,284,250	-5.40%	53.53%
2022	313,400	-410	-0.13%	2058.40%	13,724,280	-10,975	-0.08%	126.78%	694,328,715	23,973,710	3.58%	59.02%
2023	313,120	-280	-0.09%	2056.47%	10,911,200	-2,813,080	-20.50%	80.29%	701,917,765	7,589,050	1.09%	60.76%

Cnty# **51**  
County **KEITH**

Rate Ann.%chg: Total Agric Land **4.86%**

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	232,972,615	113,587	2,051			85,270,595	105,495	808			112,310,610	404,097	278		
2014	323,756,345	113,685	2,848	38.85%	38.85%	116,131,510	105,668	1,099	35.97%	35.97%	120,876,430	404,005	299	7.65%	7.65%
2015	410,707,420	113,399	3,622	27.18%	76.58%	142,844,735	105,489	1,354	23.21%	67.53%	145,799,580	404,343	361	20.52%	29.74%
2016	458,346,380	113,475	4,039	11.52%	96.93%	142,915,300	105,462	1,355	0.07%	67.65%	173,083,090	404,181	428	18.76%	54.08%
2017	436,577,015	113,106	3,860	-4.44%	88.19%	134,578,625	105,740	1,273	-6.08%	57.46%	189,022,285	404,280	468	9.18%	68.23%
2018	412,542,325	112,876	3,655	-5.31%	78.19%	123,707,720	105,619	1,171	-7.97%	44.91%	188,998,295	404,233	468	0.00%	68.23%
2019	411,415,160	112,592	3,654	-0.02%	78.15%	123,614,365	105,547	1,171	-0.01%	44.90%	188,815,845	403,884	468	-0.01%	68.21%
2020	392,650,730	112,583	3,488	-4.55%	70.04%	118,187,135	105,635	1,119	-4.47%	38.42%	188,257,985	402,973	467	-0.07%	68.09%
2021	359,030,005	109,283	3,285	-5.80%	60.18%	107,357,610	107,235	1,001	-10.52%	23.86%	190,468,450	400,070	476	1.91%	71.30%
2022	358,362,625	109,174	3,282	-0.09%	60.04%	114,315,745	107,120	1,067	6.60%	32.03%	207,465,725	399,682	519	9.03%	86.77%
2023	359,161,955	109,440	3,282	-0.02%	60.01%	124,352,125	106,771	1,165	9.14%	44.09%	207,126,560	399,142	519	-0.03%	86.71%

Rate Annual %chg Average Value/Acre: 4.81%

3.72%

6.44%

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	14,520	579	25			6,096,625	14,377	424			436,664,965	638,136	684		
2014	7,094,715	13,789	515	1952.35%	1952.35%	1,081,045	884	1,223	188.36%	188.36%	568,940,045	638,031	892	30.31%	30.31%
2015	1,833,420	3,574	513	-0.30%	1946.10%	5,740,435	10,556	544	-55.53%	28.25%	706,925,590	637,360	1,109	24.38%	62.09%
2016	2,011,925	3,574	563	9.74%	2145.31%	6,023,825	10,599	568	4.51%	34.03%	782,380,520	637,291	1,228	10.69%	79.41%
2017	2,020,065	3,573	565	0.45%	2155.33%	6,036,450	10,596	570	0.24%	34.35%	768,234,440	637,294	1,205	-1.81%	76.16%
2018	155,800	562	277	-50.95%	1006.32%	8,153,875	13,712	595	4.38%	40.23%	733,558,015	637,001	1,152	-4.47%	68.29%
2019	155,800	562	277	0.00%	1006.32%	8,349,095	14,126	591	-0.61%	39.38%	732,350,265	636,711	1,150	-0.12%	68.09%
2020	400,150	1,219	328	18.38%	1209.69%	9,944,110	14,316	695	17.52%	63.80%	709,440,110	636,726	1,114	-3.13%	62.83%
2021	314,850	954	330	0.47%	1215.80%	14,017,075	17,009	824	18.65%	94.35%	671,187,990	634,551	1,058	-5.07%	54.58%
2022	313,820	953	329	-0.21%	1213.03%	14,006,100	17,110	819	-0.67%	93.04%	694,464,015	634,040	1,095	3.55%	60.07%
2023	313,175	952	329	-0.05%	1212.38%	10,915,490	16,165	675	-17.51%	59.25%	701,869,305	632,470	1,110	1.32%	62.17%

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KEITH

Rate Annual %chg Average Value/Acre: 4.95%

(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
8,335	KEITH	79,985,652	47,097,394	258,538,549	849,204,570	171,182,885	9,321,365	30,460,895	701,917,765	81,296,010	60,831,880	136,930	2,289,973,895
cnty sectorvalue % of total value:		3.49%	2.06%	11.29%	37.08%	7.48%	0.41%	1.33%	30.65%	3.55%	2.66%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
331	BRULE	470,571	955,413	1,784,933	13,765,470	4,377,075	94,140	0	0	0	0	0	21,447,602
3.97%	%sector of county sector	0.59%	2.03%	0.69%	1.62%	2.56%	1.01%						0.94%
	%sector of municipality	2.19%	4.45%	8.32%	64.18%	20.41%	0.44%						100.00%
4,878	OGALLALA	11,942,153	7,017,578	9,246,019	281,785,520	110,173,295	8,217,805	0	0	0	0	0	428,382,370
58.52%	%sector of county sector	14.93%	14.90%	3.58%	33.18%	64.36%	88.16%						18.71%
	%sector of municipality	2.79%	1.64%	2.16%	65.78%	25.72%	1.92%						100.00%
516	PAXTON	1,132,040	1,346,982	3,517,164	23,529,125	7,408,010	712,590	0	171,595	0	0	0	37,817,506
6.19%	%sector of county sector	1.42%	2.86%	1.36%	2.77%	4.33%	7.64%		0.02%				1.65%
	%sector of municipality	2.99%	3.56%	9.30%	62.22%	19.59%	1.88%		0.45%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
5,726	Total Municipalities	13,544,764	9,319,973	14,548,116	319,080,117	121,958,381	9,024,536	0	171,595	0	0	0	487,647,481
68.69%	%all municip.sectors of cnty	16.93%	19.79%	5.63%	37.57%	71.24%	96.82%		0.02%				21.29%

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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 : 9,375</b>	<b>Value : 2,118,662,925</b>	<b>Growth 23,583,036</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>	182	3,161,025	51	3,745,215	407	19,207,085	640	26,113,325	
<b>02. Res Improve Land</b>	2,383	38,398,675	194	17,139,725	2,140	81,561,935	4,717	137,100,335	
<b>03. Res Improvements</b>	2,386	324,005,530	203	62,858,010	2,189	391,515,140	4,778	778,378,680	
<b>04. Res Total</b>	2,568	365,565,230	254	83,742,950	2,596	492,284,160	5,418	941,592,340	13,576,766
<b>% of Res Total</b>	47.40	38.82	4.69	8.89	47.91	52.28	57.79	44.44	57.57
<b>05. Com UnImp Land</b>	112	5,218,610	15	948,070	30	33,763,400	157	39,930,080	
<b>06. Com Improve Land</b>	413	25,992,420	32	2,539,365	79	7,959,125	524	36,490,910	
<b>07. Com Improvements</b>	421	81,565,610	37	8,723,740	93	21,433,420	551	111,722,770	
<b>08. Com Total</b>	533	112,776,640	52	12,211,175	123	63,155,945	708	188,143,760	7,286,260
<b>% of Com Total</b>	75.28	59.94	7.34	6.49	17.37	33.57	7.55	8.88	30.90
<b>09. Ind UnImp Land</b>	1	27,625	2	56,765	0	0	3	84,390	
<b>10. Ind Improve Land</b>	13	998,595	2	130,360	0	0	15	1,128,955	
<b>11. Ind Improvements</b>	13	5,754,950	2	381,785	0	0	15	6,136,735	
<b>12. Ind Total</b>	14	6,781,170	4	568,910	0	0	18	7,350,080	235,715
<b>% of Ind Total</b>	77.78	92.26	22.22	7.74	0.00	0.00	0.19	0.35	1.00
<b>13. Rec UnImp Land</b>	0	0	0	0	612	19,715,245	612	19,715,245	
<b>14. Rec Improve Land</b>	0	0	0	0	43	1,923,630	43	1,923,630	
<b>15. Rec Improvements</b>	0	0	0	0	43	9,814,910	43	9,814,910	
<b>16. Rec Total</b>	0	0	0	0	655	31,453,785	655	31,453,785	20,455
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	6.99	1.48	0.09
<b>Res &amp; Rec Total</b>	2,568	365,565,230	254	83,742,950	3,251	523,737,945	6,073	973,046,125	13,597,221
<b>% of Res &amp; Rec Total</b>	42.29	37.57	4.18	8.61	53.53	53.82	64.78	45.93	57.66
<b>Com &amp; Ind Total</b>	547	119,557,810	56	12,780,085	123	63,155,945	726	195,493,840	7,521,975
<b>% of Com &amp; Ind Total</b>	75.34	61.16	7.71	6.54	16.94	32.31	7.74	9.23	31.90
<b>17. Taxable Total</b>	3,115	485,123,040	310	96,523,035	3,374	586,893,890	6,799	1,168,539,965	21,119,196
<b>% of Taxable Total</b>	45.82	41.52	4.56	8.26	49.62	50.22	72.52	55.15	89.55

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	16	179,010	3,423,390	0	0	0
19. Commercial	32	4,495,730	29,308,945	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	16	179,010	3,423,390
19. Commercial	0	0	0	32	4,495,730	29,308,945
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				48	4,674,740	32,732,335

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	68	136,930	68	136,930	0
24. Non-Producing	0	0	0	0	0	0	0	0	443,855
25. Total	0	0	0	0	68	136,930	68	136,930	443,855

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	235	80	375	690

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	212,660	122	32,249,835	1,849	606,316,215	1,973	638,778,710
28. Ag-Improved Land	0	0	42	9,739,070	468	182,947,020	510	192,686,090
29. Ag Improvements	0	0	44	7,577,360	491	110,943,870	535	118,521,230

30. Ag Total				2,508	949,986,030
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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	1	1.00	30,000	
32. HomeSite Improv Land	0	0.00	0	23	24.02	720,600	
33. HomeSite Improvements	0	0.00	0	26	0.00	4,706,730	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	16	35.78	107,715	
36. FarmSite Improv Land	0	0.00	0	36	96.86	300,895	
37. FarmSite Improvements	0	0.00	0	42	0.00	2,870,630	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	92	211.93	0	
40. Other- Non Ag Use	0	0.00	0	8	180.54	479,855	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	24	23.02	690,600	25	24.02	720,600	
32. HomeSite Improv Land	292	324.02	9,720,600	315	348.04	10,441,200	
33. HomeSite Improvements	306	0.00	61,188,710	332	0.00	65,895,440	87,020
34. HomeSite Total				357	372.06	77,057,240	
35. FarmSite UnImp Land	70	155.54	528,705	86	191.32	636,420	
36. FarmSite Improv Land	428	1,720.79	4,437,370	464	1,817.65	4,738,265	
37. FarmSite Improvements	468	0.00	49,755,160	510	0.00	52,625,790	1,932,965
38. FarmSite Total				596	2,008.97	58,000,475	
39. Road & Ditches	1,473	4,985.35	0	1,565	5,197.28	0	
40. Other- Non Ag Use	34	1,664.69	3,842,210	42	1,845.23	4,322,065	
41. Total Section VI				953	9,423.54	139,379,780	2,019,985

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.66	37,435	61	6,682.69	15,274,140
44. Market Value	1	26.66	49,605	61	6,682.69	20,278,535
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	226	40,566.04	50,682,655	288	47,275.39	65,994,230
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	0.00	0.00%	0	0.00%	0.00
46. 1A	85.31	1.03%	179,145	1.03%	2,099.93
47. 2A1	192.55	2.32%	404,360	2.32%	2,100.03
48. 2A	763.91	9.22%	1,604,210	9.22%	2,100.00
49. 3A1	169.73	2.05%	356,435	2.05%	2,100.01
50. 3A	823.11	9.94%	1,728,530	9.94%	2,100.00
51. 4A1	2,395.56	28.92%	5,030,660	28.92%	2,099.99
52. 4A	3,851.90	46.51%	8,088,975	46.51%	2,100.00
<b>53. Total</b>	<b>8,282.07</b>	<b>100.00%</b>	<b>17,392,315</b>	<b>100.00%</b>	<b>2,100.00</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	167.24	12.82%	104,530	13.17%	625.03
56. 2D1	137.25	10.52%	85,785	10.81%	625.03
57. 2D	115.69	8.87%	72,315	9.11%	625.08
58. 3D1	150.05	11.50%	90,020	11.34%	599.93
59. 3D	124.54	9.54%	74,730	9.42%	600.05
60. 4D1	36.86	2.82%	22,120	2.79%	600.11
61. 4D	573.31	43.93%	343,980	43.35%	599.99
<b>62. Total</b>	<b>1,304.94</b>	<b>100.00%</b>	<b>793,480</b>	<b>100.00%</b>	<b>608.06</b>
<b>Grass</b>					
63. 1G1	5,736.84	2.20%	3,333,840	2.31%	581.13
64. 1G	4.14	0.00%	2,645	0.00%	638.89
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	8,753.17	3.35%	5,076,830	3.52%	580.00
67. 3G1	1,637.60	0.63%	900,715	0.62%	550.02
68. 3G	243,784.72	93.34%	134,115,535	93.06%	550.14
69. 4G1	706.40	0.27%	394,520	0.27%	558.49
70. 4G	544.33	0.21%	299,770	0.21%	550.71
<b>71. Total</b>	<b>261,167.20</b>	<b>100.00%</b>	<b>144,123,855</b>	<b>100.00%</b>	<b>551.85</b>
<b>Irrigated Total</b>	<b>8,282.07</b>	<b>3.05%</b>	<b>17,392,315</b>	<b>10.70%</b>	<b>2,100.00</b>
<b>Dry Total</b>	<b>1,304.94</b>	<b>0.48%</b>	<b>793,480</b>	<b>0.49%</b>	<b>608.06</b>
<b>Grass Total</b>	<b>261,167.20</b>	<b>96.09%</b>	<b>144,123,855</b>	<b>88.66%</b>	<b>551.85</b>
72. Waste	282.23	0.10%	91,980	0.06%	325.90
73. Other	770.36	0.28%	156,000	0.10%	202.50
74. Exempt	17,518.22	6.45%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>271,806.80</b>	<b>100.00%</b>	<b>162,557,630</b>	<b>100.00%</b>	<b>598.06</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	940.36	13.82%	2,647,110	14.11%	2,815.00
46. 1A	3,410.61	50.11%	9,600,875	51.19%	2,815.00
47. 2A1	3.19	0.05%	8,775	0.05%	2,750.78
48. 2A	1,322.38	19.43%	3,504,315	18.68%	2,650.01
49. 3A1	648.16	9.52%	1,717,625	9.16%	2,650.00
50. 3A	53.78	0.79%	142,520	0.76%	2,650.06
51. 4A1	148.89	2.19%	394,560	2.10%	2,650.01
52. 4A	279.25	4.10%	740,030	3.95%	2,650.06
<b>53. Total</b>	<b>6,806.62</b>	<b>100.00%</b>	<b>18,755,810</b>	<b>100.00%</b>	<b>2,755.52</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	34,218.14	71.01%	37,126,605	72.47%	1,085.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	6,819.28	14.15%	7,023,890	13.71%	1,030.00
58. 3D1	1,427.63	2.96%	1,413,360	2.76%	990.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,433.24	7.12%	3,398,925	6.63%	990.01
61. 4D	2,290.04	4.75%	2,267,195	4.43%	990.02
<b>62. Total</b>	<b>48,188.33</b>	<b>100.00%</b>	<b>51,229,975</b>	<b>100.00%</b>	<b>1,063.12</b>
<b>Grass</b>					
63. 1G1	130.28	0.15%	68,400	0.16%	525.02
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	137.51	0.16%	72,200	0.17%	525.05
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	37,444.55	43.52%	19,191,435	43.89%	512.53
69. 4G1	29,040.76	33.75%	14,739,360	33.71%	507.54
70. 4G	19,281.58	22.41%	9,651,445	22.07%	500.55
<b>71. Total</b>	<b>86,034.68</b>	<b>100.00%</b>	<b>43,722,840</b>	<b>100.00%</b>	<b>508.20</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>6,806.62</b>	<b>4.81%</b>	<b>18,755,810</b>	<b>16.48%</b>	<b>2,755.52</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>48,188.33</b>	<b>34.07%</b>	<b>51,229,975</b>	<b>45.02%</b>	<b>1,063.12</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>86,034.68</b>	<b>60.83%</b>	<b>43,722,840</b>	<b>38.42%</b>	<b>508.20</b>
72. Waste	101.65	0.07%	32,185	0.03%	316.63
73. Other	313.38	0.22%	47,035	0.04%	150.09
74. Exempt	14,305.27	10.11%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>141,444.66</b>	<b>100.00%</b>	<b>113,787,845</b>	<b>100.00%</b>	<b>804.47</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,373.35	14.43%	54,628,330	14.66%	4,415.00
46. 1A	43,200.85	50.37%	190,731,775	51.17%	4,415.00
47. 2A1	638.17	0.74%	2,817,515	0.76%	4,414.99
48. 2A	18,612.36	21.70%	78,451,160	21.05%	4,215.00
49. 3A1	2,275.60	2.65%	9,591,660	2.57%	4,215.00
50. 3A	671.87	0.78%	2,831,925	0.76%	4,214.99
51. 4A1	6,936.72	8.09%	29,238,310	7.84%	4,215.01
52. 4A	1,050.91	1.23%	4,429,575	1.19%	4,214.99
53. Total	85,759.83	100.00%	372,720,250	100.00%	4,346.09
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	35,929.23	64.71%	57,486,810	66.28%	1,600.00
56. 2D1	135.63	0.24%	217,010	0.25%	1,600.01
57. 2D	10,938.23	19.70%	16,407,345	18.92%	1,500.00
58. 3D1	3,183.20	5.73%	4,774,800	5.51%	1,500.00
59. 3D	15.05	0.03%	22,575	0.03%	1,500.00
60. 4D1	1,899.27	3.42%	2,791,975	3.22%	1,470.03
61. 4D	3,422.91	6.16%	5,031,715	5.80%	1,470.01
62. Total	55,523.52	100.00%	86,732,230	100.00%	1,562.08
<b>Grass</b>					
63. 1G1	1,074.96	2.68%	716,685	2.80%	666.71
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	37.22	0.09%	24,885	0.10%	668.59
66. 2G	834.15	2.08%	533,855	2.08%	640.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	23,816.57	59.44%	15,418,590	60.19%	647.39
69. 4G1	12,004.52	29.96%	7,489,270	29.24%	623.87
70. 4G	2,297.69	5.73%	1,433,840	5.60%	624.04
71. Total	40,065.11	100.00%	25,617,125	100.00%	639.39
<b>Irrigated Total</b>					
	85,759.83	46.86%	372,720,250	76.71%	4,346.09
<b>Dry Total</b>					
	55,523.52	30.34%	86,732,230	17.85%	1,562.08
<b>Grass Total</b>					
	40,065.11	21.89%	25,617,125	5.27%	639.39
72. Waste	129.29	0.07%	43,295	0.01%	334.87
73. Other	1,545.37	0.84%	794,835	0.16%	514.33
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	183,023.12	100.00%	485,907,735	100.00%	2,654.90

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6.93	0.40%	14,555	0.40%	2,100.29
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	72.27	4.17%	151,765	4.17%	2,099.97
48. 2A	995.35	57.41%	2,090,240	57.41%	2,100.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	476.42	27.48%	1,000,495	27.48%	2,100.03
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	182.80	10.54%	383,880	10.54%	2,100.00
<b>53. Total</b>	<b>1,733.77</b>	<b>100.00%</b>	<b>3,640,935</b>	<b>100.00%</b>	<b>2,100.01</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	15.50	34.74%	9,690	35.68%	625.16
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	28.21	63.22%	16,925	62.32%	599.96
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.91	2.04%	545	2.01%	598.90
<b>62. Total</b>	<b>44.62</b>	<b>100.00%</b>	<b>27,160</b>	<b>100.00%</b>	<b>608.70</b>
<b>Grass</b>					
63. 1G1	2,089.26	53.12%	1,097,185	54.03%	525.15
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	449.91	11.44%	236,200	11.63%	524.99
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,376.74	35.01%	688,370	33.90%	500.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	16.94	0.43%	8,975	0.44%	529.81
<b>71. Total</b>	<b>3,932.85</b>	<b>100.00%</b>	<b>2,030,730</b>	<b>100.00%</b>	<b>516.35</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>1,733.77</b>	<b>19.05%</b>	<b>3,640,935</b>	<b>44.73%</b>	<b>2,100.01</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>44.62</b>	<b>0.49%</b>	<b>27,160</b>	<b>0.33%</b>	<b>608.70</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>3,932.85</b>	<b>43.20%</b>	<b>2,030,730</b>	<b>24.95%</b>	<b>516.35</b>
72. Waste	100.23	1.10%	33,580	0.41%	335.03
73. Other	3,291.77	36.16%	2,408,120	29.58%	731.56
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>9,103.24</b>	<b>100.00%</b>	<b>8,140,525</b>	<b>100.00%</b>	<b>894.24</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	76.61	2.99%	210,680	3.06%	2,750.03
46. 1A	814.94	31.79%	2,241,100	32.55%	2,750.02
47. 2A1	32.35	1.26%	88,965	1.29%	2,750.08
48. 2A	1,092.64	42.63%	2,895,495	42.05%	2,650.00
49. 3A1	166.17	6.48%	440,345	6.40%	2,649.97
50. 3A	174.89	6.82%	463,460	6.73%	2,650.01
51. 4A1	7.31	0.29%	19,370	0.28%	2,649.79
52. 4A	198.45	7.74%	525,890	7.64%	2,649.99
<b>53. Total</b>	<b>2,563.36</b>	<b>100.00%</b>	<b>6,885,305</b>	<b>100.00%</b>	<b>2,686.05</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51.58	27.67%	53,130	28.44%	1,030.05
56. 2D1	6.16	3.30%	6,345	3.40%	1,030.03
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	108.02	57.95%	106,940	57.24%	990.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	20.63	11.07%	20,420	10.93%	989.82
<b>62. Total</b>	<b>186.39</b>	<b>100.00%</b>	<b>186,835</b>	<b>100.00%</b>	<b>1,002.39</b>
<b>Grass</b>					
63. 1G1	854.80	27.65%	448,790	28.20%	525.02
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	304.30	9.84%	176,585	11.10%	580.30
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	863.11	27.92%	431,555	27.12%	500.00
69. 4G1	241.22	7.80%	120,610	7.58%	500.00
70. 4G	827.61	26.77%	413,805	26.00%	500.00
<b>71. Total</b>	<b>3,091.04</b>	<b>100.00%</b>	<b>1,591,345</b>	<b>100.00%</b>	<b>514.83</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>2,563.36</b>	<b>28.68%</b>	<b>6,885,305</b>	<b>63.65%</b>	<b>2,686.05</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>186.39</b>	<b>2.09%</b>	<b>186,835</b>	<b>1.73%</b>	<b>1,002.39</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>3,091.04</b>	<b>34.58%</b>	<b>1,591,345</b>	<b>14.71%</b>	<b>514.83</b>
72. Waste	271.81	3.04%	89,815	0.83%	330.43
73. Other	2,825.75	31.61%	2,063,315	19.08%	730.18
74. Exempt	0.74	0.01%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>8,938.35</b>	<b>100.00%</b>	<b>10,816,615</b>	<b>100.00%</b>	<b>1,210.14</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	341.91	7.96%	1,509,530	8.17%	4,414.99
46. 1A	1,177.52	27.40%	5,198,755	28.13%	4,415.00
47. 2A1	315.71	7.35%	1,393,865	7.54%	4,415.02
48. 2A	2,025.47	47.14%	8,537,365	46.20%	4,215.00
49. 3A1	131.54	3.06%	554,445	3.00%	4,215.03
50. 3A	102.93	2.40%	433,855	2.35%	4,215.05
51. 4A1	2.10	0.05%	8,850	0.05%	4,214.29
52. 4A	199.61	4.65%	841,350	4.55%	4,214.97
<b>53. Total</b>	<b>4,296.79</b>	<b>100.00%</b>	<b>18,478,015</b>	<b>100.00%</b>	<b>4,300.42</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	479.43	33.15%	767,080	34.61%	1,599.98
56. 2D1	48.60	3.36%	77,755	3.51%	1,599.90
57. 2D	9.40	0.65%	14,100	0.64%	1,500.00
58. 3D1	716.41	49.54%	1,074,615	48.49%	1,500.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	192.28	13.30%	282,650	12.75%	1,469.99
<b>62. Total</b>	<b>1,446.12</b>	<b>100.00%</b>	<b>2,216,200</b>	<b>100.00%</b>	<b>1,532.51</b>
<b>Grass</b>					
63. 1G1	1,922.69	37.82%	1,283,815	39.08%	667.72
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	5.92	0.12%	3,785	0.12%	639.36
66. 2G	876.92	17.25%	561,235	17.08%	640.01
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	986.68	19.41%	634,585	19.32%	643.15
69. 4G1	523.86	10.30%	325,520	9.91%	621.39
70. 4G	768.01	15.11%	476,185	14.50%	620.02
<b>71. Total</b>	<b>5,084.08</b>	<b>100.00%</b>	<b>3,285,125</b>	<b>100.00%</b>	<b>646.16</b>
<b>Irrigated Total</b>	<b>4,296.79</b>	<b>23.56%</b>	<b>18,478,015</b>	<b>62.86%</b>	<b>4,300.42</b>
<b>Dry Total</b>	<b>1,446.12</b>	<b>7.93%</b>	<b>2,216,200</b>	<b>7.54%</b>	<b>1,532.51</b>
<b>Grass Total</b>	<b>5,084.08</b>	<b>27.88%</b>	<b>3,285,125</b>	<b>11.18%</b>	<b>646.16</b>
72. Waste	66.47	0.36%	22,265	0.08%	334.96
73. Other	7,342.28	40.26%	5,394,295	18.35%	734.69
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>18,235.74</b>	<b>100.00%</b>	<b>29,395,900</b>	<b>100.00%</b>	<b>1,611.99</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	40.37	175,225	7,281.44	29,773,500	102,120.63	407,923,905	109,442.44	437,872,630
<b>77. Dry Land</b>	23.30	34,950	3,930.22	4,917,445	102,740.40	136,233,485	106,693.92	141,185,880
<b>78. Grass</b>	0.00	0	7,954.84	4,417,855	391,420.12	215,953,165	399,374.96	220,371,020
<b>79. Waste</b>	0.00	0	49.90	16,715	901.78	296,405	951.68	313,120
<b>80. Other</b>	3.36	2,485	1,722.84	1,224,325	14,362.71	9,636,790	16,088.91	10,863,600
<b>81. Exempt</b>	0.00	0	0.00	0	31,824.23	0	31,824.23	0
<b>82. Total</b>	<b>67.03</b>	<b>212,660</b>	<b>20,939.24</b>	<b>40,349,840</b>	<b>611,545.64</b>	<b>770,043,750</b>	<b>632,551.91</b>	<b>810,606,250</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	109,442.44	17.30%	437,872,630	54.02%	4,000.94
<b>Dry Land</b>	106,693.92	16.87%	141,185,880	17.42%	1,323.28
<b>Grass</b>	399,374.96	63.14%	220,371,020	27.19%	551.79
<b>Waste</b>	951.68	0.15%	313,120	0.04%	329.02
<b>Other</b>	16,088.91	2.54%	10,863,600	1.34%	675.22
<b>Exempt</b>	31,824.23	5.03%	0	0.00%	0.00
<b>Total</b>	<b>632,551.91</b>	<b>100.00%</b>	<b>810,606,250</b>	<b>100.00%</b>	<b>1,281.49</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 Brule	22	232,725	170	1,797,495	176	16,425,360	198	18,455,580	80,980
83.2 Key/roscoe/sarben	40	233,820	111	771,795	113	10,012,555	153	11,018,170	71,480
83.3 Lake	790	27,834,075	1,755	58,494,495	1,786	318,024,590	2,576	404,353,160	4,471,785
83.4 Og Sub	1	3,240	3	245,440	3	920,140	4	1,168,820	0
83.5 Ogallala	139	2,534,120	1,979	32,446,490	1,981	284,035,845	2,120	319,016,455	2,320,960
83.6 Paxton	20	353,310	233	4,070,830	228	23,124,850	248	27,548,990	911,130
83.7 Rural	240	14,637,280	509	41,197,420	534	135,650,250	774	191,484,950	5,740,886
84 Residential Total	1,252	45,828,570	4,760	139,023,965	4,821	788,193,590	6,073	973,046,125	13,597,221



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 Brule	0	0	1	11,875	1	241,390	1	253,265	0
85.2 Lake	17	32,451,155	60	6,844,455	65	16,338,810	82	55,634,420	1,697,240
85.3 Og Sub	0	0	1	64,785	1	427,130	1	491,915	384,175
85.4 Ogallala	89	5,089,695	364	24,623,315	373	82,574,950	462	112,287,960	4,960,950
85.5 Rural	0	0	3	304,105	3	496,145	3	800,250	234,845
85.6 Rural & Small Villages	54	2,473,620	110	5,771,330	123	17,781,080	177	26,026,030	244,765
86 Commercial Total	160	40,014,470	539	37,619,865	566	117,859,505	726	195,493,840	7,521,975

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	5,687.05	2.18%	3,298,485	2.29%	580.00
88. 1G	2.29	0.00%	1,330	0.00%	580.79
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	8,753.17	3.36%	5,076,830	3.53%	580.00
91. 3G1	1,637.60	0.63%	900,715	0.63%	550.02
92. 3G	243,575.00	93.37%	133,966,630	93.09%	550.00
93. 4G1	668.93	0.26%	367,915	0.26%	550.01
94. 4G	541.95	0.21%	298,080	0.21%	550.01
95. Total	260,865.99	100.00%	143,909,985	100.00%	551.66
<b>CRP</b>					
96. 1C1	49.79	16.53%	35,355	16.53%	710.08
97. 1C	1.85	0.61%	1,315	0.61%	710.81
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	209.72	69.63%	148,905	69.62%	710.02
102. 4C1	37.47	12.44%	26,605	12.44%	710.03
103. 4C	2.38	0.79%	1,690	0.79%	710.08
104. Total	301.21	100.00%	213,870	100.00%	710.04
<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
<b>Grass Total</b>					
	260,865.99	99.88%	143,909,985	99.85%	551.66
<b>CRP Total</b>					
	301.21	0.12%	213,870	0.15%	710.04
<b>Timber Total</b>					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	261,167.20	100.00%	144,123,855	100.00%	551.85

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	130.28	0.16%	68,400	0.17%	525.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	137.51	0.17%	72,200	0.17%	525.05
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	35,210.57	42.57%	17,605,285	42.57%	500.00
93. 4G1	27,997.94	33.85%	13,998,970	33.85%	500.00
94. 4G	19,230.85	23.25%	9,615,425	23.25%	500.00
95. Total	82,707.15	100.00%	41,360,280	100.00%	500.08
<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	2,233.98	67.14%	1,586,150	67.14%	710.01
102. 4C1	1,042.82	31.34%	740,390	31.34%	709.99
103. 4C	50.73	1.52%	36,020	1.52%	710.03
104. Total	3,327.53	100.00%	2,362,560	100.00%	710.00
<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	82,707.15	96.13%	41,360,280	94.60%	500.08
CRP Total	3,327.53	3.87%	2,362,560	5.40%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	86,034.68	100.00%	43,722,840	100.00%	508.20

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	1,034.72	2.81%	688,110	2.95%	665.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	21.98	0.06%	14,065	0.06%	639.90
90. 2G	834.15	2.26%	533,855	2.29%	640.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	21,302.62	57.77%	13,633,650	58.38%	640.00
93. 4G1	11,488.45	31.15%	7,122,850	30.50%	620.00
94. 4G	2,194.81	5.95%	1,360,790	5.83%	620.00
95. Total	36,876.73	100.00%	23,353,320	100.00%	633.28
<b>CRP</b>					
96. 1C1	40.24	1.26%	28,575	1.26%	710.11
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	15.24	0.48%	10,820	0.48%	709.97
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,513.95	78.85%	1,784,940	78.85%	710.01
102. 4C1	516.07	16.19%	366,420	16.19%	710.02
103. 4C	102.88	3.23%	73,050	3.23%	710.05
104. Total	3,188.38	100.00%	2,263,805	100.00%	710.02
<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
<b>Grass Total</b>					
	36,876.73	92.04%	23,353,320	91.16%	633.28
<b>CRP Total</b>					
	3,188.38	7.96%	2,263,805	8.84%	710.02
<b>Timber Total</b>					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	40,065.11	100.00%	25,617,125	100.00%	639.39

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,087.59	53.10%	1,096,000	54.00%	525.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	449.91	11.44%	236,200	11.64%	524.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,376.74	35.02%	688,370	33.92%	500.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	16.94	0.43%	8,975	0.44%	529.81
95. Total	3,931.18	100.00%	2,029,545	100.00%	516.27
<b>CRP</b>					
96. 1C1	1.67	100.00%	1,185	100.00%	709.58
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	1.67	100.00%	1,185	100.00%	709.58
<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	3,931.18	99.96%	2,029,545	99.94%	516.27
CRP Total	1.67	0.04%	1,185	0.06%	709.58
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,932.85	100.00%	2,030,730	100.00%	516.35

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	854.80	28.49%	448,790	29.39%	525.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	213.33	7.11%	112,000	7.34%	525.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	863.11	28.77%	431,555	28.27%	500.00
93. 4G1	241.22	8.04%	120,610	7.90%	500.00
94. 4G	827.61	27.59%	413,805	27.10%	500.00
95. Total	3,000.07	100.00%	1,526,760	100.00%	508.91
<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	90.97	100.00%	64,585	100.00%	709.96
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	90.97	100.00%	64,585	100.00%	709.96
<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	3,000.07	97.06%	1,526,760	95.94%	508.91
CRP Total	90.97	2.94%	64,585	4.06%	709.96
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	3,091.04	100.00%	1,591,345	100.00%	514.83

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,806.87	36.76%	1,201,585	37.96%	665.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	5.92	0.12%	3,785	0.12%	639.36
90. 2G	876.92	17.84%	561,235	17.73%	640.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	942.12	19.17%	602,950	19.05%	639.99
93. 4G1	515.74	10.49%	319,755	10.10%	619.99
94. 4G	767.62	15.62%	475,910	15.04%	619.98
95. Total	4,915.19	100.00%	3,165,220	100.00%	643.97
<b>CRP</b>					
96. 1C1	115.82	68.58%	82,230	68.58%	709.98
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	44.56	26.38%	31,635	26.38%	709.94
102. 4C1	8.12	4.81%	5,765	4.81%	709.98
103. 4C	0.39	0.23%	275	0.23%	705.13
104. Total	168.89	100.00%	119,905	100.00%	709.96
<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	4,915.19	96.68%	3,165,220	96.35%	643.97
CRP Total	168.89	3.32%	119,905	3.65%	709.96
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	5,084.08	100.00%	3,285,125	100.00%	646.16

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

51 Keith

	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	849,204,570	941,592,340	92,387,770	10.88%	13,576,766	9.28%
02. Recreational	30,460,895	31,453,785	992,890	3.26%	20,455	3.19%
03. Ag-Homesite Land, Ag-Res Dwelling	81,296,010	77,057,240	-4,238,770	-5.21%	87,020	-5.32%
<b>04. Total Residential (sum lines 1-3)</b>	<b>960,961,475</b>	<b>1,050,103,365</b>	<b>89,141,890</b>	<b>9.28%</b>	<b>13,684,241</b>	<b>7.85%</b>
05. Commercial	171,182,885	188,143,760	16,960,875	9.91%	7,286,260	5.65%
06. Industrial	9,321,365	7,350,080	-1,971,285	-21.15%	235,715	-23.68%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>180,504,250</b>	<b>195,493,840</b>	<b>14,989,590</b>	<b>8.30%</b>	<b>7,521,975</b>	<b>4.14%</b>
08. Ag-Farmsite Land, Outbuildings	57,078,220	58,000,475	922,255	1.62%	1,932,965	-1.77%
09. Minerals	136,930	136,930	0	0.00	443,855	-324.15%
10. Non Ag Use Land	3,753,660	4,322,065	568,405	15.14%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>60,968,810</b>	<b>62,459,470</b>	<b>1,490,660</b>	<b>2.44%</b>	<b>2,376,820</b>	<b>-1.45%</b>
12. Irrigated	359,158,360	437,872,630	78,714,270	21.92%		
13. Dryland	124,267,125	141,185,880	16,918,755	13.61%		
14. Grassland	207,267,960	220,371,020	13,103,060	6.32%		
15. Wasteland	313,120	313,120	0	0.00%		
16. Other Agland	10,911,200	10,863,600	-47,600	-0.44%		
<b>17. Total Agricultural Land</b>	<b>701,917,765</b>	<b>810,606,250</b>	<b>108,688,485</b>	<b>15.48%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,904,352,300</b>	<b>2,118,662,925</b>	<b>214,310,625</b>	<b>11.25%</b>	<b>23,583,036</b>	<b>10.02%</b>



## 2024 Assessment Survey for Keith 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>
	The county assessor has an appraisal license.
<b>3.</b>	<b>Other full-time employees:</b>
	Three: one office manager/assessor clerk and two appraisal clerks.
<b>4.</b>	<b>Other part-time employees:</b>
	One part-time summer clerk.
<b>5.</b>	<b>Number of shared employees:</b>
	None.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$409,155.
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$408,655.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Appraisal services: \$1,000; appraisal supplies: \$3,200.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$1,000.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$5,000.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$8,500: this amount includes appraisal classes, workshops and TERC hearing expenses.
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$44,182.35

## 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, as historic research work but they are updated yearly on Gworks.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	These were maintained through December 31, 2012.
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="http://www.keith.gWorks.com">www.keith.gWorks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gworks imagery, pictometry, cadastral lot & block
10.	<b>When was the aerial imagery last updated?</b>
	gWorks 2022, Pictometry 2022

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes, for both city and county.
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Ogallala, Brule, and Paxton are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	1975

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None.
<b>2.</b>	<b>GIS Services:</b>
	gWorks (f.k.a. GIS Workshop)
<b>3.</b>	<b>Other services:</b>
	Eagle View Pictometry

#### **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>
	None at present.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county requires a credentialed real property appraiser.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2024 Residential Assessment Survey for Keith County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor and appraisal 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;">1</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala. The economy is somewhat stable. But nearest major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala. The economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural) "K' areas (IOLL's) and Ogallala Suburban.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy--recreational properties.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben--small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings on rural residential and agricultural parcels.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala. The economy is somewhat stable. But nearest major service provider would be Ogallala or larger towns further to the east or west.	3	Village of Brule approximately 7 miles west of Ogallala. The economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	4	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural) "K' areas (IOLL's) and Ogallala Suburban.	5	Lake McConaughy--recreational properties.	8	Villages of Keystone, Roscoe and Sarben--small villages with stale to no economic activity.	AG OB	Outbuildings on rural residential and agricultural parcels.	AG DW	Dwellings on rural residential and agricultural parcels.
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AG DW	Dwellings on rural residential and agricultural parcels.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	The cost approach, land studies and regression analysis for depreciation are used for determining market value for residential property.																		
<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>																		
	Neighborhoods are reviewed and market data is used to develop depreciation models. The county table adjustments are then entered into the CAMA system.																		
<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>																		
	Yes, during the required six-year review for the specific valuation group, depreciation tables are developed, using regression analysis.																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	By a land study coupled with a market analysis. The abstraction method is also used to value residential lots when there are few to no vacant lot sales.																		

**7. How are rural residential site values developed?**

The assessor considers the cost of amenities to improve the site, such a well, septic system and leach field based on servicing the typical three-bedroom home.

**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?**

Discounted cash flow analysis is used to determine the value of the F191 taxpayer applications.

<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>
1	2021	2023	2020	2020
2	2022	2023	2022	2021
3	2022	2023	2022	2021
4	2023-24	2023	2024	2022-23
5	2021	2023	2021	2020
8	2022	2023	2022	2021
AG OB	2023-24	2023	2021	2023-24
AG DW	2023-24	2023	2021	2023-24

## 2024 Commercial Assessment Survey for Keith County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	The assessor and appraisal 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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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																							
	The cost approach and income approach where data is available are both used to value commercial properties.																							
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																							
	The assessor has taken several classes and would value unique properties in house if possible. If needed, the assessor would hire an independent appraiser.																							
<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>																							
	Tables provided by the CAMA vendor are used but are adjusted (see below).																							
<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>																							
	Yes, the county has tables for each area. If the commercial improvement is not new, then the county adjusts costing when values need to be increased (and the timeframe does not fall during the required six-year review). The tables are based on market activity and the local adjustment factor.																							
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																							
	By a land study coupled with a market analysis.																							
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1	2016	2023	2024	2022																				
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10	2016	2023	2024	2023																				

## 2024 Agricultural Assessment Survey for Keith County

<b>1.</b>	<b>Valuation data collection done by:</b>														
		The assessor and appraisal 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="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> <td style="text-align: center;">2023-24</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> <td style="text-align: center;">2023-24</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> <td style="text-align: center;">2023-24</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	2023-24	2	Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	2023-24	3	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.	2023-24
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>														
		The county assessor reviews and values one-sixth of the county each year, and review sales with sales verification forms to determine if there are new market differences.													
<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 actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land. The county uses gWorks, Pictometry, and has different neighborhoods to review the sales apart from each other.													
<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													
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>														

	The use of the sales file and reviewing other intensive use sales were reviewed. A beet dump and some ag commercial sites have been identified as intensive use. Buildings and structures were priced out in the same manner as ag and rural residential outbuildings. The assessor completed a market analysis and left the feedlot acres at the prior value of \$1,375.
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	An analysis is done of the sales and if available. The county assessor also reviews sales of neighboring counties if there are not enough in Keith County.
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	Yes Special Value and subclasses are denoted as areas 4, 5 and 6.
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	346 on file, and of these 160 are approved in areas 4, 5, and 6.
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Physical Reviews, Lease agreements, signs of animal grazing. Pictometry, gworks.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	The non-agricultural influences are Lake McConaughy and the North and South Platte rivers for Hunting.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Market Areas 4, 5, and 6. Around Lake McConaughy and along the North and South Platte Rivers.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	The special value is derived from the location of the influenced areas within the non-influenced portions. Thus, Area 4 is located within non-influenced MA2, as well as Area 5. Area 6 is located in the non-influenced MA3



**2023 PLAN OF ASSESSMENT AMENDED  
FOR  
KEITH COUNTY**

**Plan of Assessment Requirements**

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 of each year, the Assessor shall prepare a three year Plan of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the County Assessor plans to examine during the next three years for the reappraisal. The plan shall describe all the assessment actions necessary to achieve the levels of value required by law. On or before July 31 of each year, the Assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31 of each year.

**Real Property Assessment Requirements**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

**Per the 2023 Abstract, Keith County consists of the following real property types:**

	<b>% of Total Parcels</b>	<b>Taxable Value Base</b>	<b>% of Value</b>
Residential	5,428	809,999,575	43.37%
Commercial	708	175,186,685	9.38%
Industrial	16	9,321,365	0.50%
Recreational	661	29,499,125	1.58%
Agricultural	2,481	843,451,975	45.16%
Minerals	68	136,930	0.01%
<b>Sub Total</b>	<b>9,362</b>	<b>1,867,595,655</b>	
Exempt	683		
Game and Parks	5		

<b>Total</b>	<b>10,050</b>	<b>1,867,595,655</b>
Special Value	285	
Tax Increment Financing	42	41,401,910

**Total Valuation excluding TIF Excess 1,826,193,745.00**

**Agricultural Land**

Use	Acres	Value
Irrigated	109,439.98	359,161,955
Dry	106,771.24	124,352,125
Grass	399,141.78	207,126,560
Waste	951.88	313,175
Other (primarily Accretion)	16,164.63	10,915,490
<b>Sub-Total Land Only</b>	<b>632,469.51</b>	<b>701,869,305</b>
Ag Home Sites	371.55	81,048,475
Ag Farm Sites	1,996.34	57,117,780
Improvements		121,708,025
Public Road/Ditches	6,753.06	3,416,415
<b>Sub-Total Sites + IMPS</b>	<b>9,120.95</b>	<b>263,290,695.00</b>
<b>Total Agricultural Valuation</b>	<b>641,590.46</b>	<b>965,160,000</b>

*All of this and more information can be found in the 2023 County Abstract of Assessment for Real Property, Form 45*

While the Agricultural parcel count consists of less than half of the Residential parcel count, the Agricultural total valuations are only 4% higher in taxable value. This is showing that Residential sales in the county are increasing faster than agricultural land sales. The majority of the agricultural land that has been increasing the most is grassland. The majority of the grassland lies in the northern region of Keith County, which is north of Lake McConaughy and the North Platte River in Area 1 and subclass market area 4. The Irrigated acres consist of approximately a fourth of the Grassland total acres. Irrigated Land Market total valuation are approximately 37% higher than the total Grassland valuations. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. Dryland Acres were historically more than the Irrigated Acres. This change is due to the Well Moratorium and in 2011, there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium, producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated.

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Residential</b>	494,602,420	588,099,850	614,311,765	725,069,675	809,999,575
<b>Commercial</b>	122,804,880	130,861,600	140,775,770	166,126,820	175,186,685
<b>Industrial</b>	5,298,790	7,763,650	8,129,350	9,293,500	9,321,365
<b>Recreational</b>	20,920,885	28,077,630	28,875,740	28,893,135	29,499,125

<b>Agricultural</b>	822,941,835	809,732,765	790,668,440	809,939,270	843,451,975
<b>Minerals</b>	138,830	138,830	136,935	136,935	136,930
<b>Sub Total</b>	<b>1,466,707,640</b>	<b>1,564,674,325</b>	<b>1,582,898,000</b>	<b>1,739,459,335</b>	<b>1,867,595,655</b>
<b>Tax Increment Financing</b>	25,905,195	31,692,325	34,272,830	39,157,840	41,401,910
<b>Total w/out TIF Excess</b>	<b>1,440,802,445</b>	<b>1,532,982,000</b>	<b>1,548,625,170</b>	<b>1,700,301,495</b>	<b>1,826,193,745</b>
<b>Irrigated</b>	411,415,160	392,650,730	359,030,005	358,362,625	359,161,955
<b>Dry</b>	123,614,365	118,187,135	107,357,610	114,315,745	124,352,125
<b>Grass</b>	188,815,845	188,257,985	190,468,450	207,465,725	207,126,560
<b>Waste</b>	155,800	400,150	314,850	313,820	313,175
<b>Other (primarily Accretion)</b>	8,349,095	9,944,110	14,017,075	14,006,100	10,915,490
<b>Sub-Total Land Only</b>	<b>732,350,265</b>	<b>709,440,110</b>	<b>671,187,990</b>	<b>694,464,015</b>	<b>701,869,305</b>
<b>Ag Home Sites</b>	11,310,000	11,100,000	59,625,315	65,327,860	81,048,475
<b>Ag Farm Sites</b>	2,629,710	1,915,625	59,797,485	50,032,425	57,117,780
<b>Improvements</b>	76,608,180	87,232,405	103,413,390	99,171,270	121,708,025
<b>Public Road/Ditches</b>	43,680	44,625	57,650	114,970	3,416,415
<b>Sub-Total Sites + IMPS</b>	<b>90,591,570</b>	<b>100,292,655</b>	<b>222,893,840</b>	<b>214,646,525</b>	<b>263,290,695</b>
<b>Total Agricultural Valuation</b>	<b>822,941,835</b>	<b>809,732,765</b>	<b>894,081,830</b>	<b>909,110,540</b>	<b>965,160,000</b>

A five year review of values is listed above. It is visible that residential values have increased the past five years due to high market sales in the county. From 2019 to 2023 the value increased 64%. The residential sales market has increased due to investment seekers starting vacation rentals and people moving into the lake residential areas from larger cities. Then those who were at the lake would move to other areas in the community and the ripple effect started. This is a good representation of seeing the demand of the residential market that this county has had compared to the agricultural market as well as other aspects of the county.

This five year chart also shows that Irrigated values have lowered and dryland went down for three years but is back up again for this year. However, like we stated above grass has increased in the last five years, as well accretion.

**New Property:** For the assessment year of 2023, there were approximately 1,075 building permits; 592 building permits for new property/construction/additions, 409 parcels to be rechecked from the year before, 23 parcels to demolish, and 51 remodels. The re-checks could be from new homes not being finished the year the prior year, discovery, and/or interior inspections from property owners. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Keith County now requires notification for new construction for Agricultural zoned parcels to be completed and filed with the zoning department. In the fall of 2022, Eagle View Pictometry was implemented for the use of county employee's to use. It was proven in other assessor offices that having Pictometry has allowed them to find a lot of hidden construction that was never reported or disclosed to them.

**Current Resources**

- A. **Staff/Budget/Training:** 1 Assessor, 1 Deputy, 2 Appraisal Clerk, 1 Assessment Clerk, 1 Summer Fulltime temporary Appraisal Clerk, 1 Assessment Clerk/office manager.
  
- B. **The current Assessor** has her Appraiser license and Assessor Certificate. The continuing education is current for both license and certificate. The assessor and deputy attend workshops, classes, and meetings to further their knowledge of the assessment field, as well as complete continuing education requirements each year.
  
- C. **The adopted budget** for 2022-2023 was \$443,260. The actual budget used was as \$399,077.65. Proposed budget for 2023-2024 is \$409,155.47. The Accepted Budget for 2023-2024 is \$408,655.47.
  
- D. **Property Record Cards:** Our property record files are electronically generated. We haven't updated hard cards for years.
  
- E. **Software for CAMA, Assessment Administration, GIS and Pictometry:** Keith County is on the MIPS CAMA system package. Gworks provides the software for the web based GIS system. New from last fall, we signed an agreement with Eagle View for data imaging/Pictometry. This is incorporated with MIPS CAMA system and Gworks program.
  
- F. **Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** We are contracted with Gworks and they help us to maintain our maps and mapping systems. The extra layer to complete this statue is called an annotations layer. Pictometry will be a great help with this as well.
  
- G. **Web based – property record information access:**  
[www.keith.gworks.com](http://www.keith.gworks.com) and [nebraskaassessoronline.us](http://nebraskaassessoronline.us)

**Current Assessment Procedures for Real Property**

- A. **Discover, list & inventory all property.**
- B. **Data collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and public relations are completed by the County Assessor.**

**Level of Value, Quality, and Uniformity for Assessment Year 2023**

<b><u>PROPERTY CLASS</u></b>	<b><u>MEDIAN RATIO</u></b>	<b><u>COD*</u></b>	<b><u>PRD*</u></b>
Residential	92%	21.49%	103.13%
Commercial	93%	29.98%	87.14%

Agricultural	72%	15.01%	111.88%
Special Value Agricultural	72%		

*\*COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2023 Reports & Opinions.*

**Assessment Actions Planned for Assessment Year 2024**

**Residential (Land/or subclasses):**

For Assessment year 2024, Rural Residential 04), Ogallala Suburban, Agricultural/horticultural properties will be reviewed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 2,477 parcels in market areas 1 through 6, 202 for Ogallala Suburban, 136 for Lake Rural Residential, 324 for Rural Residential, for a total of 3,139 parcels. This is usually a two year process and will continue for Assessment year 2025. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**Commercial (and/or subclasses):**

For Assessment year 2024 we will continue our second year for our Commercial Review. Every property will be updated into the CAMA system and new land and depreciation tables will be built and derived from current sales. This review will involve approximately 694 parcels. As with the development of the CAMA system, we noticed that several properties needed a different occupancy code as well as different aspects with the property to be added and calculated with the characteristics of the property.

**Agricultural Land (and/or subclasses):**

This is also part of our 6 year reappraisal this year and will be a two year study to be completed for Assessment year 2025. We will be comparing the new Pictometry layer along with Gworks to see if there is any difference in the agricultural/horticultural land. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, and utilize NRD maps to identify irrigated land use. FSA maps will again be requested for this year to update changes not reported by agricultural or horticultural property owners. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**Special Value – Agricultural Influenced Land:**

We will be reappraising all areas that are listed as Special Valuation properties and/or any Agricultural influenced properties for verification purposes. We will be utilizing Pictometry and Gworks for this study this year. If further research is needed a physical inspection of the property will be done. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology. All other subclasses will continue to be studied by ratio studies of all county

residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**New Construction/Building Permits:**

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS and Pictometry. An analysis of sales will be reviewed for all sold properties dated October 1, 2021 to September 30, 2023, Commercial and Ag from October 1, 2020 to September 30, 2023, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

**Assessment Actions Planned for Assessment Year 2025**

**Residential (and/or subclasses):**

For Assessment year 2025, we will finish the rest of our 6 year review for Rural Residential, Lake Rural, Ogallala Suburban, and Agricultural/horticultural properties. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 2,477 parcels in market areas 1 through 6, 202 for Ogallala Suburban, 136 for Lake Rural Residential, 324 for Rural Residential, for a total of 3,139 parcels. This is usually a two year process and will continue for Assessment year 2025. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

**Commercial (and/or subclasses):**

For the Assessment year of 2025, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

**Agricultural Land (and/or subclasses):**

Each year we will continue the analysis of agricultural Market Areas and sales. Any needed adjustments will be made in the price per acre. We are also planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new agricultural owners per Sales File and identify and remap agricultural land use changes.

**Special Value – Agricultural Influenced Land:**

We will continue analysis of Special Valuation properties and any agricultural influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New photographs will be taken for agricultural/horticultural use and any

changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

**New Construction/Building Permits:**

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2022 to September 30, 2024, Commercial and Ag from October 1, 2021 to September 30, 2024, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

**Assessment Actions Planned for Assessment Year 2026**

**Residential (Land/or subclasses):**

For Assessment year 2026 our complete reappraisal will be on the Lake (residential subclass 05). This will include the K-Areas as well. Included in this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift. This will involve approximately 2,028 parcels.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

**Commercial (and/or subclasses):**

For the Assessment year of 2026, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

**Agricultural Land (and/or subclasses):**

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new agricultural owners per Sales File and identify and remap agricultural land use changes.

**Special Value – Agricultural Influenced Land:**

We will continue analysis of Special Valuation properties and any agricultural influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

### **New Construction/Building Permits:**

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2023 to September 30, 2025, Commercial and Agricultural from October 1, 2022 to September 30, 2025, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

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

Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. All of our property record cards had appraisal information that supported the values of the property and are completely generated by the computer system. The real estate and residential appraisal file balanced and were generated on all parcels in our CAMA system. With the reliance on computerized record maintenance we need to be assured that our CAMA system stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

#### **1. Annually prepare and file Assessor Reports required by law/regulation**

- a. Assessor Survey
- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract
- c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
- d. Special Valuation Methodology
- e. Real Property Abstract
- f. Annual Plan of Assessment Report
- g. Certification of Value to Political Subdivisions
- h. School District Taxable Value Report
- i. Average Assessed Value Report for Homestead Exemption
- j. Generate Tax Roll
- k. Certificate of Taxes Levied Report
- l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

#### **2. Updating 521/Ownership Transfers**

#### **3. Permissive Exemption**

#### **4. Mobile Home Report**

#### **5. Personal Property**

#### **6. Notice of Taxable Status**

#### **7. Change of Value Notices**

#### **8. Homestead Exemptions**

#### **9. Centrally Assessed**

#### **10. Tax Increment Financing**



11. **Special Valuation**
12. **Tax Districts and Tax Rates**
13. **Tax Lists**
14. **Tax List Corrections**
15. **County Board of Equalization**
16. **TERC Appeals**
17. **TERC Statewide Equalization**
18. **Education**

### **Conclusion**

With all the entities of county government that utilize the Assessor's records in their operation, it is important for us to maintain the most accurate data possible.

With the continual review of all properties and implementation of GIS and now Pictometry, records will become more accurate and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. A sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:  
Renae Zink  
Keith County Assessor

## 2024 Special Valuation Methodology

Special valuation was created for accretion ground around rivers and bodies of water. Since urban development and other non-agricultural development could have an economic impact on agricultural or horticultural land, owners could apply for special valuation to offset that higher impact of market value. Special valuation provides for taxable value based on 75% of the actual value for agricultural and/or horticultural purposes or uses.

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to the close proximity of Lake McConaughy, Lake Ogallala and the North and South Platte Rivers. The special valuation accretion areas in Keith County are the accretion land along the North and South Platte Rivers, Lake Ogallala and Lake McConaughy. Non accretion special valuation includes any parcel that is less than 80 acres. These areas were first recognized in Assessment Year 2007. Submarket areas were created in 2021 to include all accretion land parcels. These new submarket areas are 4, 5, and 6. Area 4 has the same boundary lines as agland market area 1. Area 5 has the same boundary lines as agland market area 2, and area 6 has the same boundary lines as agland market area 3. The only difference is accretion and whether they are approved for special valuation or valued at full market value. Area 4 consists of 35 parcels, area 5 consists of 30 parcels, and area 6 consists of 133 parcels. Properties that are less than 80 Acres and do not have accretion on them are still in their respected market areas.

### VALUATION MODELS USED

The valuation models used in these new market areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were and were not influenced by other agricultural use. This special valuation area was selected because the sold properties were not reflecting the true agricultural market. This special valuation area was developed to define a market trend for parcels being used for recreational use within Keith County. This same study was used for the smaller rural tracts as well.

### ASSESSMENT OF RECREATIONAL/ACCRETION LAND

- Definition as per Regulation Chapter 10-001.05E: All parcels of real property predominately used or intended to be used for diversion, entertainment, and relaxation on an occasional basis. Some of the uses would include fishing, hunting, camping, boating, hiking, picnicking, and the access or view that simply allows relaxation, diversion and entertainment.
- Recreational lands will be valued at 100% of its market value.
- Recreational lands within the county are predominately along the Platte Rivers also called accretions but can be found intermittently throughout the county.
- Many times the accretions are attached to agricultural parcels of which its' predominate use is agricultural and therefore, the accretions are valued at 75% of market value.
- Parcels that are 100% accretions and are valued at 100% of recreational market value as it's predominate use is recreational as it cannot be agricultural land by definition.
- Residential parcels that have accretions on them, the acres are now defined per soil and use along with the accretions and are valued at 100% of agland market value.
- A physical inspection of all sites is made where possible to verify its highest and best use.

### DEFINITIONS THAT APPLY TO SPECIAL VALUATION

1. Actual Value: Actual value of real property for the purpose of taxation mean the market value of real property in the ordinary course of trade. The actual value of a parcel of real property is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing seller and a willing buyer,

Both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used.

2. Special Valuation: Special valuation shall mean the actual value of the land if the land were available only for agricultural or horticultural purposes or uses without regard to any other purpose or use to which the land may be used. Special valuation assessment shall mean seventy- five percent of the special valuation.
3. Agricultural or Horticultural Land: Agricultural land or horticultural land is a parcel of land primarily used for agricultural or horticultural purposes. This includes wasteland lying in or adjacent to and in common ownership or management with other agricultural and horticultural land. Agricultural land and horticultural land does not include any land directly associated with any building or enclosed structures. Any land encumbered by an easement under the Wetlands Reserve Program cannot be used for agricultural or horticultural purposes and therefore cannot be characterized as agricultural or horticultural land and must be valued at its actual value.
4. Agricultural or Horticultural Purposes: Agricultural or horticultural purposes shall mean used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agricultural aquaculture, or horticulture.
5. Commercial Production: Shall mean agricultural and horticultural products produced for the primary purpose of obtaining a monetary profit.
6. Owner: shall mean an owner of record of agricultural or horticultural land or the purchaser of agricultural or horticultural land under a contract for sale.

#### **SPECIAL VALUATION APPROVAL OR DISQUALIFICATION PROCESS**

##### **Criteria for Land to be Eligible for Special Valuation:**

- The land must be located outside the corporate boundaries of any sanitary and improvement district, city, or village, except that land within the corporate boundaries of a city or village is the land is subject to a conservation or preservation easement as provided in the conservation and preservation easements act and the governing body of the city or village approves an agreement creating the easement would be eligible,
- The land **MUST** be agricultural or horticultural land. Eligibility shall be determined annually as of January 1. However, the land must remain eligible the entire year in order to retain the special valuation assessment for that year. To remain eligible in succeeding years the land must continue to be agricultural or horticultural land.
- The property owner must file a Form 456, and if applicable, an IRS Schedule F, with the county assessor on or before June 30 of the first year in which the valuation is requested. Form 456 is available on the Property Assessment Division's website and at the County Assessor's Office. Any special valuation filed after June 30 will be considered an application for the following year.
- Per Reg. 11-004.03, the applicant, if not owner of record and whose authority to sign is not a matter of public record, must file with the application a true copy of the deed, contract of sale, power of attorney, lease or other appropriate instrument evidencing the signer's interest or authority.
- On or before July 15, the county assessor must review the application. On or before July 22, the county assessor will send a notice of approval or denial to the applicant.
- An approved application will remain in effect until such time as the land becomes disqualified pursuant to REG-11-006.
- A physical inspection of the property is mandatory upon application.

##### **Criteria for Land to be disqualified for Special Valuation:**

- ✓ **No Application was filed with the Assessor's Office.**
- ✓ The application is not signed by an authorized person
- ✓ The land is not primarily used for the commercial production of agricultural or horticultural products.
- ✓ The land is inside the corporate boundaries of a Sanitary Improvement District, city or village.
- ✓ The land is not eligible for special valuation the entire year of assessment.
- ✓ The property owner did not cooperate with the Assessor's Office to be able to make a determination for special valuation.
- ✓ If no physical inspection is permitted by the property owner, the application will be denied as the Assessor's Office will not be able to make a determination.
- ✓ If the parcel consists of five contiguous acres or less, failure to provide an IRS schedule F (Profit or Loss From Farming) documenting profit or loss from farming for two out of the last three years.

### **STEPS FOR THE PROTEST PROCESS**

Applicants may file a written protest with the clerk's office to the county board of equalization (CBOE) within 30 days after the mailing of the denial of the application. Protests must be filed with the county clerk and contain a written statement of why the application should not have been denied. The CBOE must hear and decide the protest within 30 days of the filing of the protest. After the CBOE makes a decision, notification will be made within seven days to the property owner or applicant.

### **THE HIGHEST AND BEST USE OF PROPERTIES IN ACCRETION MARKET AREAS**

The highest and best use of the accretion market area is for recreational use. The special valuation area was determined by market trends as the majority of all the agricultural properties that have sold along either river that have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was thoroughly reviewed in 2021. New special valuation applications were reviewed for 2023.

If the parcel contained more accretion acres than deeded acres, we then looked to see if there were any adjoining parcels that belonged to the same owner thus involving more deeded acres that may be used for agricultural purposes. If the total acres of adjoining parcels contained more deeded acres with *the primary use as agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, were allowed special valuation. If the total deeded acres are less than the accretion acres, the use of the deeded acres are thoroughly reviewed. If the majority of the parcel's acres are *used for agricultural purposes*, then the parcels are approved for special value.

Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County. Parcels determined as not being primarily used for agricultural purposes were sent disqualification letters and were valued at 100% agricultural or horticultural market value.

If 50% or more of the parcel is accretion and the property owner does NOT own any other bordering agricultural or horticultural land and the land cannot be proven to show the primary use or livelihood is

Agricultural or horticultural, then the land will NOT qualify for special valuation. If the accretion parcel has minimal agriculture use present and also has a house, it will also influence the decision that the parcel, "as a whole" would primarily be used as a rural residential site more so than primarily agricultural/horticultural, unless evidence provided proves otherwise. If the parcel has some minimal agricultural use, such as a few horses or cows, or a minimal number of hay bales, but is NOT supporting the parcel as agricultural/horticultural use for the owner's livelihood, the parcel will NOT qualify for special valuation, unless evidence provided proves otherwise. Title 350 Regulation 11-001 states the purpose of special valuation is "to allow persons wishing to continue to engage in agriculture as a **livelihood** from being forced to discontinue the agricultural endeavors as a result of excess tax burdens." A few farm animals or a few hay bales do not constitute its primary use as agriculture or as agriculture as a livelihood. If a parcel has other land on the parcel other than accretion land, and the Special Valuation was denied, this other land will be valued at 100% of market value based on its use. Ex.) 100% of grass, dry, or irrigated land values. If a parcel is in an individual's name, it is looked at separately from other family member's adjoining property and also looked at separately from a family corporation or partnership's bordering property. This is how other similar properties are also looked at when considering whether agricultural use is the primary use of a parcel. If this is the only property the individual owns and it does not support agriculture as a livelihood, the parcel will NOT qualify for special valuation.

#### **THE HIGHEST AND BEST USE OF SMALLER RURAL PROPERTIES**

The highest and best use of smaller rural tracts in the Keith County market area is mostly for residential use. This special valuation area was determined by market trends as the majority of all the agricultural properties that have sold in Keith County and have been purchased for residential living instead of agricultural/horticultural use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. For 2021 we started the study of working with GWORKs on this project. This consisted of gathering new FSA maps from property owners who certify their acres, identify land use, and features within the parcel. These features are adding shelter belts, correcting the size of home and farm sites and any other use that is different from our MIPS CAMA system. Other documentation from the property owners were used also to determine the use of the parcel. Once these changes were sent in to GWORKs to correct, we then adjusted our deeded acres and use with theirs to match. Parcels determined as not being primarily used for agricultural purposes were sent disqualification letters and are being valued at 100% agricultural or horticultural market value. That data is still up to date.

#### **ADJUSTMENTS MADE TO SALES TO REFLECT CURRENT CASH EQUIVALENCY OF TYPICAL MARKET CONDITIONS**

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

#### **INCOME CAPITALIZATION APPROACH**

Typically actual income information is not readily available to our office from property owners. We have not studied rents for these properties. We have not studied the income approach for these properties.