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DEPARTMENT OF REVENUE

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

SHERIDAN 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 Sheridan 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 Sheridan 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: Tina Skinner, Sheridan 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.

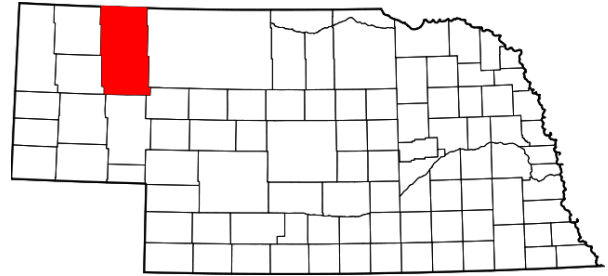
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

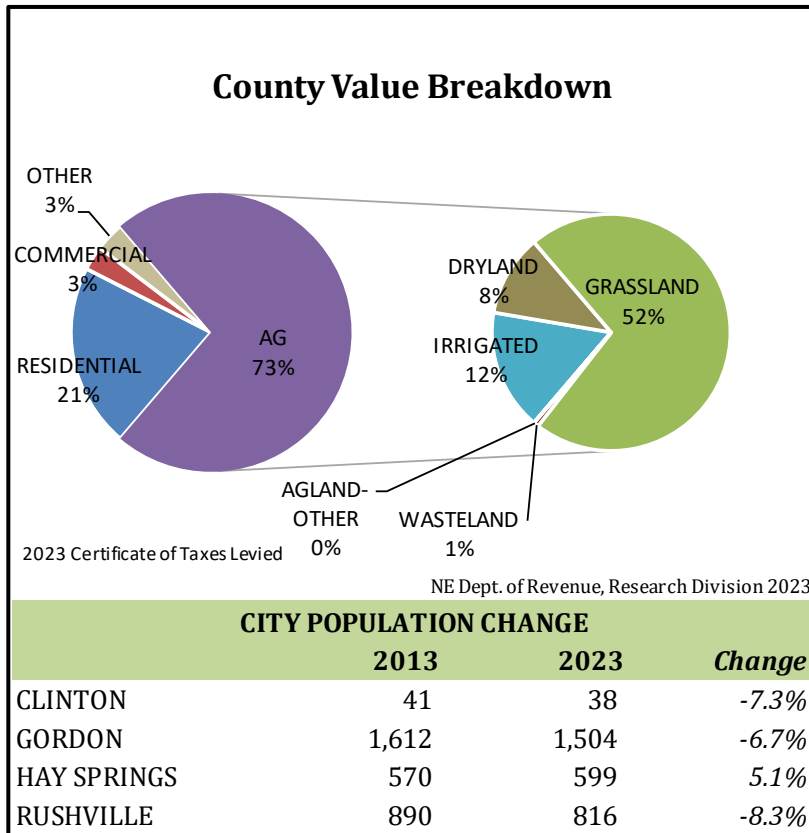
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,441 square miles, Sheridan County has 4,996 residents, per the Census Bureau Quick Facts for 2024, a 3% decline from the 2023 U.S. Census. Reports indicate that 70% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$88,035 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sheridan County are located in and around the towns of Gordon, Rushville, and Hay Springs. According to the latest information available from the U.S. Census Bureau, there are 153 employer establishments with total employment of 941, for an overall 2% increase in employment from 2019.



Agricultural land is the largest contributing factor to the valuation base of the county by an overwhelming majority. Grassland makes up the majority of the land in the county. Sheridan County is included in the Upper Niobrara White Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Sheridan County ranks fourth in dry edible beans.

2024 Residential Correlation for Sheridan County

Assessment Actions

Quality and condition ranges were reviewed in an attempt to improve vertical equity. Small towns and mobile homes were also reviewed. A review of Gordon produced a 2% decrease to improvements. The rural property class received an increase to the home site value to \$18,500, \$2,000 for the second acre and \$1,000 per acre for additional acres.

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.

For all three property classes the county assessor mails questionnaires to both parties as part of the sales qualification and verification process. The rate of return is estimated to be about 70%. The county assessor reviews the questionnaires and determines if a follow-up by telephone is required. Sale usability for the residential property class is comparable to the statewide average. All arm's-length residential sales were available for current measurement.

The last residential review was conducted in 2021 to 2022 for all residential valuation groups. Cost and depreciation tables are likewise dated 2022. The date of the lot studies for each valuation group was completed in 2017.

The county has delineated five residential valuation groups and are based on assessor location, and residential market activity in the county.

No written valuation methodology has been submitted by the Sheridan County Assessor, but with examples of other counties' provided, will begin work on a methodology this year.

Description of Analysis

The county assessor has established five valuation groups to define the residential property class in Sheridan County.

Valuation Group	Description
10	Gordon
20	Hay Springs
30	Rushville
40	Small towns/unincorporated villages
80	Rural residential property

2024 Residential Correlation for Sheridan County

The statistical profile analysis shows 99 qualified sales with all three measures of central tendency within acceptable range. The qualitative statistics are both within their prescribed parameters, and the COD supports the overall median.

By valuation group, all with a double-digit sample have all three measures of central tendency within acceptable range. The qualitative statistics of each are likewise within IAAO suggested parameters. Both Valuation Groups 40 and 80 have medians below acceptable range, both are unreliaibly small samples. The same assessment actions were applied to these groups and the resultant values reflect them.

Examination of the percentage change to the statistical sample compared to the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicates that the sample experienced a 13% change versus a 5% change to the residential base. The 5% change to the base would have easily moved the preliminary statistics within acceptable range. There is a discrepancy between the sample and the base, but additional review indicates no sales bias.

Equalization and Quality of Assessment

Based on all available information that includes the statistical profile analysis and the review of assessment practices, the quality of assessment for the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	51	99.04	96.69	94.78	08.58	102.02
20	21	96.11	95.52	94.76	05.73	100.80
30	15	97.24	94.65	92.98	09.84	101.80
40	5	90.19	90.73	90.88	09.34	99.83
80	7	89.61	86.98	87.89	19.06	98.96
ALL	99	97.24	95.15	93.43	09.13	101.84

Level of Value

Based on analysis of all available information, the level of value for the residential property in Sheridan County is 97%.

2024 Commercial Correlation for Sheridan County

Assessment Actions

For the current assessment year, all commercial property was reviewed and revalued. The county assessor created new photos and sketches. Economic depreciation was also removed for all commercial properties. After reviewing the statistical profile, a 4% decrease to commercial improvements was applied.

Assessment Practice Review

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

The county assessor sends a questionnaire to both buyer and seller of commercial property. After reviewing the returned documents, if further information is needed a follow-up telephone call will be made. Commercial sale usability is lower than the statewide average, but further review of the disqualified sales shows documentation for their reason for rejection. Thus, all arm's-length commercial sales were available for measurement.

With the current assessment year's review of the commercial property class, the county is current with the statutorily required six-year review and inspection cycle. The lot study was last completed in 2017 and will be started this spring and completed for assessment year 2025, as well as the assessment of exempt commercial properties by the contracted appraiser. Both cost and depreciation are dated 2022.

The county assessor has established five valuation groups to define commercial property within the county and is primarily based on assessor location and market activity.

Description of Analysis

The analysis reveals 16 qualified commercial sales with all three measures of central tendency within acceptable range. The COD is within the IAAO standard range and PRD is high; the sale price substrata does not display a clearly regressive pattern. The COD strongly supports the median. By valuation group indicates that none of the samples have sufficient sales.

Examination of History chart 2, Real Property & Growth Valuations indicates that Sheridan County is comparable to all surrounding counties.

Analysis reveals the change from the preliminary to the final statistics is 26%. A review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows a percent change excluding growth of 28% indicating that both sold and unsold commercial properties were treated uniformly.

2024 Commercial Correlation for Sheridan County

Equalization and Quality of Assessment

Based on all available information that includes the analysis of the statistical profile and the current assessment practices, commercial property in Sheridan County is valued uniformly and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	9	97.49	98.75	92.47	12.82	106.79
30	5	97.55	98.06	95.95	07.56	102.20
80	2	108.47	108.47	109.44	02.60	99.11
____ALL____	16	98.60	99.75	95.10	10.85	104.89

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Sheridan County is 99%.

2024 Agricultural Correlation for Sheridan County

Assessment Actions

The county assessor increased the value of irrigated land class by 7%, dryland was increased 2% and grassland received a 21% increase in value. Feedlot acres were also increased from \$1,000 to \$2,500 per acre.

Assessment Practice Review

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

The county assessor mails a sales questionnaire to both parties of the agricultural land transaction. Based on returned information, a determination is made of whether to follow-up with a telephone call. Agricultural sale usability is below the statewide average, but a review of the non-qualified sales show compelling reasons for their disqualification.

Land use was updated in 2023, and all agricultural improvements were inspected in 2022 and have the same cost and depreciation tables as the year inspected. The county is in compliance with the statutorily required six-year review and inspection cycle. All agricultural home sites are valued the same as the rural residential home sites.

Although the county assessor has noted geographical differences within the county, non-agricultural influence has not been shown by the agricultural market. Therefore, the county assessor has determined that only one market area is sufficient to address agricultural land. County land composition is 81% grassland, 9% dryland, 5% irrigated land, and 5% wasteland.

Intensive use acres have been identified and are designated feedlot acres, valued at \$2,500 per acre.

Description of Analysis

The statistical profile analysis reveals 30 qualified sales, with only the median measure of central tendency within acceptable range. The mean is three points below the minimum acceptable range and the weighted mean is quite low at 45% and is the result of the 13 high dollar sales at \$1 million and above. The COD provides support for the median.

Review by 80% Majority Land Use (MLU) indicates only two irrigated land sales and three dryland sales. Both samples are quite small and not statistically significant. The grassland classification exhibits 16 sales with a median measure of 70%, and a highly supportive COD.

Examination of the Sheridan County 2024 Average Acre Value Comparison chart with neighboring counties indicates that the irrigated land in Sheridan County is comparable to similar areas in Box Butte and Dawes Counties. Dryland values are comparable to bordering areas of Morrill, Box Butte and Dawes. Sheridan County grassland values are comparable to all of the neighboring counties.

2024 Agricultural Correlation for Sheridan County

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) confirms the reported assessment actions.

Equalization and Quality of Assessment

Agricultural dwellings and outbuildings are valued using the same cost index and depreciation tables as those of rural residential properties.

Analysis of the statistical profile, coupled with the assessment practices, indicate that the assessment of agricultural land is uniform and proportionate and complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	2	45.08	45.08	42.27	25.13	106.65
1	2	45.08	45.08	42.27	25.13	106.65
____ Dry ____						
County	3	69.85	68.96	69.69	01.95	98.95
1	3	69.85	68.96	69.69	01.95	98.95
____ Grass ____						
County	16	70.32	68.44	66.39	12.30	103.09
1	16	70.32	68.44	66.39	12.30	103.09
____ ALL ____	30	69.99	65.88	45.42	16.46	145.05

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sheridan County is 70%.

2024 Opinions of the Property Tax Administrator for Sheridan 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 Sheridan County

Residential Real Property - Current

Number of Sales	99	Median	97.24
Total Sales Price	\$12,290,406	Mean	95.15
Total Adj. Sales Price	\$12,290,406	Wgt. Mean	93.43
Total Assessed Value	\$11,483,101	Average Assessed Value of the Base	\$61,122
Avg. Adj. Sales Price	\$124,146	Avg. Assessed Value	\$115,991

Confidence Interval - Current

95% Median C.I	95.46 to 99.28
95% Wgt. Mean C.I	90.60 to 96.27
95% Mean C.I	92.56 to 97.74
% of Value of the Class of all Real Property Value in the County	12.41
% of Records Sold in the Study Period	3.79
% of Value Sold in the Study Period	7.20

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	121	100	99.71
2022	125	97	96.63
2021	129	97	97.45
2020	90	92	91.98

2024 Commission Summary for Sheridan County

Commercial Real Property - Current

Number of Sales	16	Median	98.60
Total Sales Price	\$1,708,709	Mean	99.75
Total Adj. Sales Price	\$1,708,709	Wgt. Mean	95.10
Total Assessed Value	\$1,624,977	Average Assessed Value of the Base	\$110,184
Avg. Adj. Sales Price	\$106,794	Avg. Assessed Value	\$101,561

Confidence Interval - Current

95% Median C.I	88.52 to 107.37
95% Wgt. Mean C.I	88.25 to 101.95
95% Mean C.I	91.61 to 107.89
% of Value of the Class of all Real Property Value in the County	3.76
% of Records Sold in the Study Period	3.64
% of Value Sold in the Study Period	3.36

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	14	100	98.39
2022	10	100	101.77
2021	15	100	113.33
2020	16	100	84.51

**81 Sheridan
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 : 99
 Total Sales Price : 12,290,406
 Total Adj. Sales Price : 12,290,406
 Total Assessed Value : 11,483,101
 Avg. Adj. Sales Price : 124,146
 Avg. Assessed Value : 115,991

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 95
 COD : 09.13
 PRD : 101.84

COV : 13.81
 STD : 13.14
 Avg. Abs. Dev : 08.88
 MAX Sales Ratio : 141.27
 MIN Sales Ratio : 46.05

95% Median C.I. : 95.46 to 99.28
 95% Wgt. Mean C.I. : 90.60 to 96.27
 95% Mean C.I. : 92.56 to 97.74

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	15	97.75	98.46	99.46	05.85	98.99	87.85	110.64	91.48 to 102.62	125,233	124,552	
01-JAN-22 To 31-MAR-22	10	101.22	100.02	99.37	06.40	100.65	84.13	110.90	87.59 to 110.49	116,632	115,892	
01-APR-22 To 30-JUN-22	19	97.71	98.15	94.33	06.47	104.05	80.61	127.10	94.09 to 102.24	122,816	115,854	
01-JUL-22 To 30-SEP-22	17	96.11	95.66	92.64	10.91	103.26	52.93	141.27	89.83 to 103.10	151,509	140,355	
01-OCT-22 To 31-DEC-22	14	97.39	94.84	95.26	08.84	99.56	75.52	109.50	82.62 to 105.08	107,429	102,335	
01-JAN-23 To 31-MAR-23	5	93.24	88.89	82.58	13.76	107.64	66.85	104.92	N/A	170,100	140,467	
01-APR-23 To 30-JUN-23	9	95.87	86.67	82.78	13.23	104.70	46.05	101.40	55.25 to 100.72	117,382	97,166	
01-JUL-23 To 30-SEP-23	10	88.28	89.89	92.83	10.87	96.83	73.44	106.75	74.06 to 102.06	92,550	85,912	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	61	97.75	97.84	95.73	07.74	102.20	52.93	141.27	95.98 to 101.04	130,393	124,827	
01-OCT-22 To 30-SEP-23	38	94.53	90.82	89.21	11.37	101.80	46.05	109.50	88.46 to 99.38	114,117	101,806	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	60	97.85	96.98	94.71	08.45	102.40	52.93	141.27	95.69 to 100.97	126,324	119,648	
<u>ALL</u>	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
10	51	99.04	96.69	94.78	08.58	102.02	52.93	141.27	94.09 to 101.17	119,090	112,869	
20	21	96.11	95.52	94.76	05.73	100.80	80.61	109.50	91.23 to 100.21	99,706	94,480	
30	15	97.24	94.65	92.98	09.84	101.80	46.05	127.10	90.92 to 101.60	132,200	122,923	
40	5	90.19	90.73	90.88	09.34	99.83	78.05	105.08	N/A	120,000	109,054	
80	7	89.61	86.98	87.89	19.06	98.96	55.25	110.90	55.25 to 110.90	220,000	193,366	
<u>ALL</u>	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991	
06												
07												
<u>ALL</u>	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991	

**81 Sheridan
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 : 99
 Total Sales Price : 12,290,406
 Total Adj. Sales Price : 12,290,406
 Total Assessed Value : 11,483,101
 Avg. Adj. Sales Price : 124,146
 Avg. Assessed Value : 115,991

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 95
 COD : 09.13
 PRD : 101.84

COV : 13.81
 STD : 13.14
 Avg. Abs. Dev : 08.88
 MAX Sales Ratio : 141.27
 MIN Sales Ratio : 46.05

95% Median C.I. : 95.46 to 99.28
 95% Wgt. Mean C.I. : 90.60 to 96.27
 95% Mean C.I. : 92.56 to 97.74

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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	4	94.53	97.15	97.54	05.75	99.60	90.06	109.50	N/A	25,500	24,872
Ranges Excl. Low \$											
Greater Than 4,999	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991
Greater Than 14,999	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991
Greater Than 29,999	95	97.65	95.06	93.40	09.21	101.78	46.05	141.27	95.46 to 99.38	128,299	119,828
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	94.53	97.15	97.54	05.75	99.60	90.06	109.50	N/A	25,500	24,872
30,000 TO 59,999	15	104.92	102.10	100.72	11.95	101.37	73.44	141.27	92.79 to 110.64	42,660	42,967
60,000 TO 99,999	24	97.29	96.91	96.95	06.15	99.96	81.69	110.49	91.23 to 102.06	80,617	78,160
100,000 TO 149,999	26	96.08	93.18	93.33	06.41	99.84	52.93	102.76	91.47 to 99.04	127,488	118,986
150,000 TO 249,999	25	96.11	92.08	92.80	11.54	99.22	46.05	109.29	90.92 to 101.47	181,360	168,294
250,000 TO 499,999	5	89.61	89.79	88.51	09.68	101.45	76.66	101.96	N/A	353,000	312,457
500,000 TO 999,999											
1,000,000 +											
ALL	99	97.24	95.15	93.43	09.13	101.84	46.05	141.27	95.46 to 99.28	124,146	115,991

81 Sheridan
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 : 16
Total Sales Price : 1,708,709
Total Adj. Sales Price : 1,708,709
Total Assessed Value : 1,624,977
Avg. Adj. Sales Price : 106,794
Avg. Assessed Value : 101,561

MEDIAN : 99
WGT. MEAN : 95
MEAN : 100
COD : 10.85
PRD : 104.89

COV : 15.32
STD : 15.28
Avg. Abs. Dev : 10.70
MAX Sales Ratio : 135.61
MIN Sales Ratio : 67.06

95% Median C.I. : 88.52 to 107.37
95% Wgt. Mean C.I. : 88.25 to 101.95
95% Mean C.I. : 91.61 to 107.89

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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	1	87.97	87.97	87.97	00.00	100.00	87.97	87.97	N/A	485,000	426,657
01-APR-21 To 30-JUN-21	2	116.55	116.55	100.25	16.35	116.26	97.49	135.61	N/A	110,500	110,774
01-JUL-21 To 30-SEP-21	2	109.33	109.33	109.62	01.79	99.74	107.37	111.28	N/A	125,817	137,923
01-OCT-21 To 31-DEC-21	2	107.41	107.41	107.71	07.22	99.72	99.65	115.17	N/A	26,000	28,005
01-JAN-22 To 31-MAR-22	1	95.85	95.85	95.85	00.00	100.00	95.85	95.85	N/A	100,000	95,850
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	101.81	101.81	101.81	00.00	100.00	101.81	101.81	N/A	55,000	55,998
01-OCT-22 To 31-DEC-22	2	93.04	93.04	92.13	04.86	100.99	88.52	97.55	N/A	125,000	115,168
01-JAN-23 To 31-MAR-23	1	81.75	81.75	81.75	00.00	100.00	81.75	81.75	N/A	55,000	44,962
01-APR-23 To 30-JUN-23	3	96.20	89.64	86.86	13.37	103.20	67.06	105.65	N/A	63,025	54,745
01-JUL-23 To 30-SEP-23	1	107.08	107.08	107.08	00.00	100.00	107.08	107.08	N/A	50,000	53,538
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	5	107.37	107.94	96.49	11.45	111.87	87.97	135.61	N/A	191,527	184,810
01-OCT-21 To 30-SEP-22	4	100.73	103.12	100.41	05.33	102.70	95.85	115.17	N/A	51,750	51,965
01-OCT-22 To 30-SEP-23	7	96.20	91.97	90.63	10.83	101.48	67.06	107.08	67.06 to 107.08	77,725	70,438
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	7	107.37	107.79	97.07	10.24	111.04	87.97	135.61	87.97 to 135.61	144,233	140,009
01-JAN-22 To 31-DEC-22	4	96.70	95.93	94.37	03.88	101.65	88.52	101.81	N/A	101,250	95,546
<u>ALL</u>	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	9	97.49	98.75	92.47	12.82	106.79	67.06	135.61	87.97 to 107.37	139,015	128,541
30	5	97.55	98.06	95.95	07.56	102.20	81.75	115.17	N/A	48,400	46,438
80	2	108.47	108.47	109.44	02.60	99.11	105.65	111.28	N/A	107,788	117,960
<u>ALL</u>	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561

**81 Sheridan
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 : 16
 Total Sales Price : 1,708,709
 Total Adj. Sales Price : 1,708,709
 Total Assessed Value : 1,624,977
 Avg. Adj. Sales Price : 106,794
 Avg. Assessed Value : 101,561

MEDIAN : 99
 WGT. MEAN : 95
 MEAN : 100
 COD : 10.85
 PRD : 104.89

COV : 15.32
 STD : 15.28
 Avg. Abs. Dev : 10.70
 MAX Sales Ratio : 135.61
 MIN Sales Ratio : 67.06

95% Median C.I. : 88.52 to 107.37
 95% Wgt. Mean C.I. : 88.25 to 101.95
 95% Mean C.I. : 91.61 to 107.89

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561
04											
<u>ALL</u>	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	115.17	116.81	114.28	10.41	102.21	99.65	135.61	N/A	22,667	25,902
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561
Greater Than 14,999	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561
Greater Than 29,999	13	97.49	95.81	94.30	08.94	101.60	67.06	111.28	87.97 to 107.08	126,208	119,021
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	115.17	116.81	114.28	10.41	102.21	99.65	135.61	N/A	22,667	25,902
30,000 TO 59,999	4	99.01	96.71	96.50	07.82	100.22	81.75	107.08	N/A	48,750	47,042
60,000 TO 99,999	2	86.36	86.36	84.74	22.35	101.91	67.06	105.65	N/A	77,038	65,282
100,000 TO 149,999	4	102.46	103.01	103.90	06.16	99.14	95.85	111.28	N/A	112,909	117,311
150,000 TO 249,999	2	93.01	93.01	93.70	04.83	99.26	88.52	97.49	N/A	177,500	166,319
250,000 TO 499,999	1	87.97	87.97	87.97	00.00	100.00	87.97	87.97	N/A	485,000	426,657
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 +											
<u>ALL</u>	16	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561

81 Sheridan
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 : 16
 Total Sales Price : 1,708,709
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 Total Assessed Value : 1,624,977
 Avg. Adj. Sales Price : 106,794
 Avg. Assessed Value : 101,561

MEDIAN : 99
 WGT. MEAN : 95
 MEAN : 100
 COD : 10.85
 PRD : 104.89

COV : 15.32
 STD : 15.28
 Avg. Abs. Dev : 10.70
 MAX Sales Ratio : 135.61
 MIN Sales Ratio : 67.06

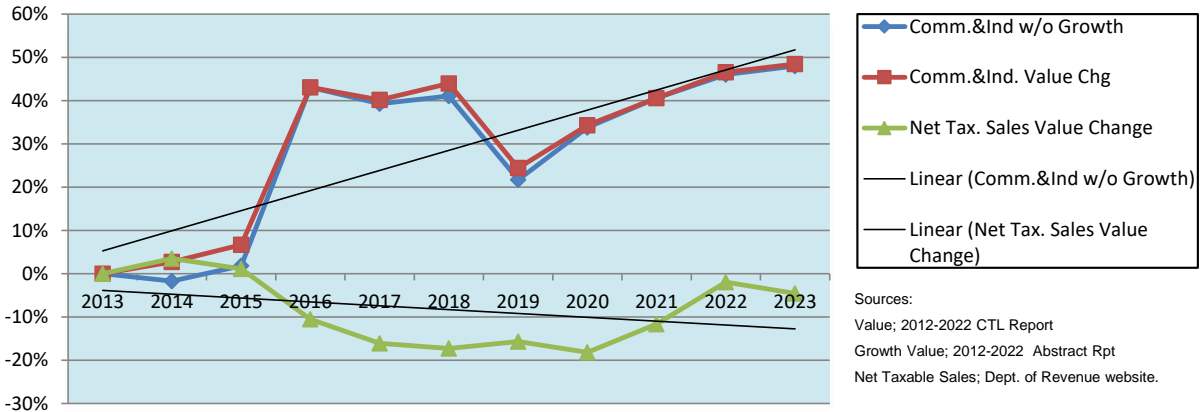
95% Median C.I. : 88.52 to 107.37
 95% Wgt. Mean C.I. : 88.25 to 101.95
 95% Mean C.I. : 91.61 to 107.89

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	97.49	97.49	97.49	00.00	100.00	97.49	97.49	N/A	205,000	199,851
326	1	115.17	115.17	115.17	00.00	100.00	115.17	115.17	N/A	27,000	31,097
344	1	135.61	135.61	135.61	00.00	100.00	135.61	135.61	N/A	16,000	21,697
350	1	111.28	111.28	111.28	00.00	100.00	111.28	111.28	N/A	145,000	161,355
353	2	101.61	101.61	101.79	05.67	99.82	95.85	107.37	N/A	103,317	105,170
386	2	102.65	102.65	104.08	02.92	98.63	99.65	105.65	N/A	47,788	49,739
406	3	87.97	92.27	89.01	09.59	103.66	81.75	107.08	N/A	196,667	175,052
442	2	96.88	96.88	97.20	00.70	99.67	96.20	97.55	N/A	67,500	65,610
511	1	88.52	88.52	88.52	00.00	100.00	88.52	88.52	N/A	150,000	132,786
528	2	84.44	84.44	80.86	20.58	104.43	67.06	101.81	N/A	69,250	55,998
<u>ALL</u>	<u>16</u>	98.60	99.75	95.10	10.85	104.89	67.06	135.61	88.52 to 107.37	106,794	101,561

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	\$ 23,398,833	\$ 430,829	1.84%	\$ 22,968,004		\$ 48,348,637	
2013	\$ 24,036,761	\$ 1,039,646	4.33%	\$ 22,997,115	-1.72%	\$ 50,046,883	3.51%
2014	\$ 24,958,202	\$ 1,129,673	4.53%	\$ 23,828,529	-0.87%	\$ 48,883,765	-2.32%
2015	\$ 33,471,877	\$ -	0.00%	\$ 33,471,877	34.11%	\$ 43,247,540	-11.53%
2016	\$ 32,800,783	\$ 210,786	0.64%	\$ 32,589,997	-2.63%	\$ 40,563,775	-6.21%
2017	\$ 33,690,536	\$ 689,524	2.05%	\$ 33,001,012	0.61%	\$ 39,981,147	-1.44%
2018	\$ 29,121,143	\$ 644,600	2.21%	\$ 28,476,543	-15.48%	\$ 40,765,586	1.96%
2019	\$ 31,425,236	\$ 117,418	0.37%	\$ 31,307,818	7.51%	\$ 39,556,368	-2.97%
2020	\$ 32,895,360	\$ -	0.00%	\$ 32,895,360	4.68%	\$ 42,699,881	7.95%
2021	\$ 34,295,566	\$ 125,593	0.37%	\$ 34,169,973	3.87%	\$ 47,406,488	11.02%
2022	\$ 34,739,218	\$ 108,628	0.31%	\$ 34,630,590	0.98%	\$ 46,148,598	-2.65%
2023	\$ 32,505,438	\$ 533,128	1.64%	\$ 31,972,310	-7.96%	\$ 46,397,452	0.54%
Ann %chg	3.06%			Average	2.10%	-0.75%	-0.19%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-1.72%	2.73%	3.51%
2014	1.84%	6.66%	1.11%
2015	43.05%	43.05%	-10.55%
2016	39.28%	40.18%	-16.10%
2017	41.04%	43.98%	-17.31%
2018	21.70%	24.46%	-15.68%
2019	33.80%	34.30%	-18.19%
2020	40.59%	40.59%	-11.68%
2021	46.03%	46.57%	-1.95%
2022	48.00%	48.47%	-4.55%
2023	36.64%	38.92%	-4.04%

County Number	81
County Name	Sheridan

81 Sheridan
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 : 30
Total Sales Price : 85,607,451
Total Adj. Sales Price : 85,607,451
Total Assessed Value : 38,878,968
Avg. Adj. Sales Price : 2,853,582
Avg. Assessed Value : 1,295,966

MEDIAN : 70
WGT. MEAN : 45
MEAN : 66
COD : 16.46
PRD : 145.05

COV : 23.88
STD : 15.73
Avg. Abs. Dev : 11.52
MAX Sales Ratio : 99.45
MIN Sales Ratio : 30.43

95% Median C.I. : 60.92 to 72.24
95% Wgt. Mean C.I. : 32.80 to 58.04
95% Mean C.I. : 60.01 to 71.75

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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	69.23	69.23	67.37	19.27	102.76	55.89	82.57	N/A	1,140,425	768,252	
01-APR-21 To 30-JUN-21	5	70.56	72.40	72.75	03.13	99.52	69.85	79.01	N/A	575,650	418,785	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21	2	72.87	72.87	69.89	06.61	104.26	68.05	77.69	N/A	6,442,114	4,502,668	
01-JAN-22 To 31-MAR-22	3	90.57	85.20	69.09	12.47	123.32	65.58	99.45	N/A	850,307	587,461	
01-APR-22 To 30-JUN-22	2	57.62	57.62	51.33	24.84	112.25	43.31	71.92	N/A	428,000	219,708	
01-JUL-22 To 30-SEP-22	3	67.13	64.68	62.22	07.00	103.95	56.41	70.51	N/A	431,702	268,602	
01-OCT-22 To 31-DEC-22	3	51.12	46.28	33.19	17.51	139.44	30.43	57.28	N/A	17,989,007	5,969,660	
01-JAN-23 To 31-MAR-23	2	39.70	39.70	41.23	14.99	96.29	33.75	45.65	N/A	1,530,097	630,838	
01-APR-23 To 30-JUN-23	6	75.15	73.77	74.44	04.51	99.10	66.48	78.35	66.48 to 78.35	669,653	498,514	
01-JUL-23 To 30-SEP-23	2	52.25	52.25	59.10	16.61	88.41	43.57	60.92	N/A	908,481	536,932	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	7	70.56	71.49	70.37	07.64	101.59	55.89	82.57	55.89 to 82.57	737,014	518,633	
01-OCT-21 To 30-SEP-22	10	69.28	71.06	68.31	15.83	104.03	43.31	99.45	56.41 to 90.57	1,758,626	1,201,294	
01-OCT-22 To 30-SEP-23	13	60.92	58.87	36.96	22.83	159.28	30.43	78.35	43.57 to 75.76	4,835,546	1,787,354	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	9	70.56	71.80	70.03	07.45	102.53	55.89	82.57	68.05 to 79.01	2,004,814	1,403,974	
01-JAN-22 To 31-DEC-22	11	65.58	63.97	35.65	22.32	179.44	30.43	99.45	43.31 to 90.57	5,333,550	1,901,508	
<u>ALL</u>	30	69.99	65.88	45.42	16.46	145.05	30.43	99.45	60.92 to 72.24	2,853,582	1,295,966	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	30	69.99	65.88	45.42	16.46	145.05	30.43	99.45	60.92 to 72.24	2,853,582	1,295,966	
<u>ALL</u>	30	69.99	65.88	45.42	16.46	145.05	30.43	99.45	60.92 to 72.24	2,853,582	1,295,966	

81 Sheridan
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 : 30
 Total Sales Price : 85,607,451
 Total Adj. Sales Price : 85,607,451
 Total Assessed Value : 38,878,968
 Avg. Adj. Sales Price : 2,853,582
 Avg. Assessed Value : 1,295,966

MEDIAN : 70
 WGT. MEAN : 45
 MEAN : 66
 COD : 16.46
 PRD : 145.05

COV : 23.88
 STD : 15.73
 Avg. Abs. Dev : 11.52
 MAX Sales Ratio : 99.45
 MIN Sales Ratio : 30.43

95% Median C.I. : 60.92 to 72.24
 95% Wgt. Mean C.I. : 32.80 to 58.04
 95% Mean C.I. : 60.01 to 71.75

Printed:4/1/2024 10:41:16AM

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	33.75	33.75	33.75	00.00	100.00	33.75	33.75	N/A	1,136,000	383,362
1	1	33.75	33.75	33.75	00.00	100.00	33.75	33.75	N/A	1,136,000	383,362
Dry											
County	3	69.85	68.96	69.69	01.95	98.95	66.48	70.56	N/A	246,833	172,020
1	3	69.85	68.96	69.69	01.95	98.95	66.48	70.56	N/A	246,833	172,020
Grass											
County	10	73.23	73.65	72.31	07.55	101.85	60.92	90.57	67.13 to 77.69	846,664	612,226
1	10	73.23	73.65	72.31	07.55	101.85	60.92	90.57	67.13 to 77.69	846,664	612,226
ALL	30	69.99	65.88	45.42	16.46	145.05	30.43	99.45	60.92 to 72.24	2,853,582	1,295,966

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	2	45.08	45.08	42.27	25.13	106.65	33.75	56.41	N/A	910,142	384,691
1	2	45.08	45.08	42.27	25.13	106.65	33.75	56.41	N/A	910,142	384,691
Dry											
County	3	69.85	68.96	69.69	01.95	98.95	66.48	70.56	N/A	246,833	172,020
1	3	69.85	68.96	69.69	01.95	98.95	66.48	70.56	N/A	246,833	172,020
Grass											
County	16	70.32	68.44	66.39	12.30	103.09	43.57	90.57	60.92 to 77.36	1,675,479	1,112,420
1	16	70.32	68.44	66.39	12.30	103.09	43.57	90.57	60.92 to 77.36	1,675,479	1,112,420
ALL	30	69.99	65.88	45.42	16.46	145.05	30.43	99.45	60.92 to 72.24	2,853,582	1,295,966

Sheridan County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sheridan	1	2,135	2,076	2,076	2,006	1,980	1,980	1,958	1,899	2,049
Cherry	1	2,999	n/a	n/a	2,978	3,000	3,000	2,987	3,000	2,989
Grant	1	n/a	n/a	n/a	1,700	1,700	1,700	1,700	1,700	1,700
Garden	1	2,700	n/a	n/a	2,650	2,525	2,525	2,475	2,475	2,573
Morrill	2	2,000	n/a	n/a	2,000	1,900	1,900	1,900	1,900	1,938
Box Butte	1	2,759	2,762	2,762	2,756	2,775	2,764	2,777	2,764	2,762
Box Butte	2	2,208	2,251	2,251	2,215	2,055	2,067	2,039	2,065	2,197
Box Butte	3	1,952	1,981	1,981	1,932	1,775	1,782	1,744	1,797	1,952
Dawes	4	2,300	2,045	2,045	2,045	1,790	1,790	1,535	1,535	1,979
Dawes	1	1,550	1,440	1,440	1,440	1,375	1,375	1,350	1,350	1,421

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sheridan	1	n/a	661	645	645	630	609	594	590	633
Cherry	1	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garden	1	n/a	850	n/a	850	780	n/a	780	780	838
Morrill	2	n/a	470	472	435	435	n/a	425	425	435
Box Butte	1	n/a	520	520	520	520	n/a	520	520	520
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	3	n/a	570	570	570	550	550	550	550	568
Dawes	4	n/a	825	770	770	715	715	660	660	765
Dawes	1	n/a	738	695	695	650	650	592	592	673

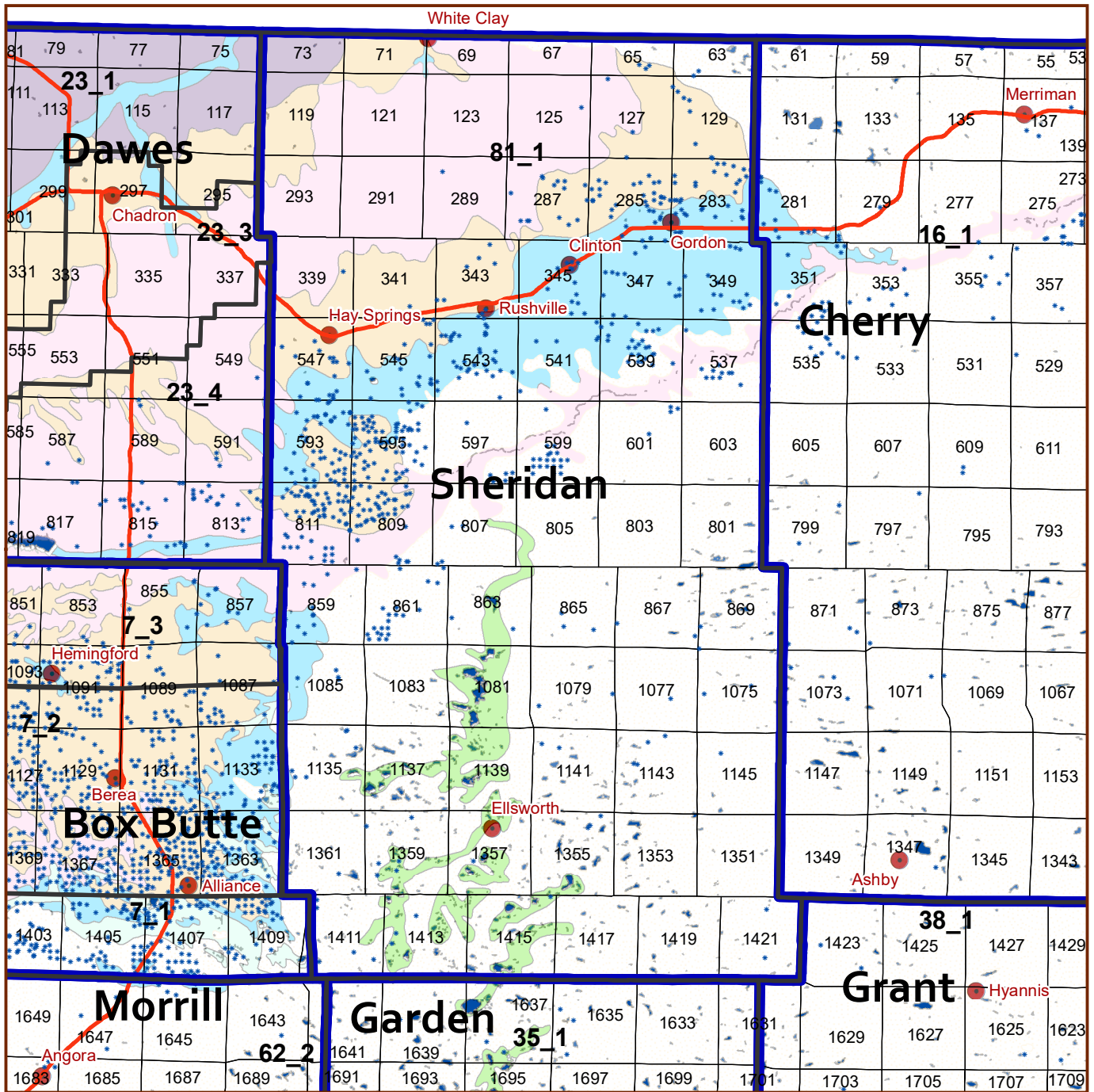
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sheridan	1	589	589	584	584	559	559	553	534	558
Cherry	1	694	680	680	680	680	549	525	525	565
Grant	1	585	585	585	585	585	585	n/a	575	585
Garden	1	495	n/a	498	495	485	485	485	485	486
Morrill	2	415	416	n/a	n/a	n/a	415	415	415	415
Box Butte	1	300	300	n/a	300	300	300	300	300	300
Box Butte	2	370	370	n/a	370	360	360	360	360	360
Box Butte	3	425	425	n/a	425	n/a	425	425	425	425
Dawes	4	660	n/a	625	n/a	602	602	566	566	582
Dawes	1	560	n/a	550	550	510	510	500	500	503

County	Mkt Area	CRP	TIMBER	WASTE
Sheridan	1		440	75
Cherry	1	1,000	n/a	100
Grant	1		n/a	10
Garden	1	780	n/a	50
Morrill	2	425	n/a	30
Box Butte	1	351	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
Dawes	4		n/a	100
Dawes	1		n/a	100






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.

SHERIDAN COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










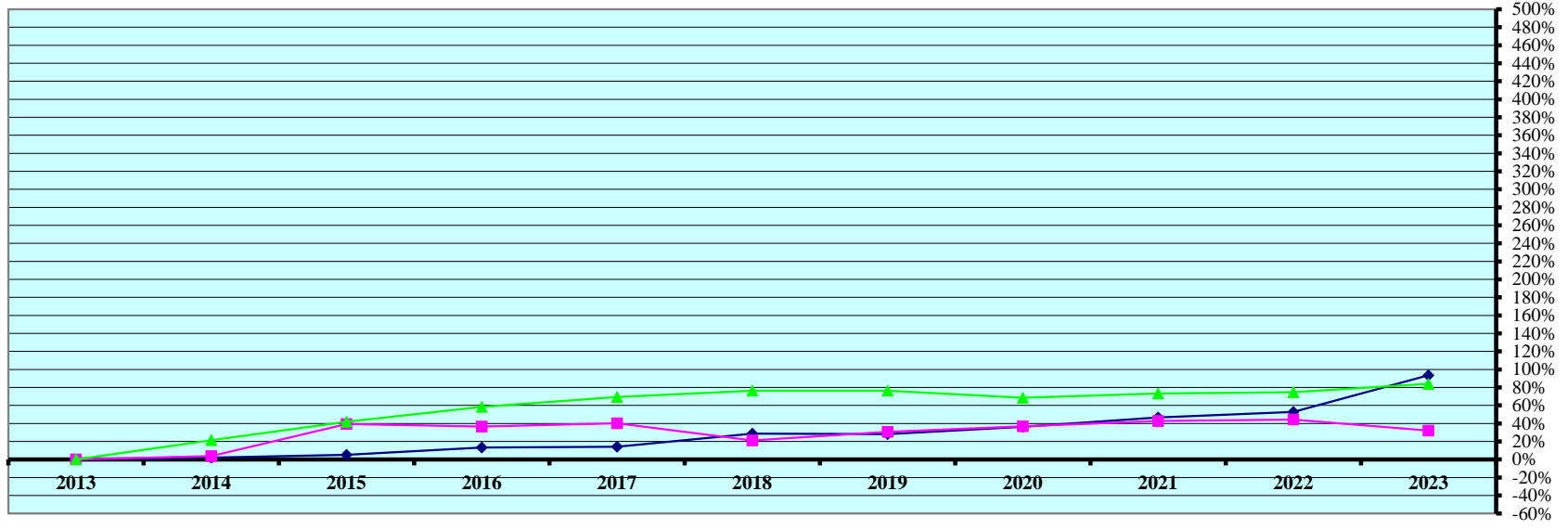
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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

ResRec
Comm&Indust
Total Agland



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	77,983,357	-	-	-	24,036,761	-	-	-	440,278,326	-	-	-
2014	79,595,395	1,612,038	2.07%	2.07%	24,958,202	921,441	3.83%	3.83%	534,398,734	94,120,408	21.38%	21.38%
2015	82,047,962	2,452,567	3.08%	5.21%	33,471,877	8,513,675	34.11%	39.25%	624,516,371	90,117,637	16.86%	41.85%
2016	88,267,163	6,219,201	7.58%	13.19%	32,800,783	-671,094	-2.00%	36.46%	697,937,982	73,421,611	11.76%	58.52%
2017	89,048,965	781,802	0.89%	14.19%	33,690,536	889,753	2.71%	40.16%	745,704,946	47,766,964	6.84%	69.37%
2018	100,378,363	11,329,398	12.72%	28.72%	29,121,143	-4,569,393	-13.56%	21.15%	775,992,597	30,287,651	4.06%	76.25%
2019	99,858,028	-520,335	-0.52%	28.05%	31,425,236	2,304,093	7.91%	30.74%	776,527,548	534,951	0.07%	76.37%
2020	106,371,771	6,513,743	6.52%	36.40%	32,895,360	1,470,124	4.68%	36.85%	741,406,677	-35,120,871	-4.52%	68.39%
2021	114,253,486	7,881,715	7.41%	46.51%	34,295,566	1,400,206	4.26%	42.68%	762,435,579	21,028,902	2.84%	73.17%
2022	119,263,985	5,010,499	4.39%	52.94%	34,679,349	383,783	1.12%	44.28%	768,565,546	6,129,967	0.80%	74.56%
2023	150,916,181	31,652,196	26.54%	93.52%	31,717,248	-2,962,101	-8.54%	31.95%	810,339,232	41,773,686	5.44%	84.05%

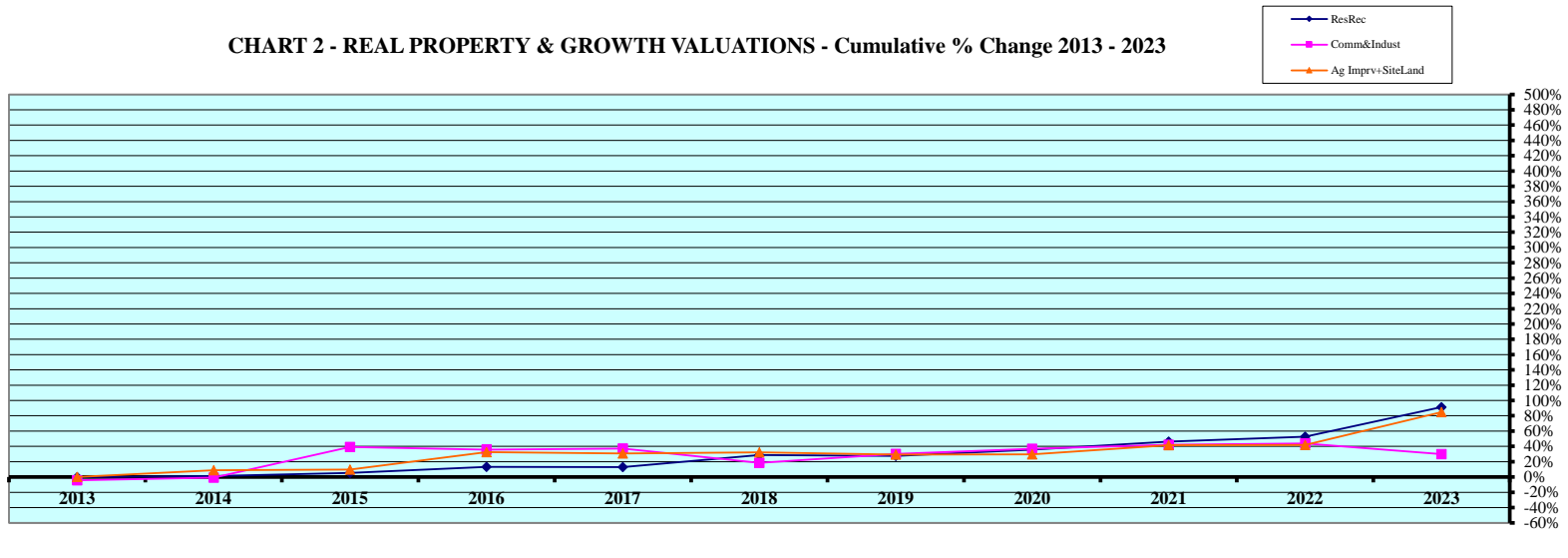
Rate Annual %chg: Residential & Recreational **6.83%** Commercial & Industrial **2.81%** Agricultural Land **6.29%**

Cnty# **81**
County **SHERIDAN**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

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



Tax Year	Residential & Recreational ⁽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	77,983,357	184,516	0.24%	77,798,841	-	-0.24%	24,036,761	1,039,646	4.33%	22,997,115	-	-4.33%
2014	79,595,395	546,294	0.69%	79,049,101	1.37%	1.37%	24,958,202	1,129,673	4.53%	23,828,529	-0.87%	-0.87%
2015	82,047,962	23,272	0.03%	82,024,690	3.05%	5.18%	33,471,877	0	0.00%	33,471,877	34.11%	39.25%
2016	88,267,163	21,628	0.02%	88,245,535	7.55%	13.16%	32,800,783	210,786	0.64%	32,589,997	-2.63%	35.58%
2017	89,048,965	997,406	1.12%	88,051,559	-0.24%	12.91%	33,690,536	689,524	2.05%	33,001,012	0.61%	37.29%
2018	100,378,363	60,924	0.06%	100,317,439	12.65%	28.64%	29,121,143	644,600	2.21%	28,476,543	-15.48%	18.47%
2019	99,858,028	303,728	0.30%	99,554,300	-0.82%	27.66%	31,425,236	117,418	0.37%	31,307,818	7.51%	30.25%
2020	106,371,771	579,401	0.54%	105,792,370	5.94%	35.66%	32,895,360	0	0.00%	32,895,360	4.68%	36.85%
2021	114,253,486	128,520	0.11%	114,124,966	7.29%	46.35%	34,295,566	125,593	0.37%	34,169,973	3.87%	42.16%
2022	119,263,985	124,204	0.10%	119,139,781	4.28%	52.78%	34,679,349	108,628	0.31%	34,570,721	0.80%	43.82%
2023	150,916,181	1,670,411	1.11%	149,245,770	25.14%	91.38%	31,717,248	533,128	1.68%	31,184,120	-10.08%	29.74%
Rate Ann%chg	6.83%			Resid & Recreat w/o growth 6.62%			2.81%			C & I w/o growth 2.25%		

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	46,602,332	17,226,058	63,828,390	1,814,944	2.84%	62,013,446	-	-
2014	45,529,211	28,306,983	73,836,194	4,385,730	5.94%	69,450,464	8.81%	8.81%
2015	43,257,655	26,728,159	69,985,814	0	0.00%	69,985,814	-5.21%	9.65%
2016	50,133,996	34,546,503	84,680,499	193,945	0.23%	84,486,554	20.72%	32.37%
2017	50,250,283	35,111,503	85,361,786	1,935,587	2.27%	83,426,199	-1.48%	30.70%
2018	50,070,685	35,491,667	85,562,352	1,224,033	1.43%	84,338,319	-1.20%	32.13%
2019	57,989,609	25,607,200	83,596,809	1,166,667	1.40%	82,430,142	-3.66%	29.14%
2020	58,004,251	25,075,438	83,079,689	433,963	0.52%	82,645,726	-1.14%	29.48%
2021	64,317,516	26,315,647	90,633,163	298,400	0.33%	90,334,763	8.73%	41.53%
2022	64,277,691	26,701,636	90,979,327	370,723	0.41%	90,608,604	-0.03%	41.96%
2023	87,851,228	37,978,660	125,829,888	7,886,988	6.27%	117,942,900	29.64%	84.78%
Rate Ann%chg	6.55%	8.23%	7.02%	Ag Imprv+Site w/o growth			5.52%	

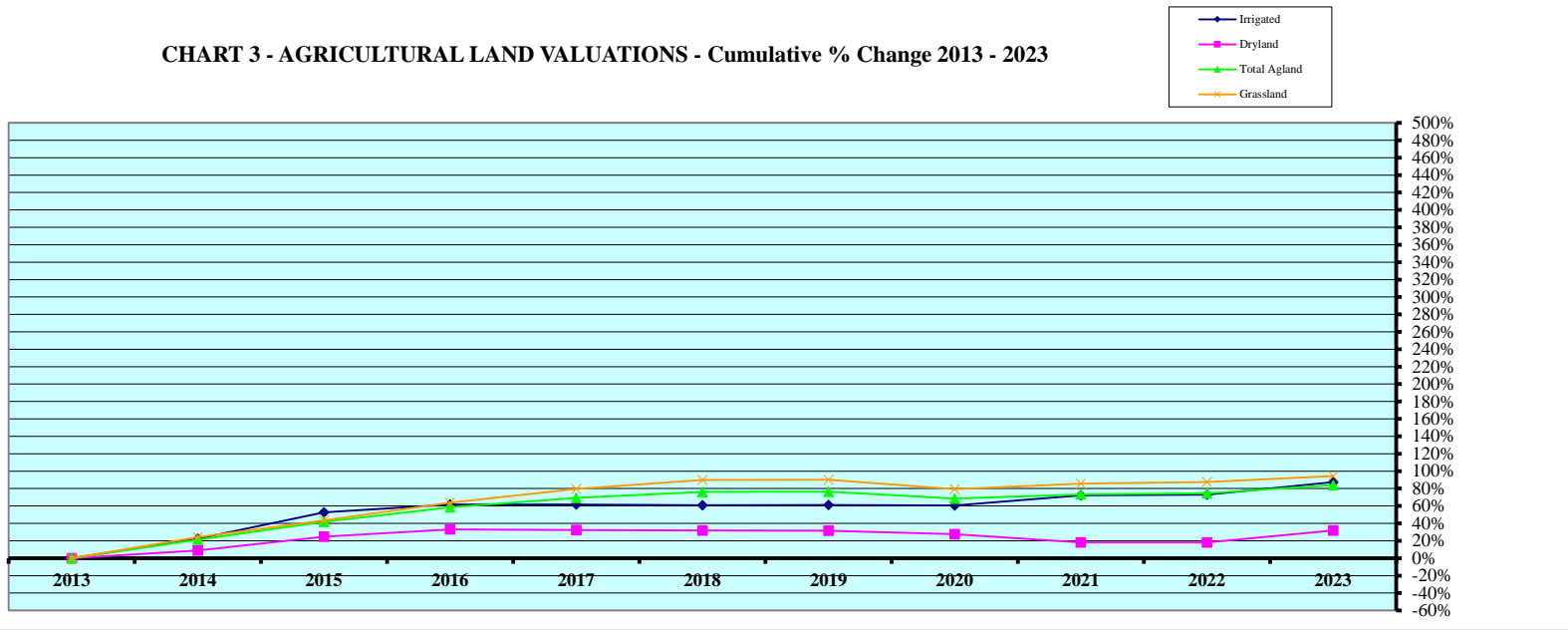
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 81
County SHERIDAN

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	71,272,249	-	-	-	68,213,299	-	-	-	298,892,549	-	-	-
2014	87,135,247	15,862,998	22.26%	22.26%	74,366,573	6,153,274	9.02%	9.02%	370,963,179	72,070,630	24.11%	24.11%
2015	108,783,540	21,648,293	24.84%	52.63%	85,120,405	10,753,832	14.46%	24.79%	428,665,011	57,701,832	15.55%	43.42%
2016	115,248,732	6,465,192	5.94%	61.70%	90,776,077	5,655,672	6.64%	33.08%	489,267,190	60,602,179	14.14%	63.69%
2017	115,300,607	51,875	0.05%	61.77%	90,322,709	-453,368	-0.50%	32.41%	537,083,383	47,816,193	9.77%	79.69%
2018	114,705,543	-595,064	-0.52%	60.94%	90,000,282	-322,427	-0.36%	31.94%	567,471,322	30,387,939	5.66%	89.86%
2019	114,754,133	48,590	0.04%	61.01%	89,831,355	-168,927	-0.19%	31.69%	568,112,103	640,781	0.11%	90.07%
2020	114,387,740	-366,393	-0.32%	60.49%	87,060,385	-2,770,970	-3.08%	27.63%	535,937,086	-32,175,017	-5.66%	79.31%
2021	122,759,192	8,371,452	7.32%	72.24%	80,612,381	-6,448,004	-7.41%	18.18%	554,753,358	18,816,272	3.51%	85.60%
2022	123,299,900	540,708	0.44%	73.00%	80,518,339	-94,042	-0.12%	18.04%	560,435,717	5,682,359	1.02%	87.50%
2023	133,539,261	10,239,361	8.30%	87.37%	89,934,096	9,415,757	11.69%	31.84%	581,028,922	20,593,205	3.67%	94.39%

Rate Ann.%chg: Irrigated **6.48%** Dryland **2.80%** Grassland **6.87%**

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	1,880,909	-	-	-	19,320	-	-	-	440,278,326	-	-	-
2014	1,910,660	29,751	1.58%	1.58%	23,075	3,755	19.44%	19.44%	534,398,734	94,120,408	21.38%	21.38%
2015	1,924,340	13,680	0.72%	2.31%	23,075	0	0.00%	19.44%	624,516,371	90,117,637	16.86%	41.85%
2016	2,645,983	721,643	37.50%	40.68%	0	-23,075	-100.00%	-100.00%	697,937,982	73,421,611	11.76%	58.52%
2017	2,998,247	352,264	13.31%	59.40%	0	0	-	-100.00%	745,704,946	47,766,964	6.84%	69.37%
2018	3,815,450	817,203	27.26%	102.85%	0	0	-	-100.00%	775,992,597	30,287,651	4.06%	76.25%
2019	3,829,957	14,507	0.38%	103.62%	0	0	-	-100.00%	776,527,548	534,951	0.07%	76.37%
2020	4,021,466	191,509	5.00%	113.80%	0	0	-	-100.00%	741,406,677	-35,120,871	-4.52%	68.39%
2021	4,039,208	17,742	0.44%	114.75%	271,440	271,440	-	1304.97%	762,435,579	21,028,902	2.84%	73.17%
2022	4,040,150	942	0.02%	114.80%	271,440	0	0.00%	1304.97%	768,565,546	6,129,967	0.80%	74.56%
2023	5,564,823	1,524,673	37.74%	195.86%	272,130	690	0.25%	1308.54%	810,339,232	41,773,686	5.44%	84.05%

Cnty# **81**
County **SHERIDAN**

Rate Ann.%chg: Total Agric Land **6.29%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	71,373,288	70,048	1,019			68,649,740	153,089	448			298,621,319	1,278,163	234		
2014	87,169,555	70,082	1,244	22.07%	22.07%	75,298,934	151,440	497	10.88%	10.88%	370,509,354	1,279,706	290	23.92%	23.92%
2015	108,983,544	70,042	1,556	25.10%	52.71%	85,611,745	149,347	573	15.29%	27.83%	428,377,948	1,281,417	334	15.46%	43.09%
2016	115,457,606	69,915	1,651	6.13%	62.07%	90,698,157	147,620	614	7.18%	37.01%	489,163,077	1,282,665	381	14.08%	63.23%
2017	115,308,748	69,830	1,651	-0.01%	62.06%	90,653,735	147,540	614	0.01%	37.02%	539,336,943	1,282,740	420	10.25%	79.96%
2018	114,705,543	69,459	1,651	0.01%	62.07%	90,009,258	146,470	615	0.01%	37.04%	567,853,199	1,261,290	450	7.08%	92.70%
2019	114,810,875	69,520	1,651	0.01%	62.08%	89,918,440	146,316	615	0.00%	37.04%	568,113,624	1,261,483	450	0.03%	92.76%
2020	115,292,861	70,153	1,643	-0.49%	61.29%	90,208,522	146,280	617	0.35%	37.52%	574,371,036	1,259,705	456	1.24%	95.16%
2021	122,757,114	69,564	1,765	7.38%	73.19%	80,748,061	146,226	552	-10.45%	23.14%	554,790,242	1,259,410	441	-3.39%	88.55%
2022	123,299,642	69,866	1,765	0.01%	73.20%	80,520,340	145,817	552	0.00%	23.14%	560,270,641	1,258,921	445	1.03%	90.49%
2023	133,655,522	69,883	1,913	8.37%	87.71%	89,944,439	145,815	617	11.71%	37.56%	581,090,152	1,264,293	460	3.28%	96.73%

Rate Annual %chg Average Value/Acre: 6.50%

3.24%

7.00%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	1,874,787	46,870	40			0	0				440,519,134	1,548,170	285		
2014	1,880,282	47,007	40	0.00%	0.00%	0	0				534,858,125	1,548,235	345	21.41%	21.41%
2015	1,910,180	47,754	40	0.00%	0.00%	0	0				624,883,417	1,548,560	404	16.81%	41.82%
2016	2,645,983	48,108	55	37.50%	37.50%	0	0				697,964,823	1,548,308	451	11.71%	58.43%
2017	2,652,709	48,231	55	0.00%	37.50%	0	0				747,952,135	1,548,341	483	7.16%	69.77%
2018	3,761,517	68,391	55	0.00%	37.50%	0	0				776,329,517	1,545,609	502	3.98%	76.52%
2019	3,819,880	69,447	55	0.01%	37.51%	0	0				776,662,819	1,546,766	502	-0.03%	76.47%
2020	3,992,522	72,587	55	0.00%	37.51%	0	0				783,864,941	1,548,725	506	0.80%	77.88%
2021	4,022,007	73,121	55	0.00%	37.51%	257,380	257	1,000			762,574,804	1,548,578	492	-2.71%	73.06%
2022	4,039,281	73,435	55	0.00%	37.51%	271,440	271	1,000	0.00%		768,401,344	1,548,310	496	0.78%	74.42%
2023	5,554,024	74,141	75	36.19%	87.28%	272,130	272	1,000	0.00%		810,516,267	1,554,403	521	5.07%	83.25%

81
SHERIDAN

Rate Annual %chg Average Value/Acre: 6.24%

(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	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,127	SHERIDAN	46,719,594	28,400,477	87,214,356	150,859,760	31,717,248	0	56,421	810,339,232	87,851,228	37,978,660	0	1,281,136,976
cnty sectorvalue % of total value:		3.65%	2.22%	6.81%	11.78%	2.48%		0.00%	63.25%	6.86%	2.96%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
38	CLINTON	15,364	338	76	1,520,372	781,784	0	0	0	0	0	0	2,317,934
0.74%	%sector of county sector	0.03%	0.00%	0.00%	1.01%	2.46%							0.18%
	%sector of municipality	0.66%	0.01%	0.00%	65.59%	33.73%							100.00%
1,504	GORDON	4,223,553	4,078,227	568,403	54,223,338	13,841,584	0	0	0	0	0	0	76,935,105
29.33%	%sector of county sector	9.04%	14.36%	0.65%	35.94%	43.64%							6.01%
	%sector of municipality	5.49%	5.30%	0.74%	70.48%	17.99%							100.00%
599	HAY SPRINGS	390,836	659,398	84,973	19,913,758	3,041,904	0	0	0	0	0	0	24,090,869
11.68%	%sector of county sector	0.84%	2.32%	0.10%	13.20%	9.59%							1.88%
	%sector of municipality	1.62%	2.74%	0.35%	82.66%	12.63%							100.00%
816	RUSHVILLE	593,049	1,084,575	125,937	28,579,385	5,500,050	0	0	37,961	0	17,366	0	35,938,323
15.92%	%sector of county sector	1.27%	3.82%	0.14%	18.94%	17.34%			0.00%		0.05%		2.81%
	%sector of municipality	1.65%	3.02%	0.35%	79.52%	15.30%			0.11%		0.05%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
2,958	Total Municipalities	5,222,802	5,822,538	779,389	104,236,857	23,165,324	0	0	37,961	0	17,366	0	139,282,235
57.69%	%all municip.sectors of cnty	11.18%	20.50%	0.89%	69.10%	73.04%			0.00%		0.05%		10.87%

81 SHERIDAN

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,476	Value : 1,285,915,994	Growth 10,047,174	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	334	1,000,259	72	491,931	283	3,129,639	689	4,621,829	
02. Res Improve Land	1,485	5,835,532	54	757,765	241	4,391,589	1,780	10,984,886	
03. Res Improvements	1,537	106,542,788	74	7,460,352	292	29,916,023	1,903	143,919,163	
04. Res Total	1,871	113,378,579	146	8,710,048	575	37,437,251	2,592	159,525,878	704,870
% of Res Total	72.18	71.07	5.63	5.46	22.18	23.47	30.58	12.41	7.02
05. Com UnImp Land	51	493,256	6	22,384	12	65,970	69	581,610	
06. Com Improve Land	293	2,652,964	19	135,734	49	511,928	361	3,300,626	
07. Com Improvements	296	28,418,642	19	1,659,862	55	14,409,956	370	44,488,460	
08. Com Total	347	31,564,862	25	1,817,980	67	14,987,854	439	48,370,696	7,802,380
% of Com Total	79.04	65.26	5.69	3.76	15.26	30.99	5.18	3.76	77.66
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	15	22,800	15	22,800	
14. Rec Improve Land	0	0	0	0	4	4,800	4	4,800	
15. Rec Improvements	0	0	0	0	4	37,292	4	37,292	
16. Rec Total	0	0	0	0	19	64,892	19	64,892	8,475
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.22	0.01	0.08
Res & Rec Total	1,871	113,378,579	146	8,710,048	594	37,502,143	2,611	159,590,770	713,345
% of Res & Rec Total	71.66	71.04	5.59	5.46	22.75	23.50	30.80	12.41	7.10
Com & Ind Total	347	31,564,862	25	1,817,980	67	14,987,854	439	48,370,696	7,802,380
% of Com & Ind Total	79.04	65.26	5.69	3.76	15.26	30.99	5.18	3.76	77.66
17. Taxable Total	2,218	144,943,441	171	10,528,028	661	52,489,997	3,050	207,961,466	8,515,725
% of Taxable Total	72.72	69.70	5.61	5.06	21.67	25.24	35.98	16.17	84.76

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	230	0	505	735

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	204,298	5	716,311	4,298	729,762,602	4,304	730,683,211
28. Ag-Improved Land	1	24,291	0	0	1,063	233,104,146	1,064	233,128,437
29. Ag Improvements	1	201,095	0	0	1,121	113,941,785	1,122	114,142,880

30. Ag Total				5,426	1,077,954,528
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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	1	1.01	17,675	0	0.00	0	
33. HomeSite Improvements	1	0.00	200,150	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	4.65	4,650	
36. FarmSite Improv Land	1	1.00	2,000	0	0.00	0	
37. FarmSite Improvements	1	0.00	945	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	57	58.00	1,015,000	57	58.00	1,015,000	
32. HomeSite Improv Land	677	706.00	12,355,000	678	707.01	12,372,675	
33. HomeSite Improvements	754	0.00	79,119,100	755	0.00	79,319,250	0
34. HomeSite Total				812	765.01	92,706,925	
35. FarmSite UnImp Land	71	240.60	347,260	72	245.25	351,910	
36. FarmSite Improv Land	806	1,468.31	2,906,300	807	1,469.31	2,908,300	
37. FarmSite Improvements	1,077	0.00	34,822,685	1,078	0.00	34,823,630	1,531,449
38. FarmSite Total				1,150	1,714.56	38,083,840	
39. Road & Ditches	1,663	6,477.40	0	1,663	6,477.40	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,962	8,956.97	130,790,765	1,531,449

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	1,373.90	617,293	9	1,373.90	617,293

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	19,459.88	27.78%	41,546,863	28.95%	2,135.00
46. 1A	14,383.31	20.53%	30,708,367	21.39%	2,135.00
47. 2A1	57.48	0.08%	119,329	0.08%	2,076.01
48. 2A	12,454.67	17.78%	24,984,073	17.41%	2,006.00
49. 3A1	4,461.35	6.37%	8,833,471	6.15%	1,980.00
50. 3A	949.39	1.36%	1,879,791	1.31%	1,980.00
51. 4A1	12,546.23	17.91%	24,565,529	17.12%	1,958.00
52. 4A	5,736.91	8.19%	10,894,395	7.59%	1,899.00
53. Total	70,049.22	100.00%	143,531,818	100.00%	2,049.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	39,142.31	26.89%	25,873,067	28.10%	661.00
56. 2D1	221.35	0.15%	142,770	0.16%	645.00
57. 2D	54,735.32	37.61%	35,304,342	38.34%	645.00
58. 3D1	7,596.06	5.22%	4,785,547	5.20%	630.00
59. 3D	44.53	0.03%	27,120	0.03%	609.03
60. 4D1	26,167.01	17.98%	15,543,230	16.88%	594.00
61. 4D	17,643.24	12.12%	10,409,593	11.30%	590.00
62. Total	145,549.82	100.00%	92,085,669	100.00%	632.67
Grass					
63. 1G1	74,690.73	5.91%	43,994,198	6.24%	589.02
64. 1G	724.72	0.06%	341,442	0.05%	471.14
65. 2G1	12,901.89	1.02%	7,534,706	1.07%	584.00
66. 2G	26,411.18	2.09%	15,424,126	2.19%	584.00
67. 3G1	59.69	0.00%	33,367	0.00%	559.00
68. 3G	689,470.84	54.54%	385,509,605	54.66%	559.14
69. 4G1	356,506.95	28.20%	197,228,501	27.96%	553.22
70. 4G	103,411.46	8.18%	55,229,439	7.83%	534.07
71. Total	1,264,177.46	100.00%	705,295,384	100.00%	557.91
Irrigated Total					
Irrigated Total	70,049.22	4.51%	143,531,818	15.15%	2,049.01
Dry Total					
Dry Total	145,549.82	9.36%	92,085,669	9.72%	632.67
Grass Total					
Grass Total	1,264,177.46	81.33%	705,295,384	74.46%	557.91
72. Waste	74,273.75	4.78%	5,570,567	0.59%	75.00
73. Other	272.13	0.02%	680,325	0.07%	2,500.00
74. Exempt	0.94	0.00%	502	0.00%	534.04
75. Market Area Total	1,554,322.38	100.00%	947,163,763	100.00%	609.37

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	70,049.22	143,531,818	70,049.22	143,531,818
77. Dry Land	0.00	0	0.00	0	145,549.82	92,085,669	145,549.82	92,085,669
78. Grass	373.75	208,914	1,294.10	710,462	1,262,509.61	704,376,008	1,264,177.46	705,295,384
79. Waste	0.00	0	15.99	1,199	74,257.76	5,569,368	74,273.75	5,570,567
80. Other	0.00	0	0.00	0	272.13	680,325	272.13	680,325
81. Exempt	0.00	0	0.00	0	0.94	502	0.94	502
82. Total	373.75	208,914	1,310.09	711,661	1,552,638.54	946,243,188	1,554,322.38	947,163,763

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	70,049.22	4.51%	143,531,818	15.15%	2,049.01
Dry Land	145,549.82	9.36%	92,085,669	9.72%	632.67
Grass	1,264,177.46	81.33%	705,295,384	74.46%	557.91
Waste	74,273.75	4.78%	5,570,567	0.59%	75.00
Other	272.13	0.02%	680,325	0.07%	2,500.00
Exempt	0.94	0.00%	502	0.00%	534.04
Total	1,554,322.38	100.00%	947,163,763	100.00%	609.37

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	56	586,420	20	234,147	39	2,131,647	95	2,952,214	8,475
83.2 Gordon	201	1,449,304	776	5,144,376	819	67,988,764	1,020	74,582,444	137,437
83.3 Hay Springs	48	114,599	306	943,730	313	19,637,030	361	20,695,359	212,750
83.4 Rural Res - Not Near A Rd	71	487,454	41	707,525	55	4,942,443	126	6,137,422	26,425
83.5 Rural Res-near A Road	138	1,550,731	133	2,297,435	151	15,478,286	289	19,326,452	128,966
83.6 Rushville	86	392,798	434	1,536,517	453	29,733,022	539	31,662,337	87,632
83.7 Small Towns	104	63,323	74	125,956	77	4,045,263	181	4,234,542	111,660
84 Residential Total	704	4,644,629	1,784	10,989,686	1,907	143,956,455	2,611	159,590,770	713,345

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	14	84,904	65	416,522	70	11,035,649	84	11,537,075	4,390,635
85.2	Gordon	20	301,818	134	1,465,310	134	15,854,349	154	17,621,477	127,610
85.3	Hay Springs	5	44,725	54	570,827	54	3,432,692	59	4,048,244	0
85.4	Rural Res-near A Road	5	23,450	5	191,648	6	5,196,091	11	5,411,189	3,121,020
85.5	Rushville	18	119,776	81	635,880	82	6,833,244	100	7,588,900	163,115
85.6	Small Towns	7	6,937	22	20,439	24	2,136,435	31	2,163,811	0
86	Commercial Total	69	581,610	361	3,300,626	370	44,488,460	439	48,370,696	7,802,380

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	74,690.73	5.91%	43,994,198	6.24%	589.02
88. 1G	151.44	0.01%	89,199	0.01%	589.01
89. 2G1	12,901.89	1.02%	7,534,706	1.07%	584.00
90. 2G	26,411.18	2.09%	15,424,126	2.19%	584.00
91. 3G1	59.69	0.00%	33,367	0.00%	559.00
92. 3G	689,470.84	54.56%	385,509,605	54.68%	559.14
93. 4G1	356,506.95	28.21%	197,228,501	27.97%	553.22
94. 4G	103,411.46	8.18%	55,229,439	7.83%	534.07
95. Total	1,263,604.18	100.00%	705,043,141	100.00%	557.96
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	573.28	100.00%	252,243	100.00%	440.00
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	573.28	100.00%	252,243	100.00%	440.00
<hr/>					
Grass Total	1,263,604.18	99.95%	705,043,141	99.96%	557.96
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	573.28	0.05%	252,243	0.04%	440.00
<hr/>					
114. Market Area Total	1,264,177.46	100.00%	705,295,384	100.00%	557.91

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

81 Sheridan

	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	150,859,760	159,525,878	8,666,118	5.74%	704,870	5.28%
02. Recreational	56,421	64,892	8,471	15.01%	8,475	-0.01%
03. Ag-Homesite Land, Ag-Res Dwelling	87,851,228	92,706,925	4,855,697	5.53%	0	5.53%
04. Total Residential (sum lines 1-3)	238,767,409	252,297,695	13,530,286	5.67%	713,345	5.37%
05. Commercial	31,717,248	48,370,696	16,653,448	52.51%	7,802,380	27.91%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	31,717,248	48,370,696	16,653,448	52.51%	7,802,380	27.91%
08. Ag-Farmsite Land, Outbuildings	37,978,660	38,083,840	105,180	0.28%	1,531,449	-3.76%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	37,978,660	38,083,840	105,180	0.28%	1,531,449	-3.76%
12. Irrigated	133,539,261	143,531,818	9,992,557	7.48%		
13. Dryland	89,934,096	92,085,669	2,151,573	2.39%		
14. Grassland	581,028,922	705,295,384	124,266,462	21.39%		
15. Wasteland	5,564,823	5,570,567	5,744	0.10%		
16. Other Agland	272,130	680,325	408,195	150.00%		
17. Total Agricultural Land	810,339,232	947,163,763	136,824,531	16.88%		
18. Total Value of all Real Property (Locally Assessed)	1,118,802,549	1,285,915,994	167,113,445	14.94%	10,047,174	14.04%

2024 Assessment Survey for Sheridan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two.
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$160,928
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$144,000 that includes \$64,000 for EagleView Pictometry and contracted appraisal services.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$2,000 for computer equipment; \$3,000 for data processing; the \$10,000 for gWorks is in another separate budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,800 that includes travel, lodging, meals, etc.
12.	Amount of last year's assessor's budget not used:
	\$7,531

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
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?
	Yes. The web address is https://Sheridan.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?
	Eagle View Pictometry, with Change Finder.
10.	When was the aerial imagery last updated?
	EagleView Pictometry in 2021 that will be updated in 2024; gWorks in 2022.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No

3.	What municipalities in the county are zoned?
	Gordon, Rushville and Hay Springs
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for the commercial property class.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software; Eagle View Pictometry for county review work.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal for the commercial property class.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	That the contracted appraisal firm has a General Certified Appraiser.
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, for the commercial property class.

2024 Residential Assessment Survey for Sheridan County

1.	Valuation data collection done by:																
	The county assessor and the office staff.																
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="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings associated with agricultural land.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings associated with agricultural land.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.	20	Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.	30	Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.	40	Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.	80	Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.	AG OB	Outbuildings associated with agricultural land.	AG DW	Dwellings associated with agricultural land.
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AG OB	Outbuildings associated with agricultural land.																
AG DW	Dwellings associated with agricultural land.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is primarily used.																
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?																
	The county uses the depreciation tables provided by the CAMA vendor.																
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.																
	No.																
6.	Describe the methodology used to determine the residential lot values?																

Sales were plotted on the various maps of each town and then the values were applied to all the vacant lots in each individual town. The lot values and rural residential acreages were established and applied in 2017 based on sales. Prior to 2017, there were numerous lot values within each town that would indicate that there should be several different neighborhoods. Several of the smaller towns are now considered one neighborhood as the market did not indicate more than one value for the vacant lots. Gordon is the exception because more sales of vacant lots were available for the study. A current lot study is needed.

7. How are rural residential site values developed?

Based on sales in the rural market and analysis of the cost of a well, septic system and bringing electricity to the parcel.

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?

N/A

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2022	2022	2017	2021
20	2022	2022	2017	2022
30	2022	2022	2017	2022
40	2022	2022	2017	2024
80	2022	2022	2017	2022
AG OB	2022	2022	2017	2022
AG DW	2022	2022	2017	2022

2024 Commercial Assessment Survey for Sheridan County

1.	Valuation data collection done by:													
	The contracted appraiser.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Includes all the commercial parcels within and around Gordon.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Includes all the commercial property within and around Hay Springs.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Includes all the commercial parcels found within and around Rushville.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Includes all commercial parcels not within any of the other valuation groupings.</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Includes all the commercial parcels within and around Gordon.	20	Includes all the commercial property within and around Hay Springs.	30	Includes all the commercial parcels found within and around Rushville.	40	Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.	80	Includes all commercial parcels not within any of the other valuation groupings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
10	Includes all the commercial parcels within and around Gordon.													
20	Includes all the commercial property within and around Hay Springs.													
30	Includes all the commercial parcels found within and around Rushville.													
40	Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.													
80	Includes all commercial parcels not within any of the other valuation groupings.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Primarily the cost approach, but where rental information is available the income approach is applied.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The process would be to use the contracted appraisal firm for unique commercial properties.													
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?													
	The depreciation tables in the CAMA system are being used for all commercial properties.													
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.													
	No.													
6.	Describe the methodology used to determine the commercial lot values.													
	From 2017, vacant lot sales were reviewed and each town/village is considered a neighborhood. Lots are valued per the square foot method.													

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>
	10	2022	2022	2017	2024
	20	2022	2022	2017	2024
	30	2022	2022	2017	2024
	40	2022	2022	2017	2024
	80	2022	2022	2017	2024

2024 Agricultural Assessment Survey for Sheridan County

1.	Valuation data collection done by:							
	The assessor and office staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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></td> <td>Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.	2023
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.	2023						
	Regarding land use, very little information has been provided by taxpayers for acres enrolled in CRP. Another survey has been sent out.							
3.	Describe the process used to determine and monitor market areas.							
	Sales are reviewed by the county assessor, through questionnaires and /or interviews via phone or in person to determine if there is a verifiable different market price paid for the same land classifications throughout the county or if there are factors that influenced the market price.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	A study of the primary use and location of the land along with questionnaires and telephone interviews are used to identify rural residential and recreational land.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	There are only two commercial feedlots within the county, and the intensive use acres of other feeders have been identified FEED acres and are valued at \$3,000 per acre.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are two parcels currently enrolled in the Wetland Reserve Program and these are valued at 100% of market value.							
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?							
	None.							

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 Three Year Plan for Sheridan County Assessment Years 2024, 2025, & 2026

2023

Residential Property 100%
Commercial Property 100%
Agricultural Property 69%

Staff

Currently the staff for the office consists of the assessor, the deputy assessor, one full time office clerk and one part-time office clerk. The property record cards and computer files of real property are maintained by the assessor and office staff. Changes due to transfer are primarily completed by the deputy assessor and parcel splits are completed by the assessor. Personal Property filings, Permissive and Homestead Exemption applications, and many other jobs are managed by the entire office staff. Reports required by statutes are prepared by the assessor with assistance from the deputy and office clerks.

Assessment Year 2024

1. Review of Commercials
2. Review of Small Towns

Assessment Year 2025

1. Review of rural farmsite and homesite acres

Assessment Year 2026

1. Review of Gordon

Computers

All computer software is contracted through MIPS. We also have a contract with gWorks to update and have online access to Sheridan County parcels. We contract with Eagleview to fly our county and create imagery that we use as an assessment tool when doing the Six Year Review.

Maps

When the office works with soil types and soil uses, we use gWorks and Web Soil Survey.

The Cadastral Maps are kept in the office but are now obsolete. These maps have not been updated since 2011. They are merely kept for a reference.

Education

The Panhandle County Assessors meet monthly to share problems, ideas, and frustrations. These sessions provide uniformity of action, solutions to many problems, and are an invaluable support system. The Property Assessment Division also provides continuing education hours at these meetings.

The assessor and deputy assessor will continue to attend any courses or workshops necessary to secure the hours of continuing education necessary to keep their certificates current. All other staff will be given the opportunity to receive education that is pertinent to the job.

Respectfully submitted:

Tina Skinner
Sheridan County Assessor
October 31, 2023