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DEPARTMENT OF REVENUE

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

LOUP 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 Loup 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 Loup 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: Jamie Copsey, Loup County Assessor

Table of Contents

2024 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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.

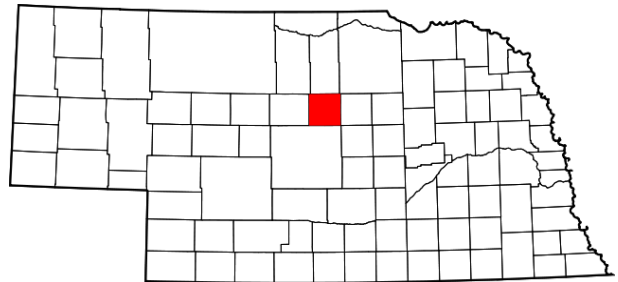
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

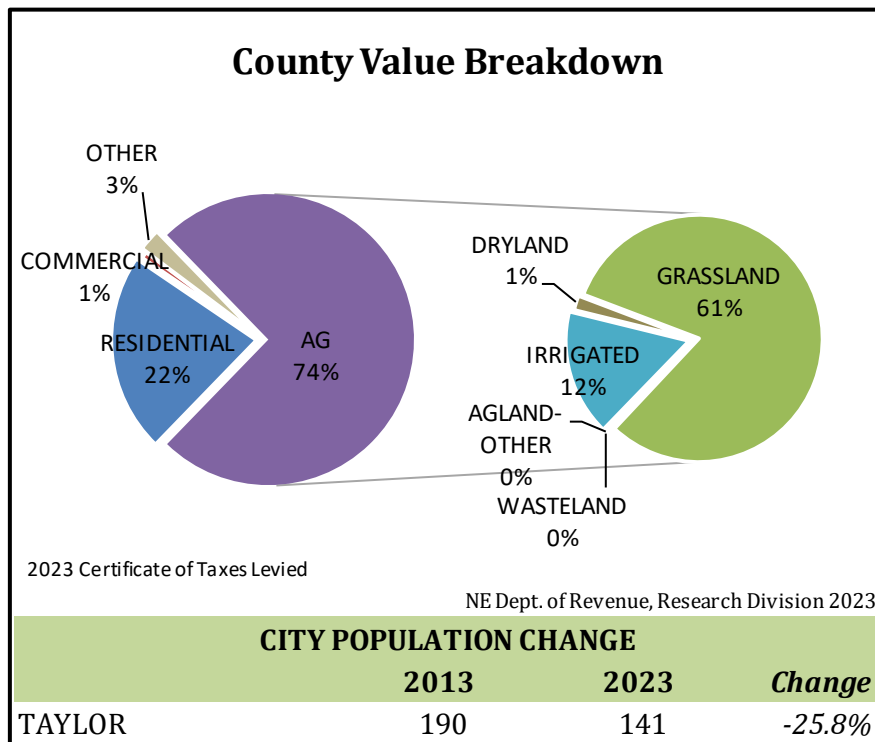
**Further information may be found in Exhibit 94*

County Overview

With a total area of 568 square miles, Loup County has 599 residents, per the Census Bureau Quick Facts for 2024, a 1% decrease in population from the 2023 U.S. Census. Reports indicate that 68% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$138,333 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Loup County are located in and around the county seat of Taylor. According to the latest information from the U.S. Census Bureau, there are 16 employer establishments with total employment of 36, a 10% decrease in employment from 2019.



Agricultural land is the largest contributor to the county’s valuation base by a significant margin. Grassland makes up the majority of the land in the county. Loup County is included in the Lower Loup Natural Resources District (NRD).

Loup County is also home to Calamus Reservoir. The lake is located on the eastern side of the county and is shared with neighboring Garfield County. Calamus Lake offers some of the state’s

finest recreational opportunities including camping, fishing, boating, and hunting.

2024 Residential Correlation for Loup County

Assessment Actions

Only pick-up work was completed for 2024.

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.

Sales qualification and verification practices are reviewed to determine if all available sales are used for measurement. The usability rate is near the statewide average. Review of the non-qualified sales provides sufficient information to indicate that all arm's-length transactions have been made available for measurement.

Lot values were last updated in Taylor, Calamus and the Rural area in 2021. The contract appraiser did a land value study using recent lot sales to arrive at new lot values.

The Loup County Assessor has four valuation groups with two defined by the lake, one for Taylor and the fourth for the rural residential area. Valuation Group 1 comprises the mobile homes around the lake while Valuation Group 2 is designated for the stick-built homes. The remaining two groups are based on geographic locations.

The county assessor follows the six-year inspection and review requirement and is current. All properties are physically reviewed by the contract appraiser with changes updated accordingly.

The appraisal tables are reviewed each year, for Valuation Groups 1, 2, and 5 the lot value study and depreciation tables are 2021. In Valuation Group 6 the lot value study and depreciation tables are 2020. The county assessor has a written valuation methodology which details the assessment practices.

Description of Analysis

Properties in the residential class are stratified into four valuation groups, only three have sales.

Valuation Group	Description
1	Calamus Lake-Mobile Homes
2	Calamus Lake-Stick Built Homes
5	Rural
6	Taylor

Fifteen qualified sales stratified into three valuation groups make up the statistical profile. The overall residential class show that the median measure of central tendency is within the acceptable

2024 Residential Correlation for Loup County

range, while both the mean and weighted mean are slightly below at 90%. Valuation Groups 2 and 6 have seven sales respectively and both are in the acceptable range. The qualitative statistics for the residential class are within the acceptable parameters recommended by IAAO.

Comparison of the 2024 County Abstract of Assessment for Real Property, form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) support that values were uniformly applied to the residential class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

The consideration of the assessment practices of the county assessor and the review of statistics with sufficient sample size suggest that assessments within the county are valued within the acceptable ranges, and therefore considered equalized. The quality of assessment of the residential property in Loup County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	7	96.12	89.49	89.30	15.53	100.21
5	1	81.79	81.79	81.79	00.00	100.00
6	7	96.78	90.72	91.97	21.99	98.64
ALL	15	96.12	89.55	89.57	18.62	99.98

Level of Value

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

2024 Commercial Correlation for Loup County

Assessment Actions

Routine maintenance and pick-up work were the only assessment actions for 2024.

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 processes were reviewed. The usability rate is above the statewide average, however, due to the county assessor serving in the role of ex-officio and having deeds filed directly within the office, there is additional opportunity to make inquiries when sales come in to better establish usability of sales. Review of all sales qualification suggests that all arms-length sales have been made available for measurement.

Commercial lot values are determined by analyzing the few sales of similar sold properties and using the market and sales comparison approach. The last lot value study was done in 2020.

There is one valuation group for the commercial class of property due to the low number of parcels in the class. The six-year inspection and review cycle has been met as a reappraisal was done for 2021. The costing is dated 2019 with depreciation tables dated 2020.

Description of Analysis

The three measures of central tendency and the qualitative statistics are out of the acceptable range for the five qualified sales in the commercial class. Analysis of the sales shows insufficient data to determine any visible trends. The COD of 40% supports that the median is not a useful indicator of the level of value.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and accurately reflect the assessment actions reported by the Loup County Assessor.

Equalization and Quality of Assessment

The small sample size of only five total sales and the variation in the measures of central tendency support that the statistics are not a reliable indicator of the overall level of value. The assessment practices of the Loup County Assessor support that assessments are within the acceptable parameters and are therefore considered equalized. The commercial class of property in Loup County complies with generally accepted mass appraisal techniques.

2024 Commercial Correlation for Loup County

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Loup County is determined to be at the statutory level of 100% of market value.

2024 Agricultural Correlation for Loup County

Assessment Actions

A 5% increase to irrigated, dry and grassland was applied for 2024 based on a market analysis of sales. Pick-up work was completed and placed on the assessment roll.

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.

Sales qualification and verification practices are reviewed. The usability rate is below the statewide average but is influenced by several parcels changing from agricultural to residential. This was determined by reviewing the sales rosters and the comments for the non-qualified sales. All sales are reviewed through a sales questionnaire. All arm's-length sales have been used for the measurement of agricultural land within the county.

The Loup County Assessor has only one market area due to the largely homogenous nature of the land. The county assessor monitors the market each year.

The appraisal tables for the agricultural improvements are all dated 2021. The county physically reviews agricultural homes and improvements at the same time as the residential class. These were last reviewed/inspected in 2021. Land use changes are tracked through the local Natural Resource District as well as aerial imagery.

The county has less than 200 acres of Conservation Reserve Program (CRP) all of which have been identified and valued the same as dryland. Currently no separate market analysis has been conducted where intensive use is identified.

Description of Analysis

The Agricultural statistical profile is comprised of six qualified sales. Although two of the three measures of central tendency are within the acceptable range, the sample is insufficient to determine an accurate level of value. Further review of the 80% Majority Land Use (MLU) results in small samples that are outside the acceptable range. Irrigated has one sale while grass has four sales. All values have been determined to be acceptable and are comparable to surrounding counties. Agricultural land values appear to be equalized.

Analysis of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) reflects the reported adjustments to the value of the agricultural land.

Equalization and Quality of Assessment

Agricultural improvements and site acres are inspected and valued with the same processes that are used for rural residential properties across the county. Agricultural improvements are equalized and assessed at the same statutory level.

2024 Agricultural Correlation for Loup County

A review of the assessment practices, surrounding counties and the statistical sample indicate that Loup County has achieved equalization. The quality of assessment in the agricultural land in Loup County complies with accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Loup County is determined to be at the statutory level of 75% of market value.

2024 Opinions of the Property Tax Administrator for Loup 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
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Loup County

Residential Real Property - Current

Number of Sales	15	Median	96.12
Total Sales Price	\$3,621,500	Mean	89.55
Total Adj. Sales Price	\$3,621,500	Wgt. Mean	89.57
Total Assessed Value	\$3,243,950	Average Assessed Value of the Base	\$100,780
Avg. Adj. Sales Price	\$241,433	Avg. Assessed Value	\$216,263

Confidence Interval - Current

95% Median C.I	71.24 to 104.35
95% Wgt. Mean C.I	73.36 to 105.79
95% Mean C.I	77.52 to 101.58
% of Value of the Class of all Real Property Value in the County	16.72
% of Records Sold in the Study Period	2.45
% of Value Sold in the Study Period	5.27

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	24	96	96.45
2022	26	93	92.98
2021	18	93	93.02
2020	18	0	82.26

2024 Commission Summary for Loup County

Commercial Real Property - Current

Number of Sales	5	Median	61.44
Total Sales Price	\$887,000	Mean	79.66
Total Adj. Sales Price	\$887,000	Wgt. Mean	70.22
Total Assessed Value	\$622,840	Average Assessed Value of the Base	\$55,691
Avg. Adj. Sales Price	\$177,400	Avg. Assessed Value	\$124,568

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	28.57 to 130.75
% of Value of the Class of all Real Property Value in the County	0.76
% of Records Sold in the Study Period	10.00
% of Value Sold in the Study Period	22.37

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	4	100	54.79
2022	5	100	58.29
2021	1	100	59.41
2020	2	100	61.66

**58 Loup
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 : 15
 Total Sales Price : 3,621,500
 Total Adj. Sales Price : 3,621,500
 Total Assessed Value : 3,243,950
 Avg. Adj. Sales Price : 241,433
 Avg. Assessed Value : 216,263

MEDIAN : 96
 WGT. MEAN : 90
 MEAN : 90
 COD : 18.62
 PRD : 99.98

COV : 24.25
 STD : 21.72
 Avg. Abs. Dev : 17.90
 MAX Sales Ratio : 135.01
 MIN Sales Ratio : 58.26

95% Median C.I. : 71.24 to 104.35
 95% Wgt. Mean C.I. : 73.36 to 105.79
 95% Mean C.I. : 77.52 to 101.58

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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	2	90.16	90.16	94.03	09.28	95.88	81.79	98.52	N/A	61,500	57,830
01-JAN-22 To 31-MAR-22	1	96.12	96.12	96.12	00.00	100.00	96.12	96.12	N/A	315,000	302,770
01-APR-22 To 30-JUN-22	4	85.51	84.83	76.22	21.74	111.30	58.26	110.06	N/A	210,625	160,536
01-JUL-22 To 30-SEP-22	2	87.80	87.80	84.25	18.86	104.21	71.24	104.35	N/A	350,000	294,870
01-OCT-22 To 31-DEC-22	2	82.34	82.34	100.63	26.72	81.82	60.34	104.34	N/A	385,000	387,408
01-JAN-23 To 31-MAR-23	1	135.01	135.01	135.01	00.00	100.00	135.01	135.01	N/A	86,000	116,110
01-APR-23 To 30-JUN-23	1	108.75	108.75	108.75	00.00	100.00	108.75	108.75	N/A	405,000	440,440
01-JUL-23 To 30-SEP-23	2	71.74	71.74	69.02	06.01	103.94	67.43	76.04	N/A	190,000	131,135
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	9	96.12	87.93	83.33	14.36	105.52	58.26	110.06	71.24 to 104.35	220,056	183,368
01-OCT-22 To 30-SEP-23	6	90.19	91.99	97.11	26.67	94.73	60.34	135.01	60.34 to 135.01	273,500	265,606
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	9	96.12	86.19	87.90	17.51	98.05	58.26	110.06	60.34 to 104.35	291,944	256,608
<u>ALL</u>	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
2	7	96.12	89.49	89.30	15.53	100.21	67.43	108.75	67.43 to 108.75	445,714	398,009
5	1	81.79	81.79	81.79	00.00	100.00	81.79	81.79	N/A	33,000	26,990
6	7	96.78	90.72	91.97	21.99	98.64	58.26	135.01	58.26 to 135.01	66,929	61,557
<u>ALL</u>	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263
06											
07											
<u>ALL</u>	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263

**58 Loup
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 : 15
 Total Sales Price : 3,621,500
 Total Adj. Sales Price : 3,621,500
 Total Assessed Value : 3,243,950
 Avg. Adj. Sales Price : 241,433
 Avg. Assessed Value : 216,263

MEDIAN : 96
 WGT. MEAN : 90
 MEAN : 90
 COD : 18.62
 PRD : 99.98

COV : 24.25
 STD : 21.72
 Avg. Abs. Dev : 17.90
 MAX Sales Ratio : 135.01
 MIN Sales Ratio : 58.26

95% Median C.I. : 71.24 to 104.35
 95% Wgt. Mean C.I. : 73.36 to 105.79
 95% Mean C.I. : 77.52 to 101.58

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263
Greater Than 14,999	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263
Greater Than 29,999	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	96.78	96.21	97.07	09.73	99.11	81.79	110.06	N/A	42,667	41,415
60,000 TO 99,999	5	76.04	85.63	89.33	30.23	95.86	58.26	135.01	N/A	74,700	66,729
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	5	96.12	89.58	89.13	15.49	100.50	67.43	108.75	N/A	346,000	308,398
500,000 TO 999,999	2	89.29	89.29	89.50	16.87	99.77	74.23	104.34	N/A	695,000	622,035
1,000,000 +											
ALL	15	96.12	89.55	89.57	18.62	99.98	58.26	135.01	71.24 to 104.35	241,433	216,263

**58 Loup
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 : 5
 Total Sales Price : 887,000
 Total Adj. Sales Price : 887,000
 Total Assessed Value : 622,840
 Avg. Adj. Sales Price : 177,400
 Avg. Assessed Value : 124,568

MEDIAN : 61
 WGT. MEAN : 70
 MEAN : 80
 COD : 40.33
 PRD : 113.44

COV : 51.66
 STD : 41.15
 Avg. Abs. Dev : 24.78
 MAX Sales Ratio : 150.33
 MIN Sales Ratio : 48.19

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 28.57 to 130.75

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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											
01-JAN-21 To 31-MAR-21	2	53.24	53.24	52.76	09.49	100.91	48.19	58.29	N/A	68,500	36,140
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	2	105.89	105.89	68.71	41.98	154.11	61.44	150.33	N/A	220,000	151,170
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	80.07	80.07	80.07	00.00	100.00	80.07	80.07	N/A	310,000	248,220
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	4	59.87	79.56	64.93	43.96	122.53	48.19	150.33	N/A	144,250	93,655
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23	1	80.07	80.07	80.07	00.00	100.00	80.07	80.07	N/A	310,000	248,220
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	4	59.87	79.56	64.93	43.96	122.53	48.19	150.33	N/A	144,250	93,655
01-JAN-22 To 31-DEC-22											
<u>ALL</u>	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568
<u>ALL</u>	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568
04											
<u>ALL</u>	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568

**58 Loup
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 : 5
 Total Sales Price : 887,000
 Total Adj. Sales Price : 887,000
 Total Assessed Value : 622,840
 Avg. Adj. Sales Price : 177,400
 Avg. Assessed Value : 124,568

MEDIAN : 61
 WGT. MEAN : 70
 MEAN : 80
 COD : 40.33
 PRD : 113.44

COV : 51.66
 STD : 41.15
 Avg. Abs. Dev : 24.78
 MAX Sales Ratio : 150.33
 MIN Sales Ratio : 48.19

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 28.57 to 130.75

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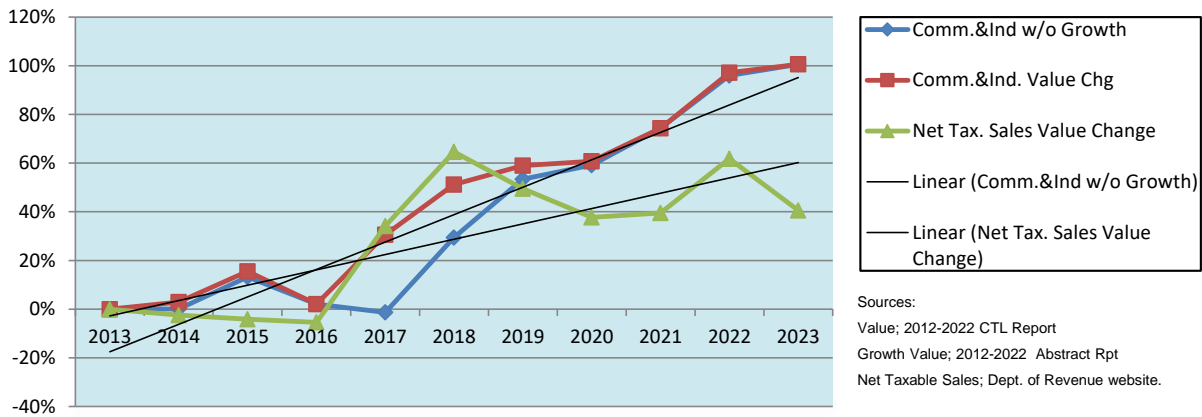
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568
Greater Than 14,999	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568
Greater Than 29,999	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	150.33	150.33	150.33	00.00	100.00	150.33	150.33	N/A	36,000	54,120
60,000 TO 99,999	2	53.24	53.24	52.76	09.49	100.91	48.19	58.29	N/A	68,500	36,140
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	2	70.76	70.76	69.53	13.17	101.77	61.44	80.07	N/A	357,000	248,220
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
350	2	70.76	70.76	69.53	13.17	101.77	61.44	80.07	N/A	357,000	248,220
406	2	53.24	53.24	52.76	09.49	100.91	48.19	58.29	N/A	68,500	36,140
543	1	150.33	150.33	150.33	00.00	100.00	150.33	150.33	N/A	36,000	54,120
ALL	5	61.44	79.66	70.22	40.33	113.44	48.19	150.33	N/A	177,400	124,568

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	\$ 1,302,535	\$ 66,720	5.12%	\$ 1,235,815		\$ 1,278,296	
2013	\$ 1,341,130	\$ 38,230	2.85%	\$ 1,302,900	0.03%	\$ 1,246,806	-2.46%
2014	\$ 1,505,295	\$ 30,105	2.00%	\$ 1,475,190	10.00%	\$ 1,225,036	-1.75%
2015	\$ 1,329,070	\$ -	0.00%	\$ 1,329,070	-11.71%	\$ 1,208,771	-1.33%
2016	\$ 1,700,325	\$ 415,240	24.42%	\$ 1,285,085	-3.31%	\$ 1,714,826	41.87%
2017	\$ 1,969,780	\$ 284,330	14.43%	\$ 1,685,450	-0.87%	\$ 2,104,334	22.71%
2018	\$ 2,071,420	\$ 72,945	3.52%	\$ 1,998,475	1.46%	\$ 1,911,295	-9.17%
2019	\$ 2,093,435	\$ 19,515	0.93%	\$ 2,073,920	0.12%	\$ 1,761,159	-7.86%
2020	\$ 2,271,470	\$ -	0.00%	\$ 2,271,470	8.50%	\$ 1,783,530	1.27%
2021	\$ 2,568,380	\$ 14,690	0.57%	\$ 2,553,690	12.42%	\$ 2,069,178	16.02%
2022	\$ 2,612,780	\$ -	0.00%	\$ 2,612,780	1.73%	\$ 1,797,080	-13.15%
2023	\$ 2,648,995	\$ 21,690	0.82%	\$ 2,627,305	0.56%	\$ 1,741,681	-3.08%
Ann %chg	7.04%			Average	1.72%	3.40%	3.92%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	0.03%	2.96%	-2.46%
2014	13.26%	15.57%	-4.17%
2015	2.04%	2.04%	-5.44%
2016	-1.34%	30.54%	34.15%
2017	29.40%	51.23%	64.62%
2018	53.43%	59.03%	49.52%
2019	59.22%	60.72%	37.77%
2020	74.39%	74.39%	39.52%
2021	96.06%	97.18%	61.87%
2022	100.59%	100.59%	40.58%
2023	101.71%	103.37%	36.25%

County Number	58
County Name	Loup

58 Loup
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 : 6
 Total Sales Price : 4,928,275
 Total Adj. Sales Price : 4,928,275
 Total Assessed Value : 3,253,760
 Avg. Adj. Sales Price : 821,379
 Avg. Assessed Value : 542,293

MEDIAN : 75
 WGT. MEAN : 66
 MEAN : 72
 COD : 19.87
 PRD : 109.18

COV : 29.88
 STD : 21.54
 Avg. Abs. Dev : 14.81
 MAX Sales Ratio : 92.43
 MIN Sales Ratio : 34.50

95% Median C.I. : 34.50 to 92.43
 95% Wgt. Mean C.I. : 39.99 to 92.05
 95% Mean C.I. : 49.47 to 94.69

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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											
01-JAN-21 To 31-MAR-21	2	92.42	92.42	92.42	00.02	100.00	92.40	92.43	N/A	208,808	192,973
01-APR-21 To 30-JUN-21	2	69.93	69.93	74.28	08.44	94.14	64.03	75.83	N/A	1,399,500	1,039,503
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	34.50	34.50	34.50	00.00	100.00	34.50	34.50	N/A	1,200,000	413,960
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	73.26	73.26	73.26	00.00	100.00	73.26	73.26	N/A	511,660	374,850
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	4	84.12	81.17	76.63	13.36	105.92	64.03	92.43	N/A	804,154	616,238
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23	2	53.88	53.88	46.08	35.97	116.93	34.50	73.26	N/A	855,830	394,405
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	4	84.12	81.17	76.63	13.36	105.92	64.03	92.43	N/A	804,154	616,238
01-JAN-22 To 31-DEC-22	1	34.50	34.50	34.50	00.00	100.00	34.50	34.50	N/A	1,200,000	413,960
<u>ALL</u>	6	74.55	72.08	66.02	19.87	109.18	34.50	92.43	34.50 to 92.43	821,379	542,293

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	74.55	72.08	66.02	19.87	109.18	34.50	92.43	34.50 to 92.43	821,379	542,293
<u>ALL</u>	6	74.55	72.08	66.02	19.87	109.18	34.50	92.43	34.50 to 92.43	821,379	542,293

58 Loup
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 : 6
 Total Sales Price : 4,928,275
 Total Adj. Sales Price : 4,928,275
 Total Assessed Value : 3,253,760
 Avg. Adj. Sales Price : 821,379
 Avg. Assessed Value : 542,293

MEDIAN : 75
 WGT. MEAN : 66
 MEAN : 72
 COD : 19.87
 PRD : 109.18

COV : 29.88
 STD : 21.54
 Avg. Abs. Dev : 14.81
 MAX Sales Ratio : 92.43
 MIN Sales Ratio : 34.50

95% Median C.I. : 34.50 to 92.43
 95% Wgt. Mean C.I. : 39.99 to 92.05
 95% Mean C.I. : 49.47 to 94.69

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	64.03	64.03	64.03	00.00	100.00	64.03	64.03	N/A	369,000	236,255
1	1	64.03	64.03	64.03	00.00	100.00	64.03	64.03	N/A	369,000	236,255
Grass											
County	4	84.12	73.79	65.29	22.15	113.02	34.50	92.43	N/A	1,011,904	660,664
1	4	84.12	73.79	65.29	22.15	113.02	34.50	92.43	N/A	1,011,904	660,664
ALL	6	74.55	72.08	66.02	19.87	109.18	34.50	92.43	34.50 to 92.43	821,379	542,293

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	64.03	64.03	64.03	00.00	100.00	64.03	64.03	N/A	369,000	236,255
1	1	64.03	64.03	64.03	00.00	100.00	64.03	64.03	N/A	369,000	236,255
Grass											
County	4	84.12	73.79	65.29	22.15	113.02	34.50	92.43	N/A	1,011,904	660,664
1	4	84.12	73.79	65.29	22.15	113.02	34.50	92.43	N/A	1,011,904	660,664
ALL	6	74.55	72.08	66.02	19.87	109.18	34.50	92.43	34.50 to 92.43	821,379	542,293

Loup County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Blaine	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brown	1	3,600	3,400	3,400	3,400	2,355	3,140	3,140	3,030	3,311
Rock	2	2,700	2,600	2,600	2,600	2,500	2,400	2,350	2,200	2,370
Holt	4	n/a	n/a	n/a	2,800	n/a	2,700	2,500	2,500	2,666
Garfield	1	3,995	3,995	3,995	3,395	3,395	3,020	3,020	2,560	3,471
Custer	3	3,700	3,692	3,692	3,449	3,225	3,225	2,450	2,450	3,172

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	872	872	872	814	735	735	735	807
Blaine	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	1,003
Rock	2	n/a	n/a	1,070	1,070	960	n/a	868	800	889
Holt	4	n/a	n/a	n/a	2,600	2,350	2,350	2,100	2,100	2,340
Garfield	1	n/a	1,665	1,665	1,460	1,460	1,220	1,210	1,128	1,407
Custer	3	n/a	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375

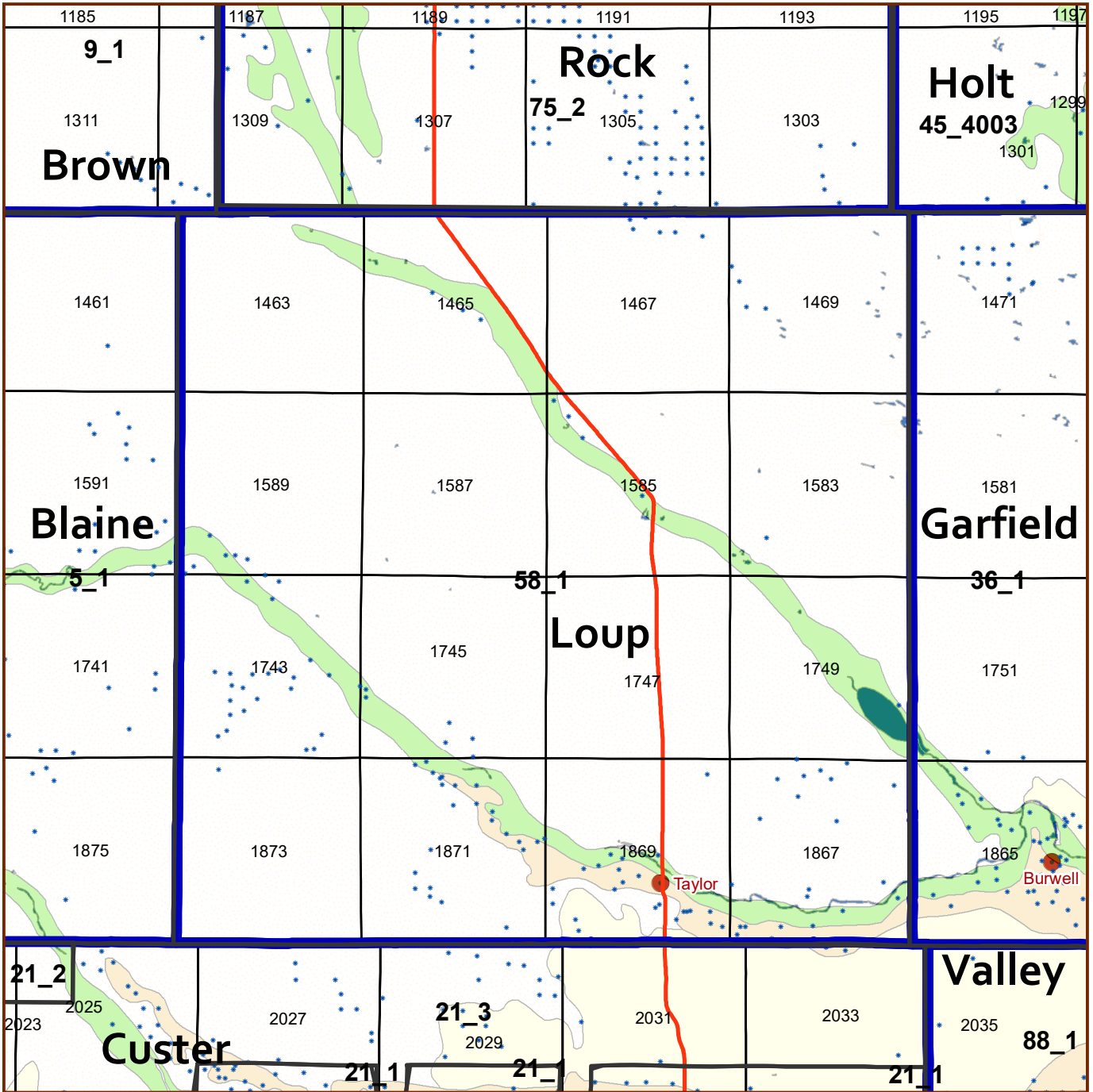
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	693	n/a	693	693	693	693	693	693	693
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	590	590	601
Brown	1	905	905	770	770	715	715	685	685	740
Rock	2	2,099	1,875	1,875	n/a	1,875	1,875	n/a	1,680	2,056
Holt	4	680	737	511	500	500	501	n/a	501	573
Garfield	1	975	n/a	927	975	850	850	964	851	884
Custer	3	744	825	754	752	743	613	n/a	734	716

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	802	n/a	100
Blaine	1		n/a	n/a
Brown	1	738	672	75
Rock	2	763	350	100
Holt	4	1,237	500	250
Garfield	1	998	n/a	191
Custer	3	1,115	n/a	50

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.

LOUP COUNTY



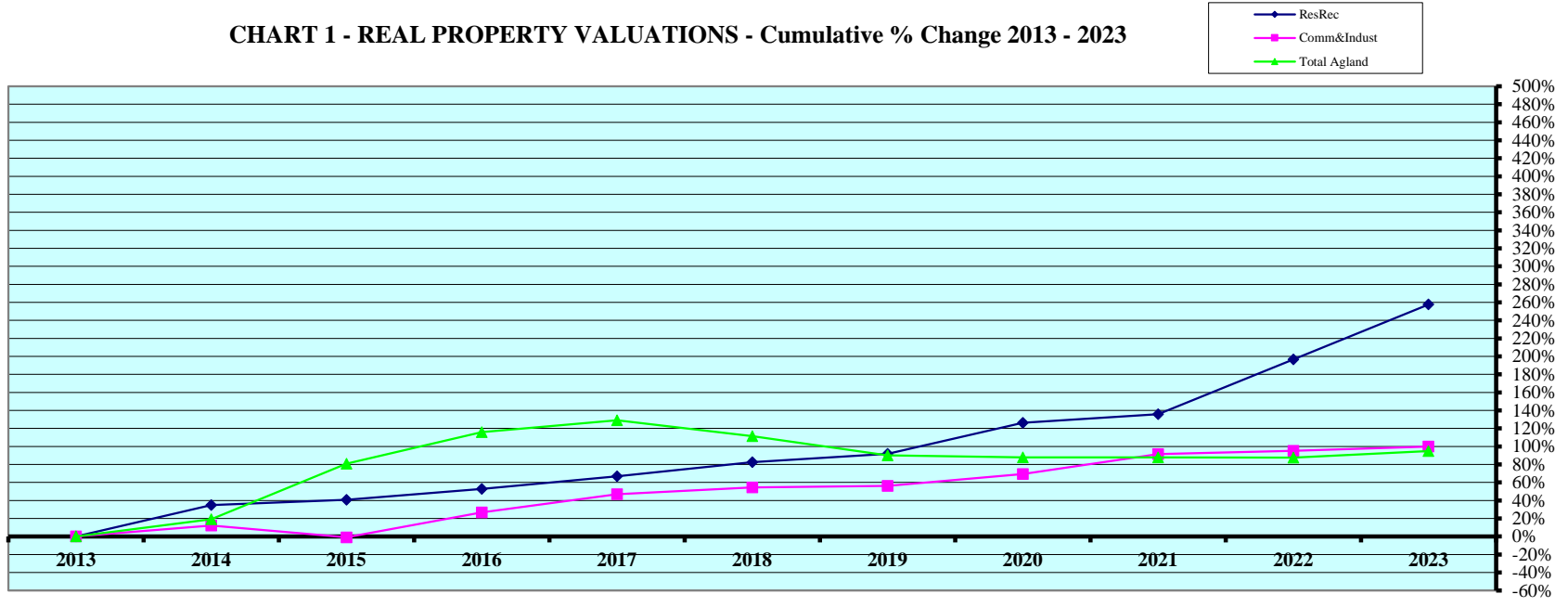
Legend

- 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	16,505,220	-	-	-	1,341,130	-	-	-	134,292,740	-	-	-
2014	22,243,060	5,737,840	34.76%	34.76%	1,505,295	164,165	12.24%	12.24%	159,877,720	25,584,980	19.05%	19.05%
2015	23,242,915	999,855	4.50%	40.82%	1,329,070	-176,225	-11.71%	-0.90%	243,040,345	83,162,625	52.02%	80.98%
2016	25,199,695	1,956,780	8.42%	52.68%	1,700,325	371,255	27.93%	26.78%	289,896,510	46,856,165	19.28%	115.87%
2017	27,557,095	2,357,400	9.35%	66.96%	1,969,780	269,455	15.85%	46.87%	307,619,500	17,722,990	6.11%	129.07%
2018	30,133,065	2,575,970	9.35%	82.57%	2,071,420	101,640	5.16%	54.45%	284,042,680	-23,576,820	-7.66%	111.51%
2019	31,644,560	1,511,495	5.02%	91.72%	2,093,435	22,015	1.06%	56.09%	255,427,540	-28,615,140	-10.07%	90.20%
2020	37,353,745	5,709,185	18.04%	126.31%	2,271,470	178,035	8.50%	69.37%	252,326,485	-3,101,055	-1.21%	87.89%
2021	38,900,450	1,546,705	4.14%	135.69%	2,568,380	296,910	13.07%	91.51%	252,263,490	-62,995	-0.02%	87.85%
2022	48,967,955	10,067,505	25.88%	196.68%	2,617,260	48,880	1.90%	95.15%	252,088,845	-174,645	-0.07%	87.72%
2023	59,030,160	10,062,205	20.55%	257.65%	2,680,425	63,165	2.41%	99.86%	261,819,485	9,730,640	3.86%	94.96%

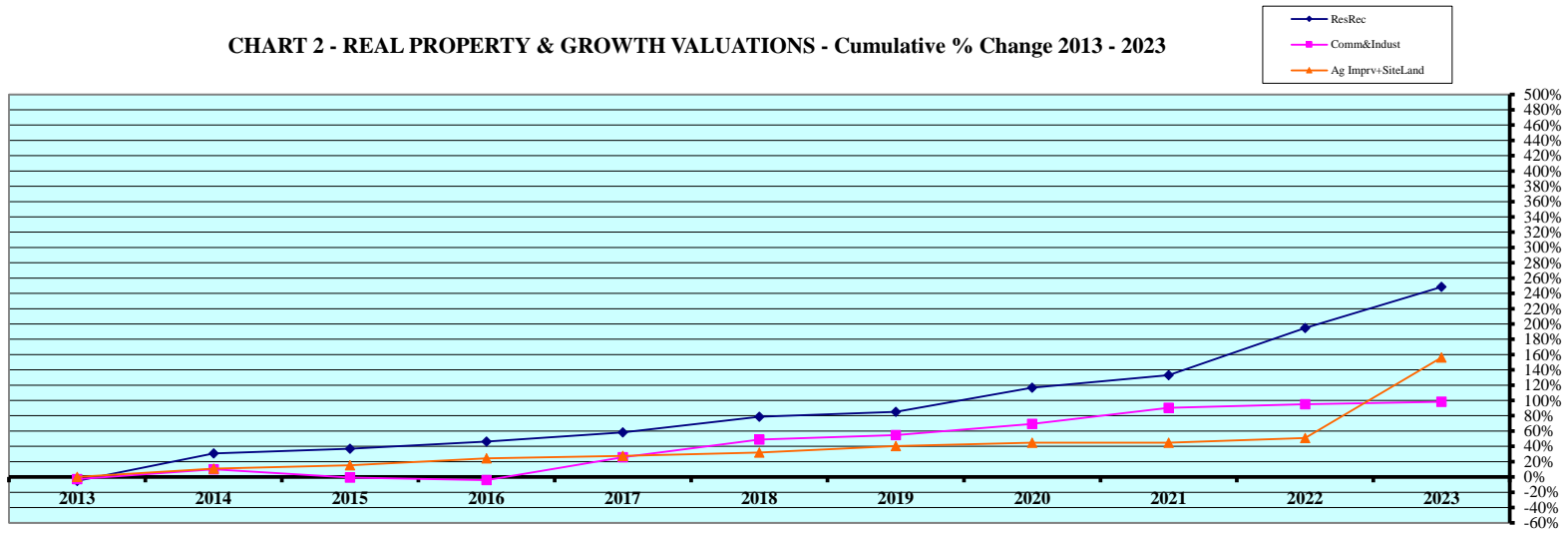
Rate Annual %chg: Residential & Recreational **13.59%** Commercial & Industrial **7.17%** Agricultural Land **6.90%**

Cnty# **58**
County **LOUP**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2013 - 2023 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2013	16,505,220	849,415	5.15%	15,655,805	-	-5.15%	1,341,130	38,230	2.85%	1,302,900	-	-2.85%	
2014	22,243,060	654,180	2.94%	21,588,880	30.80%	30.80%	1,505,295	30,105	2.00%	1,475,190	10.00%	10.00%	
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	37.03%	1,329,070	0	0.00%	1,329,070	-11.71%	-10.90%	
2016	25,199,695	1,083,470	4.30%	24,116,225	3.76%	46.11%	1,700,325	415,240	24.42%	1,285,085	-3.31%	-4.18%	
2017	27,557,095	1,420,245	5.15%	26,136,850	3.72%	58.36%	1,969,780	284,330	14.43%	1,685,450	-0.87%	25.67%	
2018	30,133,065	635,165	2.11%	29,497,900	7.04%	78.72%	2,071,420	72,945	3.52%	1,998,475	1.46%	49.01%	
2019	31,644,560	1,098,900	3.47%	30,545,660	1.37%	85.07%	2,093,435	19,515	0.93%	2,073,920	0.12%	54.64%	
2020	37,353,745	1,604,610	4.30%	35,749,135	12.97%	116.59%	2,271,470	0	0.00%	2,271,470	8.50%	69.37%	
2021	38,900,450	425,155	1.09%	38,475,295	3.00%	133.11%	2,568,380	14,690	0.57%	2,553,690	12.42%	90.41%	
2022	48,967,955	344,215	0.70%	48,623,740	25.00%	194.60%	2,617,260	0	0.00%	2,617,260	1.90%	95.15%	
2023	59,030,160	1,527,125	2.59%	57,503,035	17.43%	248.39%	2,680,425	21,690	0.81%	2,658,735	1.58%	98.25%	
Rate Ann%chg	13.59%			Resid & Recreat w/o growth			7.17%			C & I w/o growth			2.01%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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	8,103,835	2,601,155	10,704,990	183,085	1.71%	10,521,905	--	--
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	11,875,900	10.94%	10.94%
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840	-1.71%	15.23%
2016	10,305,195	3,314,905	13,620,100	326,685	2.40%	13,293,415	1.54%	24.18%
2017	10,544,005	3,520,710	14,064,715	423,180	3.01%	13,641,535	0.16%	27.43%
2018	10,805,825	3,659,255	14,465,080	355,235	2.46%	14,109,845	0.32%	31.81%
2019	11,544,740	3,821,655	15,366,395	348,145	2.27%	15,018,250	3.82%	40.29%
2020	12,006,015	3,864,860	15,870,875	368,305	2.32%	15,502,570	0.89%	44.82%
2021	12,354,595	3,938,030	16,292,625	799,905	4.91%	15,492,720	-2.38%	44.72%
2022	12,445,020	4,065,955	16,510,975	358,350	2.17%	16,152,625	-0.86%	50.89%
2023	19,155,535	8,796,875	27,952,410	532,135	1.90%	27,420,275	66.07%	156.14%
Rate Ann%chg	8.98%	12.96%	10.07%	Ag Imprv+Site w/o growth			7.88%	

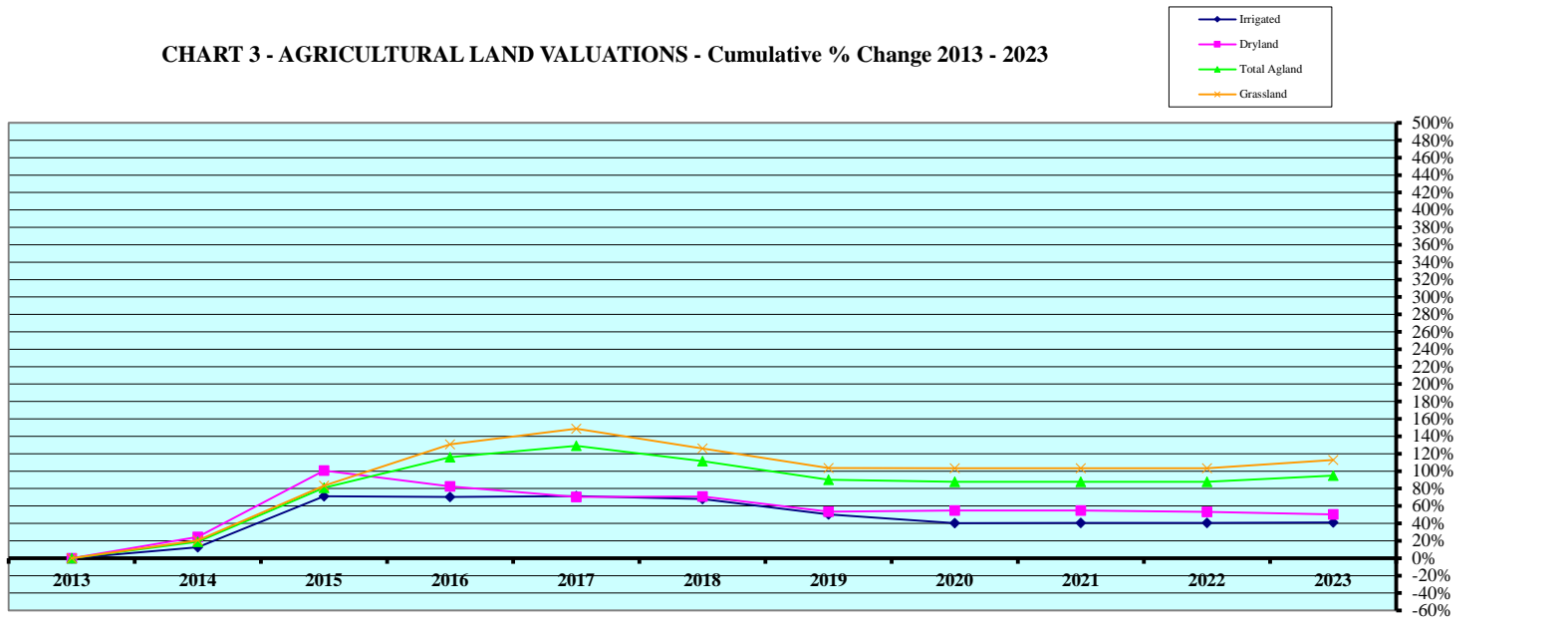
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 58
County LOUP

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	30,785,785	-	-	-	3,378,010	-	-	-	99,883,550	-	-	-
2014	34,670,970	3,885,185	12.62%	12.62%	4,204,860	826,850	24.48%	24.48%	120,479,445	20,595,895	20.62%	20.62%
2015	52,714,670	18,043,700	52.04%	71.23%	6,778,365	2,573,505	61.20%	100.66%	182,968,435	62,488,990	51.87%	83.18%
2016	52,473,270	-241,400	-0.46%	70.45%	6,163,575	-614,790	-9.07%	82.46%	230,532,325	47,563,890	26.00%	130.80%
2017	52,742,995	269,725	0.51%	71.32%	5,755,210	-408,365	-6.63%	70.37%	248,443,855	17,911,530	7.77%	148.73%
2018	51,721,425	-1,021,570	-1.94%	68.00%	5,776,165	20,955	0.36%	70.99%	225,867,535	-22,576,320	-9.09%	126.13%
2019	46,273,730	-5,447,695	-10.53%	50.31%	5,185,670	-590,495	-10.22%	53.51%	203,292,440	-22,575,095	-9.99%	103.53%
2020	43,217,215	-3,056,515	-6.61%	40.38%	5,230,930	45,260	0.87%	54.85%	203,190,190	-102,250	-0.05%	103.43%
2021	43,234,160	16,945	0.04%	40.44%	5,230,930	0	0.00%	54.85%	203,109,770	-80,420	-0.04%	103.35%
2022	43,241,315	7,155	0.02%	40.46%	5,177,680	-53,250	-1.02%	53.28%	202,981,510	-128,260	-0.06%	103.22%
2023	43,441,895	200,580	0.46%	41.11%	5,075,100	-102,580	-1.98%	50.24%	212,614,150	9,632,640	4.75%	112.86%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	163,200	-	-	-	82,195	-	-	-	134,292,740	-	-	-
2014	222,225	59,025	36.17%	36.17%	300,220	218,025	265.25%	265.25%	159,877,720	25,584,980	19.05%	19.05%
2015	235,615	13,390	6.03%	44.37%	343,260	43,040	14.34%	317.62%	243,040,345	83,162,625	52.02%	80.98%
2016	294,525	58,910	25.00%	80.47%	432,815	89,555	26.09%	426.57%	289,896,510	46,856,165	19.28%	115.87%
2017	275,660	-18,865	-6.41%	68.91%	401,780	-31,035	-7.17%	388.81%	307,619,500	17,722,990	6.11%	129.07%
2018	275,785	125	0.05%	68.99%	401,770	-10	0.00%	388.80%	284,042,680	-23,576,820	-7.66%	111.51%
2019	275,400	-385	-0.14%	68.75%	400,300	-1,470	-0.37%	387.01%	255,427,540	-28,615,140	-10.07%	90.20%
2020	288,665	13,265	4.82%	76.88%	399,485	-815	-0.20%	386.02%	252,326,485	-3,101,055	-1.21%	87.89%
2021	289,145	480	0.17%	77.17%	399,485	0	0.00%	386.02%	252,263,490	-62,995	-0.02%	87.85%
2022	289,145	0	0.00%	77.17%	399,195	-290	-0.07%	385.67%	252,088,845	-174,645	-0.07%	87.72%
2023	289,145	0	0.00%	77.17%	399,195	0	0.00%	385.67%	261,819,485	9,730,640	3.86%	94.96%

Cnty#
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Rate Ann.%chg: Total Agric Land

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	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	30,785,785	15,530	1,982			3,378,010	8,552	395			99,883,550	320,798	311		
2014	34,670,970	15,506	2,236	12.80%	12.80%	4,204,860	8,627	487	23.39%	23.39%	120,479,445	320,743	376	20.64%	20.64%
2015	52,714,660	15,554	3,389	51.57%	70.97%	6,780,935	8,587	790	62.03%	99.93%	182,990,465	320,736	571	51.89%	83.24%
2016	52,714,670	15,554	3,389	0.00%	70.97%	6,193,695	7,234	856	8.42%	116.76%	230,438,740	321,844	716	25.50%	129.96%
2017	52,742,925	15,557	3,390	0.03%	71.03%	5,782,700	6,814	849	-0.88%	114.85%	248,414,205	322,365	771	7.63%	147.50%
2018	51,721,425	15,532	3,330	-1.78%	67.98%	5,776,170	6,811	848	-0.06%	114.71%	225,878,285	322,414	701	-9.09%	125.01%
2019	46,278,505	15,525	2,981	-10.48%	50.37%	5,181,070	6,809	761	-10.28%	92.65%	203,286,630	322,404	631	-10.00%	102.51%
2020	43,228,695	15,348	2,816	-5.52%	42.08%	5,230,930	6,802	769	1.07%	94.70%	203,187,820	322,437	630	-0.06%	102.39%
2021	43,234,155	15,351	2,816	-0.01%	42.07%	5,230,930	6,802	769	0.00%	94.70%	203,174,380	322,416	630	0.00%	102.39%
2022	43,241,320	15,354	2,816	0.00%	42.07%	5,177,680	6,733	769	-0.01%	94.69%	202,981,510	322,112	630	0.00%	102.39%
2023	43,633,965	15,485	2,818	0.06%	42.15%	5,075,100	6,609	768	-0.14%	94.41%	212,581,430	322,059	660	4.75%	112.00%

Rate Annual %chg Average Value/Acre: 3.58%

6.87%

7.80%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	163,200	2,967	55			82,195	1,494	55			134,292,740	349,342	384		
2014	222,225	2,963	75	36.37%	36.37%	300,220	1,501	200	263.55%	263.55%	159,877,720	349,341	458	19.05%	19.05%
2015	237,020	2,963	80	6.66%	45.45%	344,875	1,499	230	15.00%	318.08%	243,067,955	349,339	696	52.03%	81.00%
2016	294,525	2,945	100	25.00%	81.82%	432,815	1,492	290	26.09%	427.15%	290,074,445	349,070	831	19.43%	116.17%
2017	276,105	2,760	100	0.02%	81.86%	403,555	1,391	290	0.01%	427.18%	307,619,490	348,888	882	6.10%	129.36%
2018	275,785	2,757	100	0.00%	81.86%	401,770	1,385	290	0.00%	427.18%	284,053,435	348,899	814	-7.66%	111.79%
2019	275,695	2,756	100	0.00%	81.86%	401,535	1,385	290	0.00%	427.17%	255,423,435	348,878	732	-10.07%	90.45%
2020	288,665	2,886	100	0.00%	81.86%	399,485	1,378	290	0.00%	427.15%	252,335,595	348,851	723	-1.20%	88.16%
2021	289,145	2,891	100	0.00%	81.86%	399,485	1,378	290	0.00%	427.15%	252,328,095	348,837	723	0.00%	88.17%
2022	289,145	2,891	100	0.00%	81.86%	399,195	1,377	290	0.00%	427.15%	252,088,850	348,466	723	0.01%	88.19%
2023	289,145	2,891	100	0.00%	81.86%	399,195	1,377	290	0.00%	427.15%	261,978,835	348,420	752	3.94%	95.60%

58
LOUP

Rate Annual %chg Average Value/Acre: 6.94%

(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
607	LOUP	6,312,070	1,652,041	89,385	59,030,160	2,680,425	0	0	261,819,485	19,155,535	8,796,875	0	359,535,976
cnty sector value % of total value:		1.76%	0.46%	0.02%	16.42%	0.75%			72.82%	5.33%	2.45%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
141	TAYLOR	190,375	94,812	1,369	6,720,535	565,660	0	0	0	0	0	0	7,572,751
23.23%	%sector of county sector	3.02%	5.74%	1.53%	11.38%	21.10%							2.11%
	%sector of municipality	2.51%	1.25%	0.02%	88.75%	7.47%							100.00%
	%sector of county sector												
	%sector of municipality												
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141	Total Municipalities	190,375	94,812	1,369	6,720,536	565,660	0	0	0	0	0	0	7,572,752
23.27%	%all municip.sectors of cnty	3.02%	5.74%	1.53%	11.38%	21.10%							2.11%

Total Real Property Sum Lines 17, 25, & 30	Records : 1,808	Value : 368,227,315	Growth 3,120,575	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	32	88,370	0	0	245	7,877,895	277	7,966,265	
02. Res Improve Land	118	1,161,635	0	0	211	8,164,190	329	9,325,825	
03. Res Improvements	118	5,700,750	0	0	216	38,583,735	334	44,284,485	
04. Res Total	150	6,950,755	0	0	461	54,625,820	611	61,576,575	2,121,200
% of Res Total	24.55	11.29	0.00	0.00	75.45	88.71	33.79	16.72	67.97
05. Com UnImp Land	1	1,160	0	0	3	28,320	4	29,480	
06. Com Improve Land	24	35,655	0	0	8	178,260	32	213,915	
07. Com Improvements	24	532,890	0	0	22	2,008,260	46	2,541,150	
08. Com Total	25	569,705	0	0	25	2,214,840	50	2,784,545	136,800
% of Com Total	50.00	20.46	0.00	0.00	50.00	79.54	2.77	0.76	4.38
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	150	6,950,755	0	0	461	54,625,820	611	61,576,575	2,121,200
% of Res & Rec Total	24.55	11.29	0.00	0.00	75.45	88.71	33.79	16.72	67.97
Com & Ind Total	25	569,705	0	0	25	2,214,840	50	2,784,545	136,800
% of Com & Ind Total	50.00	20.46	0.00	0.00	50.00	79.54	2.77	0.76	4.38
17. Taxable Total	175	7,520,460	0	0	486	56,840,660	661	64,361,120	2,258,000
% of Taxable Total	26.48	11.68	0.00	0.00	73.52	88.32	36.56	17.48	72.36

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	31	0	100	131

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	904	214,972,315	904	214,972,315
28. Ag-Improved Land	0	0	0	0	235	63,143,225	235	63,143,225
29. Ag Improvements	0	0	0	0	243	25,750,655	243	25,750,655

30. Ag Total				1,147	303,866,195
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	7.00	89,600	7	7.00	89,600	
32. HomeSite Improv Land	173	192.06	1,933,315	173	192.06	1,933,315	
33. HomeSite Improvements	180	0.00	17,940,630	180	0.00	17,940,630	227,985
34. HomeSite Total				187	199.06	19,963,545	
35. FarmSite UnImp Land	11	55.23	70,085	11	55.23	70,085	
36. FarmSite Improv Land	209	740.54	1,121,045	209	740.54	1,121,045	
37. FarmSite Improvements	229	0.00	7,810,025	229	0.00	7,810,025	634,590
38. FarmSite Total				240	795.77	9,001,155	
39. Road & Ditches	363	1,104.99	0	363	1,104.99	0	
40. Other- Non Ag Use	2	7.42	45,000	2	7.42	45,000	
41. Total Section VI				427	2,107.24	29,009,700	862,575

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,320.00	925,390	9	1,320.00	925,390

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,351.99	21.75%	10,716,315	23.49%	3,197.00
46. 1A	3,156.61	20.48%	10,091,665	22.13%	3,196.99
47. 2A1	896.06	5.81%	2,864,710	6.28%	3,197.01
48. 2A	1,411.69	9.16%	4,513,200	9.89%	3,197.02
49. 3A1	2,589.41	16.80%	7,299,555	16.00%	2,819.00
50. 3A	794.49	5.15%	2,239,660	4.91%	2,818.99
51. 4A1	1,962.99	12.73%	5,533,690	12.13%	2,819.01
52. 4A	1,251.24	8.12%	2,352,355	5.16%	1,880.02
53. Total	15,414.48	100.00%	45,611,150	100.00%	2,958.98
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	733.99	11.11%	640,055	12.01%	872.02
56. 2D1	166.71	2.52%	145,360	2.73%	871.93
57. 2D	2,362.35	35.75%	2,059,980	38.65%	872.00
58. 3D1	327.35	4.95%	266,460	5.00%	813.99
59. 3D	107.43	1.63%	78,955	1.48%	734.94
60. 4D1	732.38	11.08%	538,285	10.10%	734.98
61. 4D	2,177.75	32.96%	1,600,605	30.03%	734.98
62. Total	6,607.96	100.00%	5,329,700	100.00%	806.56
Grass					
63. 1G1	19,752.74	6.13%	13,696,585	6.14%	693.40
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	25,153.80	7.81%	17,434,555	7.81%	693.12
66. 2G	16,190.01	5.03%	11,222,640	5.03%	693.18
67. 3G1	167,818.22	52.10%	116,300,810	52.10%	693.02
68. 3G	86,451.36	26.84%	59,914,925	26.84%	693.05
69. 4G1	3,147.02	0.98%	2,180,870	0.98%	693.00
70. 4G	3,572.98	1.11%	2,476,920	1.11%	693.24
71. Total	322,086.13	100.00%	223,227,305	100.00%	693.07
Irrigated Total					
Irrigated Total	15,414.48	4.42%	45,611,150	16.59%	2,958.98
Dry Total					
Dry Total	6,607.96	1.90%	5,329,700	1.94%	806.56
Grass Total					
Grass Total	322,086.13	92.45%	223,227,305	81.22%	693.07
72. Waste	2,890.72	0.83%	289,145	0.11%	100.03
73. Other	1,376.54	0.40%	399,195	0.15%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	348,375.83	100.00%	274,856,495	100.00%	788.97

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	15,414.48	45,611,150	15,414.48	45,611,150
77. Dry Land	0.00	0	0.00	0	6,607.96	5,329,700	6,607.96	5,329,700
78. Grass	0.00	0	0.00	0	322,086.13	223,227,305	322,086.13	223,227,305
79. Waste	0.00	0	0.00	0	2,890.72	289,145	2,890.72	289,145
80. Other	0.00	0	0.00	0	1,376.54	399,195	1,376.54	399,195
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	348,375.83	274,856,495	348,375.83	274,856,495

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,414.48	4.42%	45,611,150	16.59%	2,958.98
Dry Land	6,607.96	1.90%	5,329,700	1.94%	806.56
Grass	322,086.13	92.45%	223,227,305	81.22%	693.07
Waste	2,890.72	0.83%	289,145	0.11%	100.03
Other	1,376.54	0.40%	399,195	0.15%	290.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	348,375.83	100.00%	274,856,495	100.00%	788.97

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 N/a Or Error	1	70,565	0	0	0	0	1	70,565	0
83.2 Calamus Lake Mh	4	160,600	22	835,710	22	2,268,525	26	3,264,835	172,385
83.3 Calamus Lake Sb	35	1,146,550	137	6,199,420	139	31,346,745	174	38,692,715	1,414,755
83.4 Calamus Lake Vacant	164	6,051,340	20	826,345	20	1,924,415	184	8,802,100	119,280
83.5 Loup River	10	256,095	8	91,600	8	619,215	18	966,910	0
83.6 Rural	31	192,745	24	211,115	27	2,424,835	58	2,828,695	136,800
83.7 Taylor	32	88,370	118	1,161,635	118	5,700,750	150	6,950,755	277,980
84 Residential Total	277	7,966,265	329	9,325,825	334	44,284,485	611	61,576,575	2,121,200

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Calamus Lake C	0	0	4	140,170	6	752,000	6	892,170	0
85.2	Loup River	0	0	0	0	1	54,905	1	54,905	0
85.3	Rural	3	28,320	4	38,090	15	1,201,355	18	1,267,765	132,755
85.4	Taylor	1	1,160	24	35,655	24	532,890	25	569,705	4,045
86	Commercial Total	4	29,480	32	213,915	46	2,541,150	50	2,784,545	136,800

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	19,707.94	6.12%	13,657,520	6.12%	693.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	25,137.72	7.81%	17,420,530	7.81%	693.00
90. 2G	16,173.78	5.02%	11,208,485	5.02%	693.00
91. 3G1	167,795.74	52.13%	116,282,510	52.13%	693.00
92. 3G	86,385.75	26.84%	59,866,700	26.84%	693.02
93. 4G1	3,147.02	0.98%	2,180,870	0.98%	693.00
94. 4G	3,553.08	1.10%	2,462,295	1.10%	693.00
95. Total	321,901.03	100.00%	223,078,910	100.00%	693.00
CRP					
96. 1C1	44.80	24.20%	39,065	26.33%	871.99
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	16.08	8.69%	14,025	9.45%	872.20
99. 2C	16.23	8.77%	14,155	9.54%	872.15
100. 3C1	22.48	12.14%	18,300	12.33%	814.06
101. 3C	65.61	35.45%	48,225	32.50%	735.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	19.90	10.75%	14,625	9.86%	734.92
104. Total	185.10	100.00%	148,395	100.00%	801.70
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	321,901.03	99.94%	223,078,910	99.93%	693.00
CRP Total					
CRP Total	185.10	0.06%	148,395	0.07%	801.70
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total					
114. Market Area Total	322,086.13	100.00%	223,227,305	100.00%	693.07

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

58 Loup

	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	59,030,160	61,576,575	2,546,415	4.31%	2,121,200	0.72%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	19,155,535	19,963,545	808,010	4.22%	227,985	3.03%
04. Total Residential (sum lines 1-3)	78,185,695	81,540,120	3,354,425	4.29%	2,349,185	1.29%
05. Commercial	2,680,425	2,784,545	104,120	3.88%	136,800	-1.22%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	2,680,425	2,784,545	104,120	3.88%	136,800	-1.22%
08. Ag-Farmsite Land, Outbuildings	8,751,875	9,001,155	249,280	2.85%	634,590	-4.40%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	45,000	45,000	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	8,796,875	9,046,155	249,280	2.83%	634,590	-4.38%
12. Irrigated	43,441,895	45,611,150	2,169,255	4.99%		
13. Dryland	5,075,100	5,329,700	254,600	5.02%		
14. Grassland	212,614,150	223,227,305	10,613,155	4.99%		
15. Wasteland	289,145	289,145	0	0.00%		
16. Other Agland	399,195	399,195	0	0.00%		
17. Total Agricultural Land	261,819,485	274,856,495	13,037,010	4.98%		
18. Total Value of all Real Property (Locally Assessed)	351,482,480	368,227,315	16,744,835	4.76%	3,120,575	3.88%

2024 Assessment Survey for Loup County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$20,950
7.	Adopted budget, or granted budget if different from above:
	Same as above.
8.	Amount of the total assessor's budget set aside for appraisal work:
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$51,000 was budgeted for pickup work. The reappraisal was completed in 2023.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	See question #8 above.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$3,180.86

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS CAMA
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	no
5.	If so, who maintains the Cadastral Maps?
	n/a
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	https://loup.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
4.	When was zoning implemented?
	October 10, 2001.

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with the help of the assessor

2024 Residential Assessment Survey for Loup County

1.	Valuation data collection done by:														
	County assessor and contracted appraiser														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.	2	Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.	5	Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.	6	Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.	AG DW	Agricultural dwellings	AG OB	Agricultural outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.														
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AG DW	Agricultural dwellings														
AG OB	Agricultural outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.														
4.	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?														
	Depreciation studies were developed based on local market information.														
5.	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.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														

	Unimproved lots are \$1000 and \$8,000 additionally for an improved lot.
7.	How are rural residential site values developed?
	The home site first acre is \$10,000, based on studying the surrounding counties values.
8.	Are there form 191 applications on file?
	No
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Unsold vacant lots within the Calamus Lake Area being held for sale receive a “developer discount”. The “developer discount” is arrived at by using a discounted cash flow method with the appraiser ascertaining the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to full value and once improved, \$8,000 is added to the lot value for water/sewer.

10.	<table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>2</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>5</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>6</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>AG DW</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>AG OB</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> </tbody> </table>	<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	6/2021	2021	2021	2	2021	6/2021	2021	2021	5	2021	6/2021	2021	2021	6	2021	6/2021	2021	2021	AG DW	2021	6/2021	2021	2021	AG OB	2021	6/2021	2021	2021
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2024 Commercial Assessment Survey for Loup County

1.	Valuation data collection done by:	
	County Assessor, contracted appraiser	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	<p>Taylor - This includes all commercial properties within the Village of Taylor and within a one-mile radius. The 2010 census assesses the population of the village at 190 (up from the 186 noted in the 2000 census). Highways 183 and 91 divide the town. Businesses include a bar/grill and the bank. The K-12 school is located on the southwest edge of town. A post office and the Region #26 dispatch center which serves eight counties is located around the town square (city park).</p> <p>Calamus Lake Area - This includes all commercial properties located at or near the proximity of the Calamus Lake, whether located in a subdivision or within the immediate lake area.</p>
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Loup County has no properties which I would describe as unique.	
4.	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?	
	Depreciation studies are based on local market information.	
5.	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.	
	Yes, individual depreciation tables are developed for each valuation grouping.	
6.	Describe the methodology used to determine the commercial lot values.	
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.	

7.	<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	2020	6/2019	2020	2020

2024 Agricultural Assessment Survey for Loup County

1.	Valuation data collection done by:							
	County Assessor and contracted appraiser							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
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3.	Describe the process used to determine and monitor market areas.							
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Farm home sites carry the same value as rural residential home sites. One acre is valued at \$10,000 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	No separate market analysis has been conducted where intensive use is identified. Loup County does have feedlots which are valued based on LCG's.							

7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 Plan of Assessment for Loup County

Assessment Years 2024, 2025, 2026

June 15, 2023

Plan of Assessment Requirements

Pursuant to Neb Laws 2005, LB263, Section 9, on or before June 15 of each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate classes or subclasses of real property that the county Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment 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 Property Assessment and Taxation by October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 69% to 75% of actual value for agricultural land and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Loup County

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

	<i>Parcels</i>	<i>% Of Total Parcels</i>	<i>% Of Taxable Value Base</i>
<i>Residential</i>	607	33.6	16.78

<i>Commercial</i>	49	2.71	.75
<i>Industrial</i>	0	0	0
<i>Recreational</i>	0	0	0
<i>Agricultural</i>	1149	63.66	82.46
<i>Special Value</i>	0	0	0
<i>TOTAL</i>	1805	100%	100%

	<i>Acres</i>	<i>% Of Agland Total</i>
<i>Agricultural taxable acres:</i>	348,421.18	100%
<i>Grass</i>	322,059.27	92.43
<i>Irrigated</i>	15,484.61	4.40
<i>Dryland</i>	6,609.04	1.90
<i>Waste</i>	2,890.72	.83
<i>Shelterbelts</i>	1,376.54	.39
<i>Ag Home Sites</i>	189.06	.05
<i>Ag Farm Site</i>	739.83	.21

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fifteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. Two new subdivisions were platted in 2021 near the Calamus Lake with most lots being sold by the middle of 2022. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

Staffing

The office is staffed by one full-time office clerk and the County Clerk, who also serves in the ex-officio positions of Register of Deeds, Assessor and Election Commissioner. The Assessor and/or her deputy performs ALL the Assessor duties (even if this document refers only to the Assessor) with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

Training

The Assessor is required to obtain sixty hours of continuing education within a four-year period. To date she has acquired 2 hours. The deputy has been taking courses and is planning on getting certified.

Budget

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. The County Clerk did not receive compensation for the ex-officio Assessor position until 2007. The Board set the additional compensation for the Assessor position beginning with the year 2019 at \$6,000.00 with an annual 2% increase. The County Clerk's 2022-23 budget is \$96,775.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary and her deputy also comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$13,595.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2022-23 was set at \$214,421.00. This budget is used to pay for the annual pickup work and was used to pay for a full reappraisal of all improved properties by Kaiser Appraisal Service. The reappraisal was originally scheduled to be complete in 2020. However, due the COVID 19 pandemic, said reappraisal could not be started until June 2020, so payments will be made out of the 2020-2021 budget and will continue into the 2021-2022 and 2022-2023 budgets. Due to the implementation of GIS Workshop, a GIS Workshop Fund was established for the 2016-17 budget year and the 2022-23 budget was set at \$19,290.

Cadastral and aerial maps

GIS Workshop is the main resource used by the county for cadastral and aerial maps. The county does have old Cadastral maps from 1969 and aerial maps from 1999 but they are no longer maintained due to the ease of using GIS.

Property Record Cards

The Assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses,

physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all properties. New residences are assigned an E911 address by the communication director and updates are emailed to the Assessor on a regular basis.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found in the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card. All of the foregoing information can also be found on gWorks as it is pulled from the MIPS website.

SOFTWARE

For the first time, beginning in April 2015, the Assessor started using MIPS for all record keeping including all notices, tax receipts, pricing and administrative reports, etc. Beginning in May 2016, the Board authorized the Assessor's use of the MIPS CAMA program. All improvement information, pictures, drawings, etc. have been entered into that system and it will be available to everyone through a link to MIPS on the county website and gWorks also captures this information.

Discovery, Listing and Inventory of All Property

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the Assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. Loup County has a zoning administrator who is only in the office for 3 1/2 hours per week but she willingly shares all zoning permit applications with the Assessor, which is of great benefit in tracking new construction.

Data Collection

Data collection has been done by a local person who has resigned. We are talking with Central Plains Valuation to take over data collection this year. They would list the necessary data to price all new improvements, measure the improvement and show the improvement location on the current ground sketch. All market and income data are collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. We will begin to transfer over to using Central Plains for this as well. The Assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc.

Loup County completed reappraisals of all town and commercial lots through Kaiser Appraisal services in 2020 and these values were placed on the tax rolls for 2021. Work on Rural properties also began in 2020 and was completed in 2022 and placed on tax rolls in 2023. There was a delay in completing the appraisal.

Following is the breakdown of the timeline for the next yearly review.

Physical Reviews:

Lake Subdivisions: 2026

Village of Taylor: 2025

All of T24N: 2027

All of T23N: 2027

All of T22N: 2027

All of T21N: 2027

All houses were re-priced on a new Marshall Swift database with new depreciations applied. Kaiser Appraisal Service physically inspected all commercial properties in 2020 and assigned depreciations to each one. All data was entered in to MIPS and repriced using 6-2021 Marshall Swift database. All residential properties have been re-priced after the afore-noted physical inspections using a 7-2021 Marshall Swift database.

Review assessment of sales ratio studies before assessment actions

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc., for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with him. I also discuss what, if any, changes need to be made to residential and commercial with Referee Bill Kaiser.

Approaches to Value

All three approaches to value were developed with the help of Referee Bill Kaiser.

1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.

2) The cost approach is from the 2021 Marshall Swift program on MIPS is being used with the last depreciation study completed by Appraiser Bill Kaiser in 2020. Depreciation tables were changed according to the new study done by Appraiser Bill Kaiser.

3) Appraiser Bill Kaiser also completed an income and expense analysis at the time of the current reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.

4) The ex-officio Assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County.

Reconciliation of Final Value and Documentation

Reconciliation of final value is done by the Assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

Review assessment sales ratio studies after assessment actions

Once the assessment process has been completed the Assessor puts the new information into her sales file data and redoes the ratio statistics.

Notices and Public Relations

Once the above assessment processes are complete, the Assessor mails valuation notices to all taxpayers whose value have changed. Such notices contain all information as prescribed by state statute, including but not limited to, prior and current year’s values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a notice in the county’s legal newspaper, The Burwell Tribune, notifying the public that the annual revision of the assessment rolls is complete and on file, on or before June 1st. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2023

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	96	*	*

Commercial	100	*	*
Agricultural	75	*	*

*TERC did not publish statistical numbers for these measurements.

RESIDENTIAL: This class had a total of Twenty-four (24) improved sales. These sales had a median of 96, a C.O.D of 19.13 and a P.R.D. of 106.07. One sale was Calamus Lake Mobile Homes, eleven were Calamus Lake Stick Built, two were rural home sites and ten were in the Village of Taylor.

COMMERCIAL: The commercial statistics, based on four (4) sales, making the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

AGRICULTURAL: This class saw five (5) sales for the current study period for Loup County. The resulting stats on the five sales were a median of 72, a C.O.D. of 12.88 and a P.R.D. of 104.22. Again, the Property Assessment Division chose not to add sales from adjoining counties and due to the low number of sales TERC certified the median at 75%. The Assessor raised agricultural home sites from \$8,000 to \$10,000 per acre and agricultural farm sites to from \$1,000 to \$1,500 per acre for 2023.

Assessment Actions Planned for Assessment Year 2024

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

RESIDENTIAL/Lake Properties and Subdivisions: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Annual pickup work completed and priced by Central Plains Valuation as needed. Properties will be repriced as needed using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2024 tax rolls.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The Assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office. Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the Assessor.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2025

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. All improved residential properties within the Village of Taylor will be physically reviewed. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed as more improved sales occur in the area. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Annual pickup work completed as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The Assessor will be adding all information, sketching and pictures to the MIPS CAMA system and gWorks will then pull said information from that site.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2026

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. All improved residential properties within the Calamus Lake subdivisions and around the Calamus Lake area will be physically

inspected. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Annual pickup work completed as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE

RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES: The Assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

ADMINISTRATIVE REPORTS: The Assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the Abstract of Real Property, Assessor Survey, and Assessed Value Update on or before March 19th, the Certification of Values on or before August 20th, the School District Taxable Value Report on or before August 20th, the Average Assessed Value of Single-Family Residential Property on or before September 1st, the Annual Plan of Assessment with the Board of Equalization on or before July 31st and PAD on or before October 31st, the Annual Tax Roll on or before November 22nd, the Homestead Exemption Summary Certificate Form 458S on or before November 30th, the Personal Property Tax Exemption Summary Certificate Form 259P on or before November 30th,, the Certificate of Taxes Levied on or before December 1st, the Legal Description and Owner of all property owned by the State or governmental subdivisions of the State on or before December 1, 2004 and every fourth December thereafter, and the Report of current values of properties owned by the Board of Educational Lands and Funds.

PERSONAL PROPERTY: The Assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Any filings after May 1st are penalized according to statute.

PERMISSIVE EXEMPTIONS: The Assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned, she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

TAXABLE GOVERNMENT OWNED PROPERTY: An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

HOMESTEAD EXEMPTIONS: The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the Assessor. The Assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The Assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are processed each year. The Assessor assists all applicants who need help with completing the forms.

TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS: The Assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk, she sets the tax rates and verifies that they are correct. The Assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

COUNTY BOARD OF EQUALIZATION, TERC APPEALS: The county Assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. If necessary, she defends values before the TERC board with written testimony.

EDUCATION: Please see Training, page 3 of this document.

2024 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY

The Loup County Assessor (hereafter referred to as county Assessor) is required by state statutes, in particular Neb. Rev. Stat. §77-1303 to prepare an annual assessment roll of all taxable property on or before March 19th of each year. The following valuation methods described in this document, and hereby made a part of the annual Three-Year Plan of Assessment, will describe the processes for setting valuations for ad valorem tax purposes. Much of the information contained in this document can also be found in the annual Three-Year Plan of Assessment.

The county Assessor establishes and maintains data on approximately 1,800 real property parcels located within the boundaries of Loup County which covers a total of 576 square miles.

The parcel count is up due to agricultural land being split into two new subdivisions. This data includes but is not limited to property characteristics, descriptions and ownership/address information. New construction is updated annually using zoning permits with attached blue prints. Subsequent physical inspections then verify and/or correct that information.

Acceptable statistical ranges for the median have been established by statute for all property classes and said ranges can be found in Neb. Rev. Statute §77-5023 (92%-100% for all classes except agricultural whose range is 69%-75%). While the median is used to measure the existing appraisal value level, the coefficient of dispersion (COD) measures the uniformity of that value. The recommended COD for residential is less than 15 while less than 20 is acceptable for commercial and agricultural. An additional uniformity measure is the price related differential (PRD) which should ideally fall somewhere between .98 and 1.03. The Property Assessment Division (PAD), closely watches and monitors whether the county is falling within statutory/suggested ranges for all three of the foregoing measurement statistics, with the most emphasis being placed upon the median measurement. When a county like Loup County has a such a low number of sales in all property classes, it's much more difficult to achieve all statistical measures OR to place much reliance on the resultant statistics,

A. CLIENT AND INTENDED USERS:

County government (namely the county Assessor) has the often times difficult task of assigning assessment values for taxation based upon mass appraisal techniques. All political subdivisions located within the boundaries of Loup County, who receive property taxes, in addition to the State of Nebraska, become the intended users of the applied mass appraisal. Identification of the use and users of our valuations (opinions of value) is done in order to better develop and report in a responsible and cohesive manner.

B. INTENDED USE:

Loup County's real property assessments are used by the Loup County Assessor for the purpose of property taxation and said resultant values meet the principles as established and set out in Nebraska Administrative Code, Title 350, and Chapter 50. If said opinions of value are used for other goals and/or objectives, they may be rendered invalid as they would be used for a purpose other than that for which they were originally established and intended.

C. EFFECTIVE DATE OF VALUATION:

The effective date of valuation for all real property located within the boundaries of Loup County is January 1, 2023.

D. DATE OF THE REPORTED VALUES:

All assessments of value were completed before March 19, 2023 and Valuation Notices were mailed to all property owners as of May 20th, to their last known address, by first class mail on or

before June 1, 2023. Such notices were generated and mailed directly from the Loup County Assessor's office.

E. TYPE AND DEFINITION OF VALUE:

The definition of real property is located in Neb. Rev. Stat. §77-103. The terms "actual" and "market" value are viewed as one and the same in the State of Nebraska. The definition of "actual" value has been established in Neb. Rev. Stat. §77-112 as follows in a direct excerpt from said statute Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value 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 buyer and willing seller, 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. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

The definition of agricultural and horticultural land can be found in Neb. Rev. Stat. §77-1359 and as the reader of this missive is quite capable of locating this statute, no further column space will be expended disclosing the actual wording of said statute.

F. DISCLOSURE OF ALL ASSUMPTIONS, LIMITING CONDITIONS AND JURISDICTIONAL EXCEPTIONS:

- 1) Fee simple estate assumes irrefutable ownership of the property which is not encumbered by any other interest or estate and is subject only to such limitations as may be imposed upon same by certain governmental powers, namely, police power, eminent domain, escheat and/or taxation. Properties within Loup County have been assessed and will continue to be assessed as fee simple and unfettered of liens and encumbrances and under accountable ownership and/or knowledgeable management.
- 2) The county relies on the maintained property ownership map(s), deeds and any and all available materials to establish the dimensions/acreage attributable to all subject properties. As a result, surveys of assessed properties will not be provided, unless such survey has been recorded into the county's records and is requested.
- 3) If any unfavorable conditions exist for any given parcel, same shall be annotated in the record file and upon the associated record card. The land use and any improvements located within the confines of the described property are depicted on the assessment record card.
- 4) Loup County has used computer imagery including but not limited to those found on the following sites: gWorks, Google Earth, NRCS/United States Department of Agriculture, and United

States Geological Survey in the past to complete the required six-year inspection cycle. They have also established an ongoing physical inspection of all improved properties on a six-year rotation basis.

5) While every attempt has been made to physically inspect all improved properties on a continual six-year rotation, all such inspections may or may not have been recorded on the record card. In some instances, the property may have been inspected two or more years in a row, if zoning applications were filed indicating a change to the property, immediately following the mandatory six-year inspection. In an attempt to save the county tax dollars, if a physical inspection of the property occurred in a year prior to the scheduled six-year inspection, the property was not revisited.

6) Unless hidden or imperceptible conditions are found, it is presumed that none exist that would cause the property to be more or less desirable with regards to its resultant valuation.

7) It is expected that properties/landowners remain in compliance with all relevant governmental regulations/laws whether federal, state or local.

8) It is believed that all zoning and use requirements are being met unless information exists to the contrary.

9) Value opinions contained within this report have been based upon the assumption any and all necessary licenses, occupancy certificates, etc., have been or could be attained from the appropriate government agency.

10) Land values are based upon highest and best use of said land as though vacant at the time the value is established.

11) While no warrant is given or implied with regards to the information contained herein, every reasonable effort has been taken to ensure that any information, whether an estimate or opinion, is dependable and verifiable.

12) Valuation groupings in Loup County are as follows:

Calamus Lake Area MH #1– This includes the three mobile home subdivisions (Mike’s Meadows Subdivisions #1, #2 and #3) within view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.

Calamus Lake Area SB #2– This valuation group includes all “stick built” homes located within the following Calamus Lake subdivisions (Aggie’s Acres #1, #2, #3, #4, #5, #6 and #7, Glenridge, Quail Ridge, Moses Shoals and Goodenow). Any rural residential sites with stick-built homes located in this area are included in this valuation grouping.

Loup River #4 – This grouping is no longer being utilized due to a lack of sales over a number of years. If sales begin to occur within this grouping it may be brought back into use.

Rural #5- This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included with this grouping.

Taylor #6- All improved and unimproved properties within the Village of Taylor are included with this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a unique gift shop.

REPLACEMENT COST IS UTILIZED BY LOUP COUNTY:

Loup County uses replacement cost versus reproduction cost. Replacement cost constitutes building a substitute of equal quality without any function obsolescence (see explanation below).

Using the Marshall Swift Costing Tables in the MIPS CAMA System calculates the TOTAL cost of construction including but not limited to materials, labor, subcontractors, builder's overhead and profit, architectural and engineering fees, consulting fees, survey and permit fees, legal fees, taxes, insurance and cost of interim financing. There are also separate cost tables for residential components which include attached garages and other additions, heating and cooling systems, plumbing, building and yard improvements, commercial buildings, and agricultural buildings.

DEFINITIONS OF TYPES OF DEPRECIATIONS:

Physical Deterioration: the effects of ordinary wear and tear and the action of elements on an improvement.

Functional Obsolescence: the absence or inadequacy of features in the design, layout, or construction of the building that are currently desired by purchasers, or the presence of features that have become unfashionable or unnecessary. Fixtures such as bathtubs or vanities, and kitchens with outdated cabinets.

External Obsolescence: the loss of value from forces outside the building or property, such as changes in optimum land use, legislative enactments that restrict or impair property rights, and/or changes in supply/demand relationships.

Economic Obsolescence: this type of depreciation results from external factors affecting the property such as economic forces or environmental changes which can affect the supply/demand relationships in the market.

DEPRECIATION:

Kaiser Appraisal Service has developed depreciation schedules and tables using all legally accepted and established procedures to accomplish same. Said depreciation tables were built with the local market data (and market data from comparable adjoining counties due to the low number of sales in Loup County) to establish depreciation factors that will fit the majority of

parcels assessed in each neighborhood. However, Kaiser Appraisal Service does have the discretion to override depreciation schedules or assign additional depreciation to qualifying individual parcels that do not fit within the majority being assessed. In those instances, Kaiser Appraisal Service shall utilize his knowledge and experience with the local market

Depreciation will be estimated using foregoing established depreciation schedules which will show the typical loss in value at various ages or effective ages. As these tables will typically identify physical deterioration, additional adjustments may be required for functional or economic obsolescence (definitions found above). As different properties depreciate at different rates, depreciation schedules will be adapted to different types of properties.

Depreciation tables in Loup County are built from the market utilizing all legal and acceptable practices normally used in the establishment of same.

2023 LOUP COUNTY APPRAISAL PROCESS

Loup County began using MIPS for all record keeping including notices, tax receipts, pricing and administrative reports in April of 2015. May of 2016 ushered in the use of the MIPS CAMA program. GWorks is used for mapping, although the Assessor also maps out the splits for the cadastral and aerial photos using Deed Plotter+ for Windows.

RESIDENTIAL PROPERTIES

The six-year inspection has been completed on all residential properties located in Rural Loup County. Resultant findings and changes to values were placed on the 2023 tax roll. See specific data below concerning the afore-referenced properties.

Changes for 2023:

The sales study period for all valuation grouping listed below was 10/1/2020 to 9/30/2022. Property Assessment Division (PAD) and Tax Equalization and Review Commission (TERC) certified Loup County's overall residential value as 96%.

The below residential properties were all valued using the cost approach. All relevant data is entered into the 7/21 Marshall Swift pricing program for all improved properties located in the Village of Taylor.

VILLAGE OF TAYLOR #06

A complete reappraisal was completed in 2020, all improvements were repriced in MIPS using Marshall and Swift 7/2021 costing tables. Based on sales data, lots are assessed at .1722¢ per square foot. An additional \$5,000 was added to the existing \$3,000 on all improved parcels to compensate for the addition of a well and sewer services. There were ten (10) sales in this

valuation grouping for the aforementioned study period. This resulted in a 97.65 median after the properties were reappraised and new values entered for the 2023 tax rolls.

CALAMUS LAKE AREA SB #02

This valuation grouping had eleven (11) sales in the current study period. The median was 97.16. All parcels in this grouping were physically inspected in 2021. All improvements in this Assessor location have been priced using the 7/21 Marshall Swift pricing on the MIPS CAMA program. Following the reappraisal new depreciation tables were completed by Kaiser Appraisal services and applied to the 2022 assessment year.

CALAMUS LAKE AREA MH #01

Loup County only had one (1) sales of this type of property in the current sales file with a median of 95.42. All improvements in this Assessor location have been priced using the 7/21 Marshall Swift pricing on the MIPS CAMA program. Following the reappraisal new depreciation tables were completed by Kaiser Appraisal services and applied to the 2022 assessment year.

LOUP RIVER #04

As mentioned above, this grouping is no longer used.

RURAL #05

There were two (2) rural sales in the current sales file with a median of 87.11. All improvements in this Assessor location have been priced using the 7/21 Marshall Swift pricing on the MIPS CAMA program. Following the reappraisal new depreciation tables were completed by Kaiser Appraisal services and applied to the 2023 assessment year.

COMMERCIAL PROPERTIES

All commercial properties were reviewed in 2020 by Bill Kaiser which puts Loup County in compliance with the six-year physical inspection program. Kaiser repriced all commercial properties using the most current available information obtained from the inspection. Properties were repriced using 7/21 Marshall Swift pricing.

AGRICULTURAL PROPERTIES

This class saw five (5) sales for the current study period (10-1-19 to 9-30-22) for Loup County. Agricultural home sites were raised to \$10,000 per acre and agricultural farm sites were raised to \$10,000 per acre for 2023.

The resulting stats on the five (5) sales were a median of 72.00 (within the acceptable range of 69% to 75%), a C.O.D. of 12.88 and a P.R.D. of 104.22. Again, the Property Assessment Division chose not to add sales from adjoining counties.

Loup County has only one market area. Updates are made annually to accommodate splits, changes in land use and/or ownership changes.

This concludes the 2023 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY and I respectfully submit same and remind readers that it is hereby made a part of the 2023 Three Year Plan of Assessment. Same has been written to the best of my knowledge and belief. Please witness my signature and date below.

CONCLUSION

The budget requests aforementioned (see Budget, page 4 and 5 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fifth of the county each year.

Respectfully submitted:

Jessica Ruzicka, Loup County Assessor