

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**THURSTON COUNTY**

# NEBRASKA

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DEPARTMENT OF REVENUE

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 Thurston 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 Thurston 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: Susan Schrieber, Thurston County Assessor

Property Assessment Division  
Sarah Scott, Administrator  
[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

PO Box 98919  
Lincoln, Nebraska 68509-8919  
FAX 402-471-5993

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

### **Statistical Analysis:**

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

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

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

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

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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

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

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

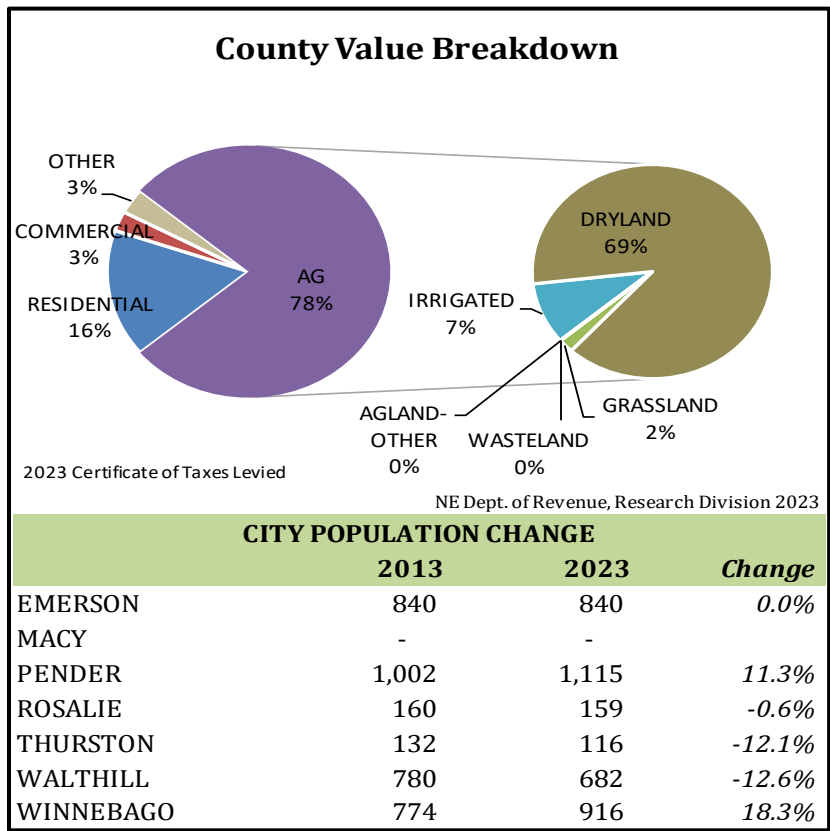
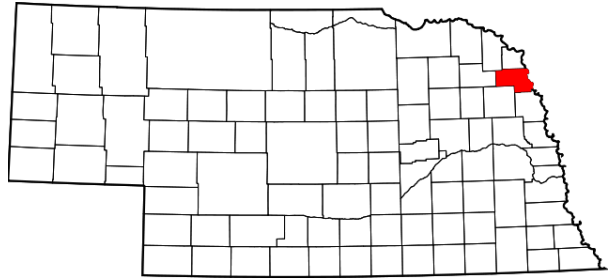
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



# County Overview

With a total area of 394 square miles, Thurston County has 6,507 residents, per the Census Bureau Quick Facts for 2024, a 4% population decline over the 2023 U.S. Census. Reports indicate that 61% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$104,821 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thurston County are located in and around the county seat of Pender. According to the latest information available from the U.S. Census Bureau, there are 130 employer establishments with total employment of 2,689, for a 17% increase in employment from 2019.

Thurston County is included in the Papio-Missouri River Natural Resources District (NRD).

# 2024 Residential Correlation for Thurston County

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## *Assessment Actions*

For the 2024 assessment year, the county assessor increased improvements in Pender, Ho-Chunk Village, Walthill and Winnebago by 10% to 30%. Economic factors where necessary to adjust effective age due to quality, condition, and style.

Pickup work and general maintenance of the parcels was completed.

## *Assessment Practice Review*

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

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales at near the statewide average and continues to maintain acceptable sales verification and qualification practices.

The county assessor recognizes four valuation groups that reflect the economic areas within the county. Valuation Group 1 is Pender and is the biggest town and county seat. Valuation Group 5 includes Emerson and Thurston. Valuation Group 10 includes towns and villages on reservation land, with Valuation Group 30 including the rural residential parcels.

The required six-year inspection and review cycle is current for the residential class. The sales comparison approach is used by implementing the square foot method. The depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system are dated 2016, with costing dated 2021. Depreciation and costing tables are adjusted using economic factors developed and updated based on the local market information. The county assessor has pledged to hire outside help to get her appraisal tables current or accept assistance from Property Assessment Division (PAD).

The county assessor has a written valuation methodology.

## *Description of Analysis*

<b>Valuation Group</b>	<b>Description</b>
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

## 2024 Residential Correlation for Thurston County

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The statistical sample for the residential class consists of 79 qualified sales. The overall statistics show one measure of central tendency within the range, with the mean high and the weighted mean slightly low. The qualitative statistics are above the acceptable range recommended by the IAAO. The weighted mean and the PRD indicate some regressivity. Review of the appraisal tables shows that while cost tables have been updated, depreciation has not been adjusted for market conditions. Review of the valuation groups indicates they all have medians within the acceptable range.

A review of the 2024 County Abstract of Real Property Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

### *Equalization and Quality of Assessment*

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized; however, improvements to the process are warranted for the next assessment cycle. The quality of the assessment of the residential property in Thurston County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	44	94.06	99.39	90.50	19.46	109.82
5	8	96.98	99.92	92.52	13.28	108.00
10	14	96.70	107.44	93.99	32.79	114.31
30	13	93.02	106.24	82.12	39.10	129.37
____ALL____	79	94.31	102.00	89.20	24.58	114.35

### *Level of Value*

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

# 2024 Commercial Correlation for Thurston County

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## *Assessment Actions*

For the 2024 assessment year, the Thurston County Assessor did not implement any changes for commercial parcels. Pick-up work and general maintenance were completed.

## *Assessment Practice Review*

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

A review of the qualified and non-qualified sales roster indicates all arm's-length transactions have been made available for measurement purposes. The usability rate for the commercial class is below the state average rate.

There are four valuation groups identified in Thurston County. Valuation Group 1 is the largest town and has the most commercial activity. Valuation Group 5 consists of two small towns with limited commercial activity. Valuation Group 10 contains small town on reservation land, and the remaining valuation group is the rural commercial parcels.

The county assessor is in compliance with the required six-year inspection and review cycle with inspection dates ranging from 2020 to 2022. Marshall & Swift costing tables are dated 2021 and depreciation tables are dated 2016. Lot studies for the commercial class were completed in 2020 and 2021. The county assessor has agreed to contract a third party or accept PAD assistance in updating her depreciation tables this year.

## *Description of Analysis*

Commercial parcels are analyzed utilizing four valuation groups that are based on assessor locations in the county.

<b>Valuation Group</b>	<b>Description</b>
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

The statistical sample for the commercial class includes 9 sales total. The median and mean are in range, while the weighted mean is low. Both qualitative statistics are above the range and reflect a large amount of dispersion for the small sample, indicating the statistics should not be used as a point estimate of the level of value.

## 2024 Commercial Correlation for Thurston County

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The 2024 County Abstract of Assessment for Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows little increase in value in commercial which is consistent with the reported assessment actions of the county assessor.

### *Equalization and Quality of Assessment*

Based on the review of the assessment practices for the commercial property in Thurston County the values are uniform and equalized. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COO	PRD
1	7	99.08	104.18	95.11	22.84	109.54
5	1	64.79	64.79	64.79	00.00	100.00
10	1	63.24	63.24	63.24	00.00	100.00
<u>ALL</u>	9	92.87	95.26	87.14	26.60	109.32

### *Level of Value*

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

# 2024 Agricultural Correlation for Thurston County

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## *Assessment Actions*

For assessment year 2024, the county assessor increased irrigated land 5% and dryland 9% in Market Area 1. Dryland was increased 23%, irrigated land increased 12% and grassland increased 3% in Market Area 2.

Routine maintenance and pick-up work were completed and placed on the assessment roll.

## *Assessment Practice Review*

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

Review of qualified and non-qualified sales rosters confirmed that all arm's-length sales were made available and are qualified without a bias. The sales usability rate for Thurston County is above the state average for agricultural land.

The Thurston County Assessor has two separate market areas for agricultural land. Agricultural land within the county is divided among Western and Eastern portions of the county. The county has no intensive use identified. The county assessor studies the market annually. Land use is reviewed during inspections and with aerial imagery. There is no special value identified in the county. The land to building ratio is below range.

The six-year inspection and review cycle is current. Agricultural homes, outbuildings and site values are treated the same as the rural residential. Marshall & Swift cost tables are dated 2021 and depreciation tables are dated 2016. The assessor will hire a third party or work with PAD to update her appraisal tables this year.

## *Description of Analysis*

The statistical sample for the agricultural land class includes 37 qualified sales. One of the three measures of central tendency are within the accepted range, while the weighted mean and mean are low. The COD is also within the acceptable range.

There are two market areas with sufficient dryland sales with medians and mean within the acceptable range. Reviewing the 80% Majority Land Use (MLU), reveals that only the dryland subclass has sufficient sales for measurement purposes and the median is within the acceptable range. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties, indicates that the values established in Thurston County are comparable with surrounding counties.

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

## 2024 Agricultural Correlation for Thurston County

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Thurston County contains a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. Reviewing the sales within the school district there is a small sample of sales. Review of the assessed values in the county support that valuations were reduced as required.

### *Equalization and Quality of Assessment*

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	90.42	90.42	90.42	00.00	100.00
2	1	90.42	90.42	90.42	00.00	100.00
<u>Dry</u>						
County	27	73.00	70.60	67.90	13.85	103.98
1	13	73.65	70.50	67.62	13.94	104.26
2	14	69.04	70.70	68.13	13.02	103.77
<u>Grass</u>						
County	1	94.04	94.04	94.04	00.00	100.00
1	1	94.04	94.04	94.04	00.00	100.00
<u>ALL</u>						
	37	73.54	71.64	66.54	14.97	107.66

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Thurston County is 74%.

### *Level of Value of School Bond Valuation – LB 2* (Operative January 1, 2022)

A review of agricultural land value in Thurston County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Thurston County is 50%.

## 2024 Opinions of the Property Tax Administrator for Thurston County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>74</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>School Bond Value Agricultural Land</b>	<b>50</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



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Sarah Scott  
Property Tax Administrator



## APPENDICES

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## 2024 Commission Summary for Thurston County

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### Residential Real Property - Current

Number of Sales	79	Median	94.31
Total Sales Price	\$11,556,800	Mean	102.00
Total Adj. Sales Price	\$11,556,800	Wgt. Mean	89.20
Total Assessed Value	\$10,308,090	Average Assessed Value of the Base	\$78,064
Avg. Adj. Sales Price	\$146,289	Avg. Assessed Value	\$130,482

### Confidence Interval - Current

95% Median C.I	88.85 to 99.04
95% Wgt. Mean C.I	83.59 to 94.80
95% Mean C.I	93.53 to 110.47
% of Value of the Class of all Real Property Value in the County	12.62
% of Records Sold in the Study Period	4.13
% of Value Sold in the Study Period	6.91

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	85	95	94.98
2022	66	95	95.43
2021	61	95	95.30
2020	67	95	94.79

## 2024 Commission Summary for Thurston County

### Commercial Real Property - Current

Number of Sales	9	Median	92.87
Total Sales Price	\$1,008,287	Mean	95.26
Total Adj. Sales Price	\$1,008,287	Wgt. Mean	87.14
Total Assessed Value	\$878,670	Average Assessed Value of the Base	\$102,970
Avg. Adj. Sales Price	\$112,032	Avg. Assessed Value	\$97,630

### Confidence Interval - Current

95% Median C.I	64.79 to 119.08
95% Wgt. Mean C.I	67.09 to 107.20
95% Mean C.I	70.56 to 119.96
% of Value of the Class of all Real Property Value in the County	2.39
% of Records Sold in the Study Period	3.27
% of Value Sold in the Study Period	3.10

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	9	100	90.20
2022	7	100	82.60
2021	8	100	95.09
2020	11	100	73.82

**87 Thurston  
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 : 79  
 Total Sales Price : 11,556,800  
 Total Adj. Sales Price : 11,556,800  
 Total Assessed Value : 10,308,090  
 Avg. Adj. Sales Price : 146,289  
 Avg. Assessed Value : 130,482

MEDIAN : 94  
 WGT. MEAN : 89  
 MEAN : 102  
 COD : 24.58  
 PRD : 114.35

COV : 37.68  
 STD : 38.43  
 Avg. Abs. Dev : 23.18  
 MAX Sales Ratio : 271.59  
 MIN Sales Ratio : 44.01

95% Median C.I. : 88.85 to 99.04  
 95% Wgt. Mean C.I. : 83.59 to 94.80  
 95% Mean C.I. : 93.53 to 110.47

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<b>DATE OF SALE *</b>											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	9	90.78	112.38	95.74	31.92	117.38	72.56	271.59	81.01 to 123.67	147,444	141,157	
01-JAN-22 To 31-MAR-22	13	94.78	102.21	94.13	19.15	108.58	57.07	198.48	87.52 to 110.62	146,723	138,107	
01-APR-22 To 30-JUN-22	12	84.56	87.21	81.42	17.56	107.11	62.19	134.28	73.66 to 96.08	197,500	160,800	
01-JUL-22 To 30-SEP-22	14	87.81	87.28	82.39	22.31	105.94	44.01	137.20	60.21 to 108.91	182,511	150,363	
01-OCT-22 To 31-DEC-22	6	112.55	121.12	120.39	22.42	100.61	84.55	197.40	84.55 to 197.40	73,667	88,684	
01-JAN-23 To 31-MAR-23	5	103.42	107.29	106.21	10.30	101.02	94.16	135.96	N/A	120,400	127,881	
01-APR-23 To 30-JUN-23	7	94.31	105.70	96.14	22.65	109.94	75.16	153.29	75.16 to 153.29	134,179	129,002	
01-JUL-23 To 30-SEP-23	13	97.77	111.24	80.13	34.50	138.82	55.05	264.30	78.86 to 138.61	108,769	87,161	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	48	90.32	96.01	87.02	22.44	110.33	44.01	271.59	86.43 to 96.19	169,991	147,926	
01-OCT-22 To 30-SEP-23	31	99.04	111.26	94.42	26.51	117.84	55.05	264.30	93.95 to 120.60	109,589	103,472	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	45	91.87	96.08	87.46	21.90	109.86	44.01	198.48	87.52 to 99.37	161,657	141,381	
<u>ALL</u>	79	94.31	102.00	89.20	24.58	114.35	44.01	271.59	88.85 to 99.04	146,289	130,482	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	44	94.06	99.39	90.50	19.46	109.82	55.05	197.40	86.91 to 104.13	190,494	172,403	
5	8	96.98	99.92	92.52	13.28	108.00	72.56	138.61	72.56 to 138.61	64,375	59,557	
10	14	96.70	107.44	93.99	32.79	114.31	44.01	264.30	74.94 to 131.95	37,018	34,794	
30	13	93.02	106.24	82.12	39.10	129.37	45.47	271.59	60.87 to 108.91	164,754	135,291	
<u>ALL</u>	79	94.31	102.00	89.20	24.58	114.35	44.01	271.59	88.85 to 99.04	146,289	130,482	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	79	94.31	102.00	89.20	24.58	114.35	44.01	271.59	88.85 to 99.04	146,289	130,482	
06												
07												
<u>ALL</u>	79	94.31	102.00	89.20	24.58	114.35	44.01	271.59	88.85 to 99.04	146,289	130,482	

**87 Thurston  
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 : 79  
 Total Sales Price : 11,556,800  
 Total Adj. Sales Price : 11,556,800  
 Total Assessed Value : 10,308,090  
 Avg. Adj. Sales Price : 146,289  
 Avg. Assessed Value : 130,482

MEDIAN : 94  
 WGT. MEAN : 89  
 MEAN : 102  
 COD : 24.58  
 PRD : 114.35

COV : 37.68  
 STD : 38.43  
 Avg. Abs. Dev : 23.18  
 MAX Sales Ratio : 271.59  
 MIN Sales Ratio : 44.01

95% Median C.I. : 88.85 to 99.04  
 95% Wgt. Mean C.I. : 83.59 to 94.80  
 95% Mean C.I. : 93.53 to 110.47

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	4	140.52	160.99	164.13	32.53	98.09	98.61	264.30	N/A	8,750	14,361
Less Than 30,000	12	101.77	124.62	113.42	34.56	109.87	74.94	264.30	87.54 to 149.08	18,583	21,077
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	79	94.31	102.00	89.20	24.58	114.35	44.01	271.59	88.85 to 99.04	146,289	130,482
Greater Than 14,999	75	93.95	98.85	88.97	22.19	111.10	44.01	271.59	87.57 to 97.77	153,624	136,675
Greater Than 29,999	67	93.02	97.94	88.72	22.27	110.39	44.01	271.59	87.52 to 97.77	169,161	150,077
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	4	140.52	160.99	164.13	32.53	98.09	98.61	264.30	N/A	8,750	14,361
15,000 TO 29,999	8	96.91	106.44	103.98	22.37	102.37	74.94	198.48	74.94 to 198.48	23,500	24,434
30,000 TO 59,999	9	137.20	139.07	138.25	32.99	100.59	62.19	271.59	84.85 to 197.40	44,389	61,369
60,000 TO 99,999	13	104.13	100.39	99.65	17.66	100.74	44.01	134.28	84.55 to 123.67	75,673	75,408
100,000 TO 149,999	12	97.55	100.91	101.67	14.22	99.25	60.21	135.96	90.74 to 117.26	119,708	121,709
150,000 TO 249,999	20	87.22	87.08	86.74	12.55	100.39	57.07	120.60	81.01 to 93.95	192,758	167,198
250,000 TO 499,999	11	81.54	81.65	80.63	17.50	101.27	45.47	116.53	55.05 to 96.20	328,082	264,541
500,000 TO 999,999	2	77.50	77.50	76.96	14.65	100.70	66.15	88.85	N/A	525,000	404,055
1,000,000 +											
<b>ALL</b>	<b>79</b>	<b>94.31</b>	<b>102.00</b>	<b>89.20</b>	<b>24.58</b>	<b>114.35</b>	<b>44.01</b>	<b>271.59</b>	<b>88.85 to 99.04</b>	<b>146,289</b>	<b>130,482</b>

**87 Thurston**  
**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 : 9  
Total Sales Price : 1,008,287  
Total Adj. Sales Price : 1,008,287  
Total Assessed Value : 878,670  
Avg. Adj. Sales Price : 112,032  
Avg. Assessed Value : 97,630

MEDIAN : 93  
WGT. MEAN : 87  
MEAN : 95  
COD : 26.60  
PRD : 109.32

COV : 33.73  
STD : 32.13  
Avg. Abs. Dev : 24.70  
MAX Sales Ratio : 159.78  
MIN Sales Ratio : 63.24

95% Median C.I. : 64.79 to 119.08  
95% Wgt. Mean C.I. : 67.09 to 107.20  
95% Mean C.I. : 70.56 to 119.96

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	2	80.76	80.76	75.41	15.00	107.09	68.65	92.87	N/A	107,500	81,068
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	3	115.45	112.82	85.70	27.87	131.65	63.24	159.78	N/A	121,596	104,213
01-JAN-22 To 31-MAR-22	1	74.37	74.37	74.37	00.00	100.00	74.37	74.37	N/A	125,000	92,960
01-APR-22 To 30-JUN-22	1	119.08	119.08	119.08	00.00	100.00	119.08	119.08	N/A	100,000	119,080
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	64.79	64.79	64.79	00.00	100.00	64.79	64.79	N/A	28,500	18,465
01-JUL-23 To 30-SEP-23	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	175,000	173,390
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	2	80.76	80.76	75.41	15.00	107.09	68.65	92.87	N/A	107,500	81,068
01-OCT-21 To 30-SEP-22	5	115.45	106.38	88.96	24.47	119.58	63.24	159.78	N/A	117,957	104,936
01-OCT-22 To 30-SEP-23	2	81.94	81.94	94.28	20.93	86.91	64.79	99.08	N/A	101,750	95,928
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	5	92.87	100.00	81.89	30.87	122.12	63.24	159.78	N/A	115,957	94,955
01-JAN-22 To 31-DEC-22	2	96.73	96.73	94.24	23.12	102.64	74.37	119.08	N/A	112,500	106,020
<u>ALL</u>	9	92.87	95.26	87.14	26.60	109.32	63.24	159.78	64.79 to 119.08	112,032	97,630

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	99.08	104.18	95.11	22.84	109.54	68.65	159.78	68.65 to 159.78	107,857	102,580
5	1	64.79	64.79	64.79	00.00	100.00	64.79	64.79	N/A	28,500	18,465
10	1	63.24	63.24	63.24	00.00	100.00	63.24	63.24	N/A	224,787	142,145
<u>ALL</u>	9	92.87	95.26	87.14	26.60	109.32	63.24	159.78	64.79 to 119.08	112,032	97,630

**87 Thurston  
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 : 9  
 Total Sales Price : 1,008,287  
 Total Adj. Sales Price : 1,008,287  
 Total Assessed Value : 878,670  
 Avg. Adj. Sales Price : 112,032  
 Avg. Assessed Value : 97,630

MEDIAN : 93  
 WGT. MEAN : 87  
 MEAN : 95  
 COD : 26.60  
 PRD : 109.32

COV : 33.73  
 STD : 32.13  
 Avg. Abs. Dev : 24.70  
 MAX Sales Ratio : 159.78  
 MIN Sales Ratio : 63.24

95% Median C.I. : 64.79 to 119.08  
 95% Wgt. Mean C.I. : 67.09 to 107.20  
 95% Mean C.I. : 70.56 to 119.96

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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	9	92.87	95.26	87.14	26.60	109.32	63.24	159.78	64.79 to 119.08	112,032	97,630
04											
<u>ALL</u>	<u>9</u>	<u>92.87</u>	<u>95.26</u>	<u>87.14</u>	<u>26.60</u>	<u>109.32</u>	<u>63.24</u>	<u>159.78</u>	<u>64.79 to 119.08</u>	<u>112,032</u>	<u>97,630</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	112.29	112.29	103.96	42.30	108.01	64.79	159.78	N/A	24,250	25,210
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	92.87	95.26	87.14	26.60	109.32	63.24	159.78	64.79 to 119.08	112,032	97,630
Greater Than 14,999	9	92.87	95.26	87.14	26.60	109.32	63.24	159.78	64.79 to 119.08	112,032	97,630
Greater Than 29,999	7	92.87	90.39	86.30	19.59	104.74	63.24	119.08	63.24 to 119.08	137,112	118,321
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	112.29	112.29	103.96	42.30	108.01	64.79	159.78	N/A	24,250	25,210
30,000 TO 59,999											
60,000 TO 99,999	1	92.87	92.87	92.87	00.00	100.00	92.87	92.87	N/A	60,000	55,720
100,000 TO 149,999	3	115.45	102.97	101.62	12.91	101.33	74.37	119.08	N/A	115,000	116,860
150,000 TO 249,999	3	68.65	76.99	76.06	17.41	101.22	63.24	99.08	N/A	184,929	140,650
250,000 TO 499,999											
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>	<u>9</u>	<u>92.87</u>	<u>95.26</u>	<u>87.14</u>	<u>26.60</u>	<u>109.32</u>	<u>63.24</u>	<u>159.78</u>	<u>64.79 to 119.08</u>	<u>112,032</u>	<u>97,630</u>

**87 Thurston  
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 : 9  
 Total Sales Price : 1,008,287  
 Total Adj. Sales Price : 1,008,287  
 Total Assessed Value : 878,670  
 Avg. Adj. Sales Price : 112,032  
 Avg. Assessed Value : 97,630

MEDIAN : 93  
 WGT. MEAN : 87  
 MEAN : 95  
 COD : 26.60  
 PRD : 109.32

COV : 33.73  
 STD : 32.13  
 Avg. Abs. Dev : 24.70  
 MAX Sales Ratio : 159.78  
 MIN Sales Ratio : 63.24

95% Median C.I. : 64.79 to 119.08  
 95% Wgt. Mean C.I. : 67.09 to 107.20  
 95% Mean C.I. : 70.56 to 119.96

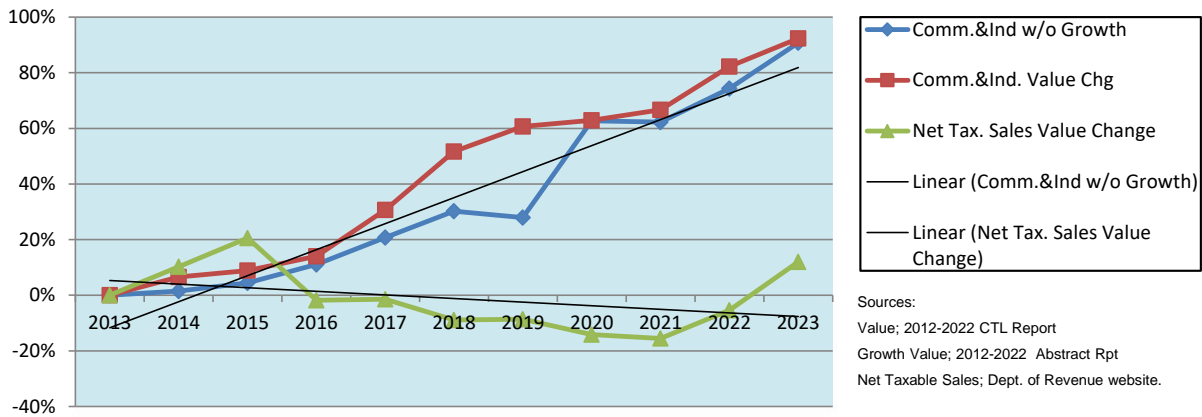
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
342	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	175,000	173,390
344	1	68.65	68.65	68.65	00.00	100.00	68.65	68.65	N/A	155,000	106,415
349	1	119.08	119.08	119.08	00.00	100.00	119.08	119.08	N/A	100,000	119,080
350	1	92.87	92.87	92.87	00.00	100.00	92.87	92.87	N/A	60,000	55,720
406	1	159.78	159.78	159.78	00.00	100.00	159.78	159.78	N/A	20,000	31,955
419	1	63.24	63.24	63.24	00.00	100.00	63.24	63.24	N/A	224,787	142,145
423	1	115.45	115.45	115.45	00.00	100.00	115.45	115.45	N/A	120,000	138,540
436	1	74.37	74.37	74.37	00.00	100.00	74.37	74.37	N/A	125,000	92,960
442	1	64.79	64.79	64.79	00.00	100.00	64.79	64.79	N/A	28,500	18,465
<u>ALL</u>	9	92.87	95.26	87.14	26.60	109.32	63.24	159.78	64.79 to 119.08	112,032	97,630



### 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	\$ 13,118,340	\$ 419,260	3.20%	\$ 12,699,080		\$ 16,816,452	
2013	\$ 13,979,505	\$ 664,775	4.76%	\$ 13,314,730	1.50%	\$ 18,533,044	10.21%
2014	\$ 14,286,235	\$ 589,270	4.12%	\$ 13,696,965	-2.02%	\$ 20,275,745	9.40%
2015	\$ 14,956,060	\$ 386,500	2.58%	\$ 14,569,560	1.98%	\$ 16,513,350	-18.56%
2016	\$ 17,141,496	\$ 1,304,595	7.61%	\$ 15,836,901	5.89%	\$ 16,571,660	0.35%
2017	\$ 19,899,095	\$ 2,821,205	14.18%	\$ 17,077,890	-0.37%	\$ 15,322,376	-7.54%
2018	\$ 21,075,180	\$ 4,289,355	20.35%	\$ 16,785,825	-15.65%	\$ 15,370,531	0.31%
2019	\$ 21,371,525	\$ 19,885	0.09%	\$ 21,351,640	1.31%	\$ 14,440,676	-6.05%
2020	\$ 21,862,970	\$ 575,235	2.63%	\$ 21,287,735	-0.39%	\$ 14,203,000	-1.65%
2021	\$ 23,910,175	\$ 1,047,705	4.38%	\$ 22,862,470	4.57%	\$ 15,913,897	12.05%
2022	\$ 25,230,305	\$ 206,155	0.82%	\$ 25,024,150	4.66%	\$ 18,832,858	18.34%
2023	\$ 26,713,395	\$ 779,860	2.92%	\$ 25,933,535	2.79%	\$ 21,392,191	13.59%
<b>Ann %chg</b>	<b>6.69%</b>			<b>Average</b>	<b>0.39%</b>	1.45%	<b>2.77%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	1.50%	6.56%	10.21%
2014	4.41%	8.90%	20.57%
2015	11.06%	14.01%	-1.80%
2016	20.72%	30.67%	-1.46%
2017	30.18%	51.69%	-8.88%
2018	27.96%	60.65%	-8.60%
2019	62.76%	62.91%	-14.13%
2020	62.27%	66.66%	-15.54%
2021	74.28%	82.27%	-5.37%
2022	90.76%	92.33%	11.99%
2023	97.69%	103.63%	27.21%

County Number	87
County Name	Thurston

**87 Thurston**  
**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 : 37  
Total Sales Price : 32,422,775  
Total Adj. Sales Price : 32,422,775  
Total Assessed Value : 21,573,555  
Avg. Adj. Sales Price : 876,291  
Avg. Assessed Value : 583,069

MEDIAN : 74  
WGT. MEAN : 67  
MEAN : 72  
COD : 14.97  
PRD : 107.66

COV : 20.63  
STD : 14.78  
Avg. Abs. Dev : 11.01  
MAX Sales Ratio : 98.61  
MIN Sales Ratio : 36.47

95% Median C.I. : 66.66 to 76.00  
95% Wgt. Mean C.I. : 59.33 to 73.74  
95% Mean C.I. : 66.88 to 76.40

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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	1	77.52	77.52	77.52	00.00	100.00	77.52	77.52	N/A	498,800	386,670	
01-JAN-21 To 31-MAR-21	1	75.59	75.59	75.59	00.00	100.00	75.59	75.59	N/A	559,773	423,145	
01-APR-21 To 30-JUN-21	1	61.23	61.23	61.23	00.00	100.00	61.23	61.23	N/A	1,660,000	1,016,400	
01-JUL-21 To 30-SEP-21	2	77.20	77.20	76.84	01.55	100.47	76.00	78.40	N/A	861,763	662,198	
01-OCT-21 To 31-DEC-21	5	75.11	77.33	72.91	13.43	106.06	64.13	98.61	N/A	927,869	676,529	
01-JAN-22 To 31-MAR-22	9	87.26	81.65	80.47	11.90	101.47	46.88	94.04	66.66 to 93.71	579,731	466,505	
01-APR-22 To 30-JUN-22	2	63.32	63.32	64.76	07.47	97.78	58.59	68.05	N/A	754,565	488,653	
01-JUL-22 To 30-SEP-22	4	64.08	64.32	63.75	04.99	100.89	59.07	70.07	N/A	891,450	568,273	
01-OCT-22 To 31-DEC-22	2	71.51	71.51	72.31	02.08	98.89	70.02	73.00	N/A	989,740	715,700	
01-JAN-23 To 31-MAR-23	3	67.32	69.11	68.83	03.51	100.41	66.47	73.54	N/A	527,335	362,948	
01-APR-23 To 30-JUN-23	4	56.57	58.43	51.38	37.00	113.72	36.47	84.11	N/A	1,679,054	862,630	
01-JUL-23 To 30-SEP-23	3	73.65	64.15	58.48	14.12	109.70	43.79	75.00	N/A	923,707	540,198	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	5	76.00	73.75	70.93	05.03	103.98	61.23	78.40	N/A	888,420	630,122	
01-OCT-21 To 30-SEP-22	20	72.59	75.27	72.54	17.18	103.76	46.88	98.61	64.97 to 87.26	746,593	541,579	
01-OCT-22 To 30-SEP-23	12	71.51	64.71	58.18	15.30	111.22	36.47	84.11	43.79 to 74.60	1,087,402	632,613	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	9	75.59	75.32	71.62	10.07	105.17	61.23	98.61	64.13 to 82.39	953,627	682,954	
01-JAN-22 To 31-DEC-22	17	70.07	74.22	72.36	16.53	102.57	46.88	94.04	63.18 to 90.42	721,882	522,373	
<u>ALL</u>	37	73.54	71.64	66.54	14.97	107.66	36.47	98.61	66.66 to 76.00	876,291	583,069	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	18	74.13	69.89	62.97	15.43	110.99	36.47	98.61	61.23 to 77.38	964,616	607,421	
2	19	70.02	73.30	70.65	14.34	103.75	43.79	93.71	66.40 to 86.17	792,615	559,998	
<u>ALL</u>	37	73.54	71.64	66.54	14.97	107.66	36.47	98.61	66.66 to 76.00	876,291	583,069	

**87 Thurston**  
**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 : 37  
 Total Sales Price : 32,422,775  
 Total Adj. Sales Price : 32,422,775  
 Total Assessed Value : 21,573,555  
 Avg. Adj. Sales Price : 876,291  
 Avg. Assessed Value : 583,069

MEDIAN : 74  
 WGT. MEAN : 67  
 MEAN : 72  
 COD : 14.97  
 PRD : 107.66

COV : 20.63  
 STD : 14.78  
 Avg. Abs. Dev : 11.01  
 MAX Sales Ratio : 98.61  
 MIN Sales Ratio : 36.47

95% Median C.I. : 66.66 to 76.00  
 95% Wgt. Mean C.I. : 59.33 to 73.74  
 95% Mean C.I. : 66.88 to 76.40

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	21	73.54	70.66	68.97	12.74	102.45	38.53	93.71	64.97 to 77.52	752,490	518,980
1	10	73.60	66.75	64.14	14.16	104.07	38.53	84.11	46.88 to 77.52	797,480	511,485
2	11	70.07	74.22	73.89	11.57	100.45	59.07	93.71	64.97 to 87.26	711,589	525,794
<b>_____Grass_____</b>											
County	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	343,800	323,295
1	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	343,800	323,295
<b>_____ALL_____</b>	<b>37</b>	<b>73.54</b>	<b>71.64</b>	<b>66.54</b>	<b>14.97</b>	<b>107.66</b>	<b>36.47</b>	<b>98.61</b>	<b>66.66 to 76.00</b>	<b>876,291</b>	<b>583,069</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	1,096,000	991,015
2	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	1,096,000	991,015
<b>_____Dry_____</b>											
County	27	73.00	70.60	67.90	13.85	103.98	38.53	98.61	64.97 to 77.38	835,048	566,967
1	13	73.65	70.50	67.62	13.94	104.26	38.53	98.61	58.59 to 77.52	804,323	543,893
2	14	69.04	70.70	68.13	13.02	103.77	43.79	93.71	63.18 to 82.39	863,577	588,393
<b>_____Grass_____</b>											
County	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	343,800	323,295
1	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	343,800	323,295
<b>_____ALL_____</b>	<b>37</b>	<b>73.54</b>	<b>71.64</b>	<b>66.54</b>	<b>14.97</b>	<b>107.66</b>	<b>36.47</b>	<b>98.61</b>	<b>66.66 to 76.00</b>	<b>876,291</b>	<b>583,069</b>

## Thurston County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thurston	1	6,300	6,100	6,100	6,100	5,850	5,850	5,000	5,000	5,833
Cuming	1	n/a	7,452	7,452	7,926	5,209	n/a	6,878	5,867	7,408
Dakota	2	n/a	6,470	6,470	6,320	n/a	n/a	5,320	5,125	5,446
Dixon	1	7,520	7,140	7,140	6,910	6,900	6,480	5,835	5,600	6,737
Wayne	1	8,750	8,550	8,550	8,265	8,000	7,700	7,085	6,750	7,658
Thurston	2	6,800	6,300	6,300	6,300	6,100	n/a	5,400	5,300	6,133
Burt	1	6,150	5,125	5,125	4,814	n/a	4,300	3,860	3,250	5,229
Cuming	1	n/a	7,452	7,452	7,926	5,209	n/a	6,878	5,867	7,408
Dakota	1	n/a	7,340	7,340	6,845	n/a	6,535	6,530	6,375	7,345

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thurston	1	5,950	5,950	5,500	5,500	5,200	5,200	4,000	3,900	5,204
Cuming	1	7,275	7,279	6,832	4,160	5,857	6,265	5,215	5,208	6,648
Dakota	2	6,550	6,531	6,235	6,175	5,725	5,410	5,125	4,990	5,423
Dixon	1	7,660	7,385	6,915	6,810	6,775	6,720	5,795	5,315	6,657
Wayne	1	7,700	7,650	7,600	7,575	7,400	7,000	6,360	6,000	7,178
Thurston	2	6,747	6,750	5,949	5,950	5,800	5,798	5,250	5,250	5,797
Burt	1	6,500	6,225	6,050	n/a	5,700	5,600	5,500	5,450	5,813
Cuming	1	7,275	7,279	6,832	4,160	5,857	6,265	5,215	5,208	6,648
Dakota	1	6,740	6,265	6,630	n/a	6,070	5,100	4,900	4,810	6,500

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872
Cuming	1	3,282	3,263	2,766	2,868	n/a	n/a	n/a	n/a	3,164
Dakota	2	2,460	2,460	2,460	2,459	2,460	n/a	n/a	n/a	2,460
Dixon	1	3,215	3,040	2,685	n/a	2,440	2,280	n/a	n/a	2,946
Wayne	1	2,850	2,720	2,525	2,375	2,140	n/a	n/a	n/a	2,699
Thurston	2	2,050	2,050	1,850	1,750	1,575	n/a	n/a	n/a	1,973
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	n/a	1,500	2,089
Cuming	1	3,282	3,263	2,766	2,868	n/a	n/a	n/a	n/a	3,164
Dakota	1	2,145	2,145	2,146	2,145	2,143	n/a	n/a	n/a	2,145

County	Mkt Area	CRP	TIMBER	WASTE
Thurston	1	n/a	500	85
Cuming	1	5,888	1,422	130
Dakota	2	n/a	609	215
Dixon	1	6,713	1,733	94
Wayne	1	4,786	1,271	100
Thurston	2	n/a	525	85
Burt	1	3,863	n/a	254
Cuming	1	5,888	1,422	130
Dakota	1	n/a	730	240

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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	4	Median :	53	COV :	10.97	95% Median C.I. :	N/A
Total Sales Price :	3,117,978	Wgt. Mean :	51	STD :	05.69	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,117,978	Mean :	52	Avg.Abs.Dev :	04.32	95% Mean C.I. :	42.82 to 60.92
Total Assessed Value :	1,597,364						
Avg. Adj. Sales Price :	779,495	COD :	08.18	MAX Sales Ratio :	57.45		
Avg. Assessed Value :	399,341	PRD :	101.25	MIN Sales Ratio :	44.44		

Printed : 04/01/2024

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	50.67	50.67	50.67		100.00	50.67	50.67	N/A	1,120,000	567,477
10/01/2021 To 12/31/2021	1	54.93	54.93	54.93		100.00	54.93	54.93	N/A	807,378	443,477
01/01/2022 To 03/31/2022	2	50.95	50.95	49.25	12.78	103.45	44.44	57.45	N/A	595,300	293,205
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	1	50.67	50.67	50.67		100.00	50.67	50.67	N/A	1,120,000	567,477
10/01/2021 To 09/30/2022	3	54.93	52.27	51.55	07.90	101.40	44.44	57.45	N/A	665,993	343,296
10/01/2022 To 09/30/2023											
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	2	52.80	52.80	52.45	04.03	100.67	50.67	54.93	N/A	963,689	505,477
01/01/2022 To 12/31/2022	2	50.95	50.95	49.25	12.78	103.45	44.44	57.45	N/A	595,300	293,205
<u>ALL</u>											
10/01/2020 To 09/30/2023	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	4	Median :	53	COV :	10.97	95% Median C.I. :	N/A
Total Sales Price :	3,117,978	Wgt. Mean :	51	STD :	05.69	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,117,978	Mean :	52	Avg.Abs.Dev :	04.32	95% Mean C.I. :	42.82 to 60.92
Total Assessed Value :	1,597,364						
Avg. Adj. Sales Price :	779,495	COD :	08.18	MAX Sales Ratio :	57.45		
Avg. Assessed Value :	399,341	PRD :	101.25	MIN Sales Ratio :	44.44		

Printed : 04/01/2024

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341
<u>ALL</u>											
10/01/2020 To 09/30/2023	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110020	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341
200020											
220031											
260561											
870001											
870013											
870016											
870017											
900560											
<u>ALL</u>											
10/01/2020 To 09/30/2023	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	2	52.80	52.80	52.45	04.03	100.67	50.67	54.93	N/A	963,689	505,477
2	2	52.80	52.80	52.45	04.03	100.67	50.67	54.93	N/A	963,689	505,477
<u>ALL</u>											
10/01/2020 To 09/30/2023	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

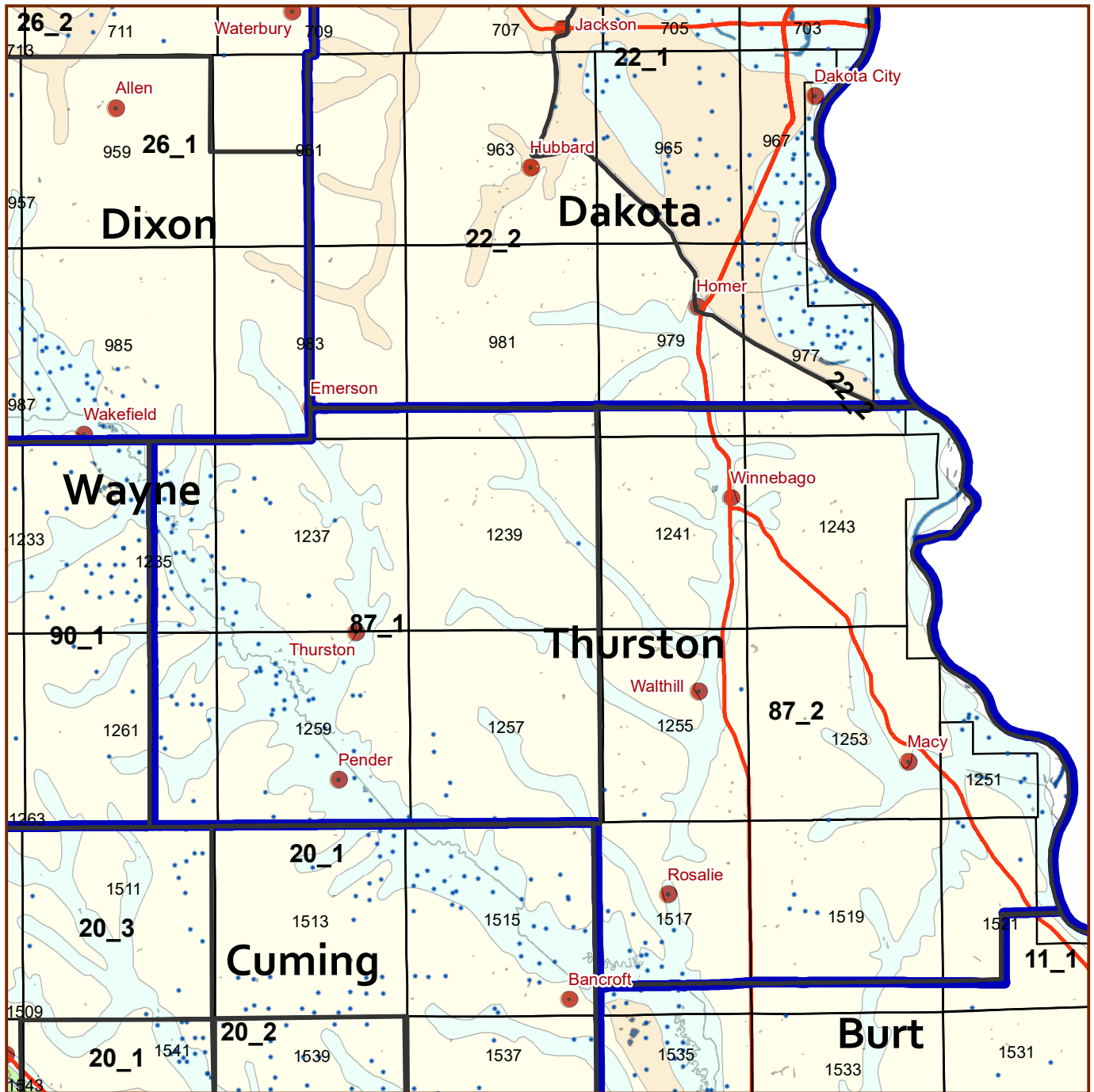
Number of Sales :	4	Median :	53	COV :	10.97	95% Median C.I. :	N/A
Total Sales Price :	3,117,978	Wgt. Mean :	51	STD :	05.69	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,117,978	Mean :	52	Avg.Abs.Dev :	04.32	95% Mean C.I. :	42.82 to 60.92
Total Assessed Value :	1,597,364						
Avg. Adj. Sales Price :	779,495	COD :	08.18	MAX Sales Ratio :	57.45		
Avg. Assessed Value :	399,341	PRD :	101.25	MIN Sales Ratio :	44.44		

Printed : 04/01/2024

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>    Dry    </u>											
County	2	52.80	52.80	52.45	04.03	100.67	50.67	54.93	N/A	963,689	505,477
2	2	52.80	52.80	52.45	04.03	100.67	50.67	54.93	N/A	963,689	505,477
<u>    ALL    </u>											
10/01/2020 To 09/30/2023	4	52.80	51.87	51.23	08.18	101.25	44.44	57.45	N/A	779,495	399,341

# THURSTON COUNTY



**Legend**

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

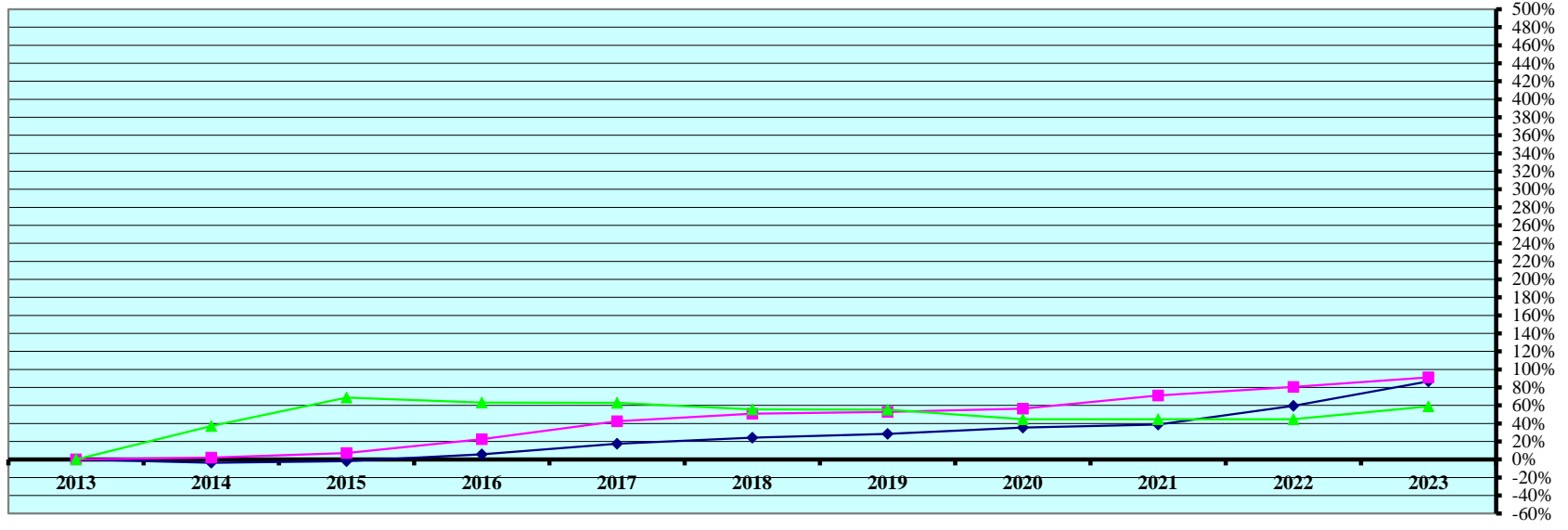
**Soils  
CLASS**

- 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 <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	74,344,735	-	-	-	13,979,505	-	-	-	514,510,230	-	-	-
2014	71,617,930	-2,726,805	-3.67%	-3.67%	14,286,235	306,730	2.19%	2.19%	704,976,725	190,466,495	37.02%	37.02%
2015	73,029,675	1,411,745	1.97%	-1.77%	14,956,060	669,825	4.69%	6.99%	868,098,935	163,122,210	23.14%	68.72%
2016	78,485,176	5,455,501	7.47%	5.57%	17,141,496	2,185,436	14.61%	22.62%	839,673,135	-28,425,800	-3.27%	63.20%
2017	87,383,447	8,898,271	11.34%	17.54%	19,899,095	2,757,599	16.09%	42.34%	838,548,660	-1,124,475	-0.13%	62.98%
2018	92,247,257	4,863,810	5.57%	24.08%	21,075,180	1,176,085	5.91%	50.76%	799,994,290	-38,554,370	-4.60%	55.49%
2019	95,410,905	3,163,648	3.43%	28.34%	21,371,525	296,345	1.41%	52.88%	799,698,165	-296,125	-0.04%	55.43%
2020	100,685,529	5,274,624	5.53%	35.43%	21,862,970	491,445	2.30%	56.39%	744,447,630	-55,250,535	-6.91%	44.69%
2021	103,220,909	2,535,380	2.52%	38.84%	23,910,175	2,047,205	9.36%	71.04%	744,289,055	-158,575	-0.02%	44.66%
2022	118,611,725	15,390,816	14.91%	59.54%	25,237,805	1,327,630	5.55%	80.53%	744,405,655	116,600	0.02%	44.68%
2023	138,831,515	20,219,790	17.05%	86.74%	26,721,935	1,484,130	5.88%	91.15%	818,413,200	74,007,545	9.94%	59.07%

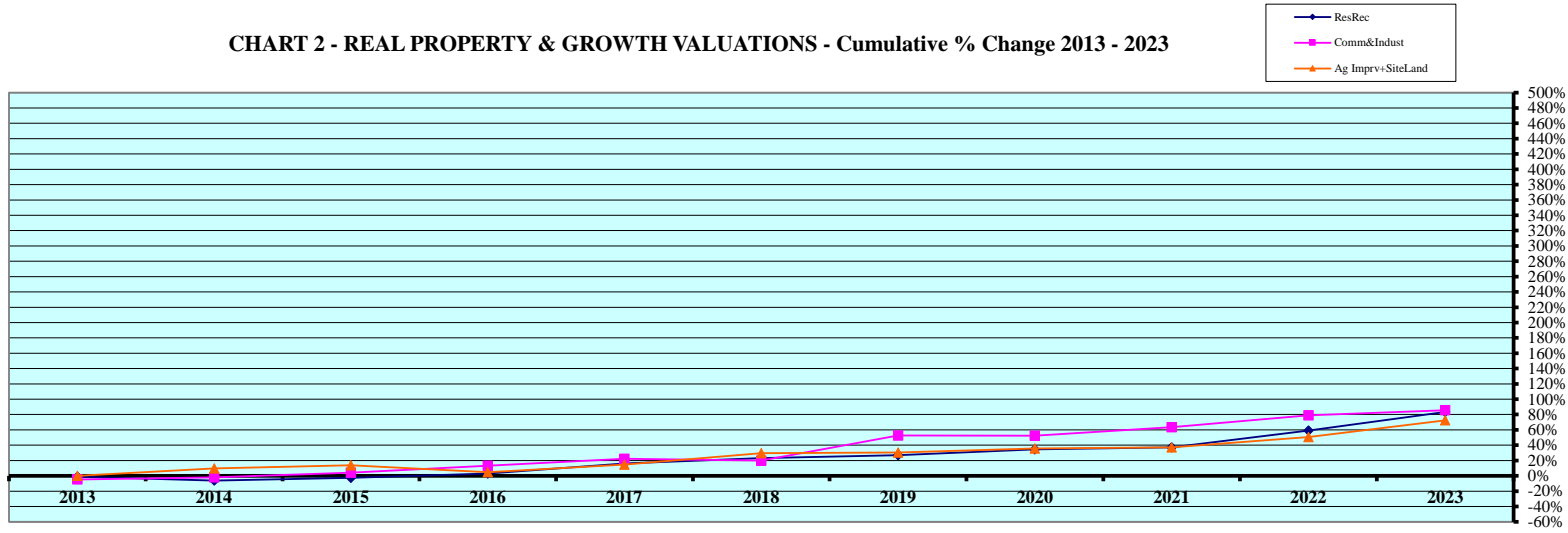
Rate Annual %chg: Residential & Recreational **6.44%** Commercial & Industrial **6.69%** Agricultural Land **4.75%**

Cnty# **87**  
County **THURSTON**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2013	74,344,735	934,285	1.26%	73,410,450	-	-1.26%	13,979,505	664,775	4.76%	13,314,730	-	-4.76%						
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	-6.20%	14,286,235	589,270	4.12%	13,696,965	-2.02%	-2.02%						
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	-2.58%	14,956,060	386,500	2.58%	14,569,560	1.98%	4.22%						
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	3.02%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	13.29%						
2017	87,383,447	1,085,972	1.24%	86,297,475	9.95%	16.08%	19,899,095	2,821,205	14.18%	17,077,890	-0.37%	22.16%						
2018	92,247,257	661,943	0.72%	91,585,314	4.81%	23.19%	21,075,180	4,289,355	20.35%	16,785,825	-15.65%	20.07%						
2019	95,410,905	1,055,995	1.11%	94,354,910	2.28%	26.92%	21,371,525	19,885	0.09%	21,351,640	1.31%	52.74%						
2020	100,685,529	600,210	0.60%	100,085,319	4.90%	34.62%	21,862,970	575,325	2.63%	21,287,645	-0.39%	52.28%						
2021	103,220,909	1,172,853	1.14%	102,048,056	1.35%	37.26%	23,910,175	1,047,705	4.38%	22,862,470	4.57%	63.54%						
2022	118,611,725	414,250	0.35%	118,197,475	14.51%	58.99%	25,237,805	206,155	0.82%	25,031,650	4.69%	79.06%						
2023	138,831,515	2,528,510	1.82%	136,303,005	14.92%	83.34%	26,721,935	779,860	2.92%	25,942,075	2.79%	85.57%						
Rate Ann%chg	6.44%			Resid & Recreat w/o growth			5.25%			6.69%			C & I w/o growth			0.28%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	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	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	-	-		
2014	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	9.68%	9.68%		
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	13.85%		
2016	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	4.79%		
2017	20,503,014	25,984,865	46,487,879	884,285	1.90%	45,603,594	6.32%	14.67%		
2018	24,591,170	27,612,215	52,203,385	614,670	1.18%	51,588,715	10.97%	29.72%		
2019	24,366,595	28,147,410	52,514,005	598,725	1.14%	51,915,280	-0.55%	30.54%		
2020	25,936,325	28,164,355	54,100,680	164,075	0.30%	53,936,605	2.71%	35.62%		
2021	25,866,295	29,460,685	55,326,980	774,500	1.40%	54,552,480	0.84%	37.17%		
2022	29,187,710	30,978,600	60,166,310	303,655	0.50%	59,862,655	8.20%	50.52%		
2023	34,100,370	34,536,220	68,636,590	69,945	0.10%	68,566,645	13.96%	72.41%		
Rate Ann%chg	6.35%		4.93%		5.61%		Ag Imprv+Site w/o growth		4.28%	

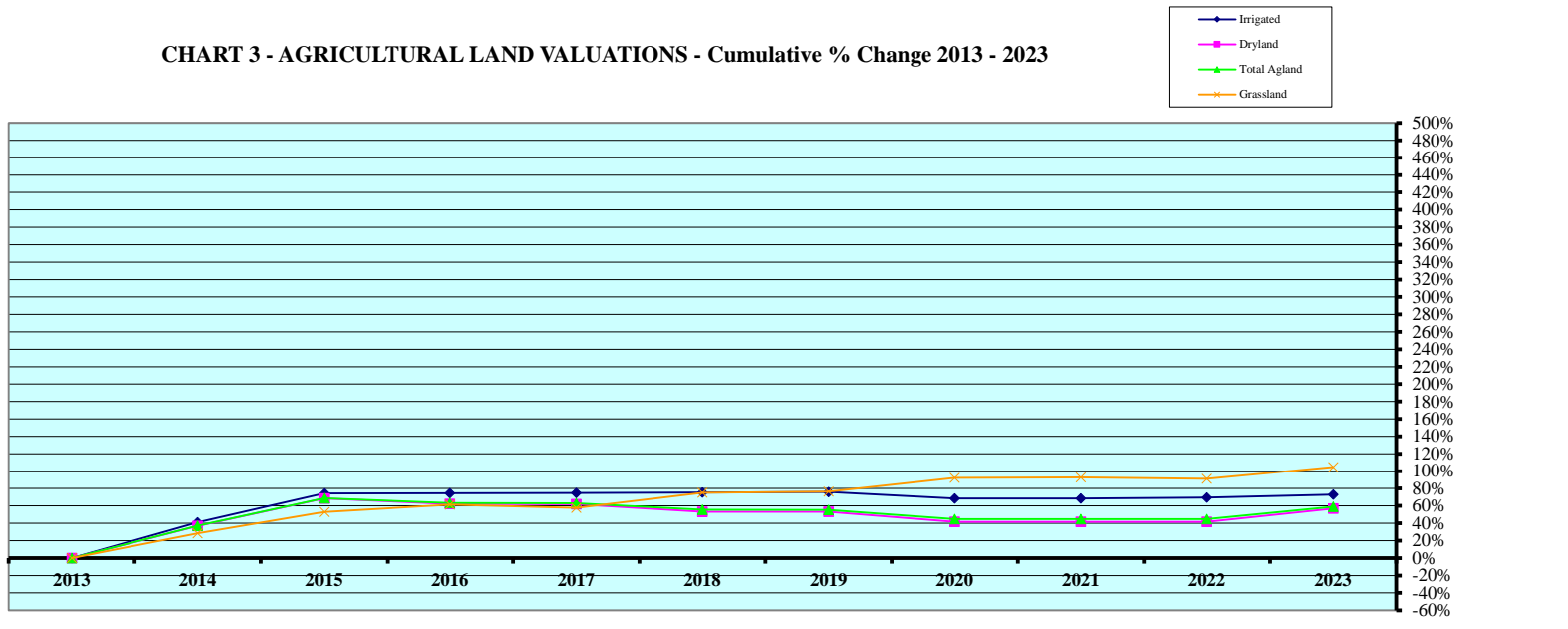
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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County THURSTON

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	43,945,745	-	-	-	461,863,025	-	-	-	8,254,875	-	-	-
2014	62,032,740	18,086,995	41.16%	41.16%	631,889,055	170,026,030	36.81%	36.81%	10,608,160	2,353,285	28.51%	28.51%
2015	76,655,740	14,623,000	23.57%	74.43%	778,417,585	146,528,530	23.19%	68.54%	12,618,605	2,010,445	18.95%	52.86%
2016	76,762,255	106,515	0.14%	74.68%	749,197,840	-29,219,745	-3.75%	62.21%	13,327,325	708,720	5.62%	61.45%
2017	76,802,195	39,940	0.05%	74.77%	748,376,100	-821,740	-0.11%	62.03%	13,009,680	-317,645	-2.38%	57.60%
2018	77,068,215	266,020	0.35%	75.37%	708,154,325	-40,221,775	-5.37%	53.33%	14,457,535	1,447,855	11.13%	75.14%
2019	77,348,905	280,690	0.36%	76.01%	707,463,880	-690,445	-0.10%	53.18%	14,572,935	115,400	0.80%	76.54%
2020	74,082,770	-3,266,135	-4.22%	68.58%	654,184,830	-53,279,050	-7.53%	41.64%	15,878,405	1,305,470	8.96%	92.35%
2021	74,108,290	25,520	0.03%	68.64%	653,963,405	-221,425	-0.03%	41.59%	15,915,955	37,550	0.24%	92.81%
2022	74,554,020	445,730	0.60%	69.65%	653,775,915	-187,490	-0.03%	41.55%	15,777,430	-138,525	-0.87%	91.13%
2023	76,012,520	1,458,500	1.96%	72.97%	725,159,720	71,383,805	10.92%	57.01%	16,903,165	1,125,735	7.14%	104.77%

Rate Ann.%chg: Irrigated **5.63%** Dryland **4.61%** Grassland **7.43%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	446,585	-	-	-	0	-	-	-	514,510,230	-	-	-
2014	446,770	185	0.04%	0.04%	0	0	-	-	704,976,725	190,466,495	37.02%	37.02%
2015	407,005	-39,765	-8.90%	-8.86%	0	0	-	-	868,098,935	163,122,210	23.14%	68.72%
2016	385,715	-21,290	-5.23%	-13.63%	0	0	-	-	839,673,135	-28,425,800	-3.27%	63.20%
2017	360,685	-25,030	-6.49%	-19.23%	0	0	-	-	838,548,660	-1,124,475	-0.13%	62.98%
2018	314,215	-46,470	-12.88%	-29.64%	0	0	-	-	799,994,290	-38,554,370	-4.60%	55.49%
2019	312,445	-1,770	-0.56%	-30.04%	0	0	-	-	799,698,165	-296,125	-0.04%	55.43%
2020	301,625	-10,820	-3.46%	-32.46%	0	0	-	-	744,447,630	-55,250,535	-6.91%	44.69%
2021	301,405	-220	-0.07%	-32.51%	0	0	-	-	744,289,055	-158,575	-0.02%	44.66%
2022	298,290	-3,115	-1.03%	-33.21%	0	0	-	-	744,405,655	116,600	0.02%	44.68%
2023	337,795	39,505	13.24%	-24.36%	0	0	-	-	818,413,200	74,007,545	9.94%	59.07%

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County **THURSTON**

Rate Ann.%chg: Total Agric Land **4.75%**

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	43,297,970	12,429	3,483			462,977,685	151,603	3,054			8,297,400	11,999	691		
2014	62,042,100	12,790	4,851	39.26%	39.26%	631,820,110	151,505	4,170	36.56%	36.56%	10,625,260	12,297	864	24.95%	24.95%
2015	76,803,465	13,169	5,832	20.23%	67.43%	778,751,755	152,653	5,101	22.33%	67.05%	12,583,670	11,315	1,112	28.72%	60.84%
2016	76,766,140	13,163	5,832	0.00%	67.42%	749,365,025	152,813	4,904	-3.87%	60.58%	13,280,490	11,407	1,164	4.68%	68.37%
2017	76,899,605	13,181	5,834	0.04%	67.48%	748,415,190	152,810	4,898	-0.12%	60.38%	13,001,790	11,362	1,144	-1.71%	65.49%
2018	77,068,215	13,195	5,841	0.11%	67.66%	708,156,035	152,823	4,634	-5.39%	51.74%	14,459,490	11,895	1,216	6.22%	75.79%
2019	76,925,880	13,171	5,841	0.00%	67.67%	708,393,385	152,874	4,634	0.00%	51.74%	14,446,580	11,899	1,214	-0.12%	75.58%
2020	74,278,720	13,436	5,528	-5.35%	58.70%	653,960,920	152,926	4,276	-7.72%	40.03%	15,907,935	11,727	1,357	11.73%	96.17%
2021	74,111,695	13,411	5,526	-0.04%	58.64%	653,909,465	152,904	4,277	0.01%	40.04%	15,935,075	11,789	1,352	-0.36%	95.47%
2022	74,414,615	13,469	5,525	-0.02%	58.61%	653,916,205	152,906	4,277	0.00%	40.04%	15,769,910	11,706	1,347	-0.33%	94.82%
2023	76,012,520	13,635	5,575	0.90%	60.03%	725,258,115	152,769	4,747	11.01%	55.45%	16,887,240	11,717	1,441	6.98%	108.42%

Rate Annual %chg Average Value/Acre: 4.81%

4.51%

7.62%

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	442,880	5,895	75			0	0				515,015,935	181,926	2,831		
2014	456,720	6,080	75	-0.01%	-0.01%	0	0				704,944,190	182,672	3,859	36.32%	36.32%
2015	405,645	5,402	75	-0.03%	-0.05%	0	0				868,544,535	182,538	4,758	23.30%	68.08%
2016	386,215	5,145	75	-0.04%	-0.09%	0	0				839,797,870	182,528	4,601	-3.30%	62.53%
2017	360,675	4,805	75	-0.01%	-0.09%	0	0				838,677,260	182,157	4,604	0.07%	62.64%
2018	314,205	4,187	75	-0.01%	-0.11%	0	0				799,997,945	182,101	4,393	-4.58%	55.19%
2019	312,960	4,170	75	0.00%	-0.11%	0	0				800,078,805	182,113	4,393	0.00%	55.19%
2020	301,935	4,023	75	0.00%	-0.10%	0	0				744,449,510	182,111	4,088	-6.95%	44.40%
2021	301,405	4,016	75	0.00%	-0.10%	0	0				744,257,640	182,120	4,087	-0.03%	44.36%
2022	300,605	4,005	75	0.00%	-0.10%	0	0				744,401,335	182,086	4,088	0.04%	44.41%
2023	337,425	3,969	85	13.27%	13.15%	0	0				818,495,300	182,091	4,495	9.95%	58.78%

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**THURSTON**

Rate Annual %chg Average Value/Acre: 4.73%

(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  
Aglnd 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
6,773	THURSTON	60,267,205	15,117,602	19,484,380	137,423,400	23,234,915	3,487,020	1,408,115	818,413,200	34,100,370	34,536,220	0	1,147,472,427
cnty sectorvalue % of total value:		5.25%	1.32%	1.70%	11.98%	2.02%	0.30%	0.12%	71.32%	2.97%	3.01%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	96,482	210,076	148,541	3,916,990	350,685	0	0	0	0	0	0	4,722,774
12.40%	%sector of county sector	0.16%	1.39%	0.76%	2.85%	1.51%							0.41%
	%sector of municipality	2.04%	4.45%	3.15%	82.94%	7.43%							100.00%
0	MACY	0	0	0	445,935	41,615	0	0	0	0	0	0	487,550
	%sector of county sector				0.32%	0.18%							0.04%
	%sector of municipality				91.46%	8.54%							100.00%
1,115	PENDER	11,384,620	281,331	158,950	63,096,170	8,718,530	2,048,015	0	45,785	0	0	0	85,733,401
16.46%	%sector of county sector	18.89%	1.86%	0.82%	45.91%	37.52%	58.73%		0.01%				7.47%
	%sector of municipality	13.28%	0.33%	0.19%	73.60%	10.17%	2.39%		0.05%				100.00%
159	ROSALIE	15,664	441,804	771,923	2,385,745	166,675	0	0	0	0	0	0	3,781,811
2.35%	%sector of county sector	0.03%	2.92%	3.96%	1.74%	0.72%							0.33%
	%sector of municipality	0.41%	11.68%	20.41%	63.08%	4.41%							100.00%
116	THURSTON	491,614	70,706	6,651	3,938,745	2,397,845	842,895	0	2,585	0	0	0	7,751,041
1.71%	%sector of county sector	0.82%	0.47%	0.03%	2.87%	10.32%	24.17%		0.00%				0.68%
	%sector of municipality	6.34%	0.91%	0.09%	50.82%	30.94%	10.87%		0.03%				100.00%
682	WALTHILL	262,526	632,559	486,716	4,502,315	1,995,180	68,595	0	0	0	0	0	7,947,891
10.07%	%sector of county sector	0.44%	4.18%	2.50%	3.28%	8.59%	1.97%						0.69%
	%sector of municipality	3.30%	7.96%	6.12%	56.65%	25.10%	0.86%						100.00%
916	WINNEBAGO	225,128	497,037	641,286	11,905,935	7,211,845	0	0	895	0	4,100	0	20,486,226
13.52%	%sector of county sector	0.37%	3.29%	3.29%	8.66%	31.04%			0.00%		0.01%		1.79%
	%sector of municipality	1.10%	2.43%	3.13%	58.12%	35.20%			0.00%		0.02%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,829	Total Municipalities	12,476,034	2,133,513	2,214,067	90,191,840	20,882,377	2,959,506	0	49,265	0	4,100	0	130,910,701
56.53%	%all municip.sectors of cnty	20.70%	14.11%	11.36%	65.63%	89.87%	84.87%		0.01%		0.01%		11.41%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,521</b>	<b>Value : 1,183,109,384</b>	<b>Growth 4,243,865</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	233	1,141,032	99	1,309,945	227	4,792,280	559	7,243,257	
<b>02. Res Improve Land</b>	990	5,441,115	79	921,045	216	3,207,450	1,285	9,569,610	
<b>03. Res Improvements</b>	997	88,072,122	87	12,730,105	241	30,132,850	1,325	130,935,077	
<b>04. Res Total</b>	1,230	94,654,269	186	14,961,095	468	38,132,580	1,884	147,747,944	2,301,410
<b>% of Res Total</b>	65.29	64.06	9.87	10.13	24.84	25.81	41.67	12.49	54.23
<b>05. Com UnImp Land</b>	40	115,155	3	73,475	1	3,270	44	191,900	
<b>06. Com Improve Land</b>	187	679,300	16	182,960	2	19,600	205	881,860	
<b>07. Com Improvements</b>	195	21,220,635	22	1,914,415	4	620,815	221	23,755,865	
<b>08. Com Total</b>	235	22,015,090	25	2,170,850	5	643,685	265	24,829,625	1,111,010
<b>% of Com Total</b>	88.68	88.66	9.43	8.74	1.89	2.59	5.86	2.10	26.18
<b>09. Ind UnImp Land</b>	1	4,335	0	0	0	0	1	4,335	
<b>10. Ind Improve Land</b>	8	60,720	1	13,245	0	0	9	73,965	
<b>11. Ind Improvements</b>	8	2,894,450	1	514,270	0	0	9	3,408,720	
<b>12. Ind Total</b>	9	2,959,505	1	527,515	0	0	10	3,487,020	0
<b>% of Ind Total</b>	90.00	84.87	10.00	15.13	0.00	0.00	0.22	0.29	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	25	1,315,010	25	1,315,010	
<b>14. Rec Improve Land</b>	0	0	0	0	3	171,620	3	171,620	
<b>15. Rec Improvements</b>	0	0	0	0	3	22,990	3	22,990	
<b>16. Rec Total</b>	0	0	0	0	28	1,509,620	28	1,509,620	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.62	0.13	0.00
<b>Res &amp; Rec Total</b>	1,230	94,654,269	186	14,961,095	496	39,642,200	1,912	149,257,564	2,301,410
<b>% of Res &amp; Rec Total</b>	64.33	63.42	9.73	10.02	25.94	26.56	42.29	12.62	54.23
<b>Com &amp; Ind Total</b>	244	24,974,595	26	2,698,365	5	643,685	275	28,316,645	1,111,010
<b>% of Com &amp; Ind Total</b>	88.73	88.20	9.45	9.53	1.82	2.27	6.08	2.39	26.18
<b>17. Taxable Total</b>	1,474	119,628,864	212	17,659,460	501	40,285,885	2,187	177,574,209	3,412,420
<b>% of Taxable Total</b>	67.40	67.37	9.69	9.94	22.91	22.69	48.37	15.01	80.41

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	232,720	1,937,975	0	0	0
19. Commercial	6	340,610	2,420,345	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	9	232,720	1,937,975
19. Commercial	0	0	0	6	340,610	2,420,345
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	573,330	4,358,320

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	263	182	918	1,363

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	3,680	223	75,311,570	1,544	617,205,435	1,769	692,520,685
28. Ag-Improved Land	0	0	44	21,612,635	458	232,577,645	502	254,190,280
29. Ag Improvements	0	0	53	5,778,480	512	53,045,730	565	58,824,210

30. Ag Total				2,334	1,005,535,175
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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	4	4.00	60,000	
32. HomeSite Improv Land	0	0.00	0	24	26.00	372,000	
33. HomeSite Improvements	0	0.00	0	26	0.00	3,303,990	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	19.14	57,420	
36. FarmSite Improv Land	0	0.00	0	43	159.85	479,550	
37. FarmSite Improvements	0	0.00	0	53	0.00	2,474,490	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	179	314.58	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	11	11.00	165,000	15	15.00	225,000	
32. HomeSite Improv Land	237	251.34	3,635,100	261	277.34	4,007,100	
33. HomeSite Improvements	241	0.00	26,845,535	267	0.00	30,149,525	728,910
34. HomeSite Total				<b>282</b>	<b>292.34</b>	<b>34,381,625</b>	
35. FarmSite UnImp Land	32	46.71	140,130	37	65.85	197,550	
36. FarmSite Improv Land	433	1,660.44	4,981,320	476	1,820.29	5,460,870	
37. FarmSite Improvements	506	0.00	26,200,195	559	0.00	28,674,685	102,535
38. FarmSite Total				<b>596</b>	<b>1,886.14</b>	<b>34,333,105</b>	
39. Road & Ditches	1,618	3,220.70	0	1,797	3,535.28	0	
40. Other- Non Ag Use	5	22.70	0	5	22.70	0	
41. Total Section VI				<b>878</b>	<b>5,736.46</b>	<b>68,714,730</b>	<b>831,445</b>



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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,777.97	25.56%	17,501,215	27.61%	6,300.00
46. 1A	219.78	2.02%	1,384,625	2.18%	6,300.05
47. 2A1	2,057.58	18.93%	12,551,230	19.80%	6,100.00
48. 2A	2,523.21	23.22%	15,391,585	24.28%	6,100.00
49. 3A1	74.05	0.68%	433,195	0.68%	5,850.03
50. 3A	59.07	0.54%	345,560	0.55%	5,850.01
51. 4A1	2,809.71	25.86%	14,048,550	22.16%	5,000.00
52. 4A	345.49	3.18%	1,727,450	2.73%	5,000.00
<b>53. Total</b>	<b>10,866.86</b>	<b>100.00%</b>	<b>63,383,410</b>	<b>100.00%</b>	<b>5,832.73</b>
<b>Dry</b>					
54. 1D1	5,419.73	6.90%	32,247,480	7.89%	5,950.02
55. 1D	20,077.03	25.55%	119,458,925	29.22%	5,950.03
56. 2D1	7,986.45	10.17%	43,925,475	10.74%	5,500.00
57. 2D	608.10	0.77%	3,344,550	0.82%	5,500.00
58. 3D1	508.12	0.65%	2,642,215	0.65%	5,199.98
59. 3D	27,141.51	34.55%	141,135,905	34.52%	5,200.00
60. 4D1	4,601.16	5.86%	18,404,640	4.50%	4,000.00
61. 4D	12,222.34	15.56%	47,667,095	11.66%	3,900.00
<b>62. Total</b>	<b>78,564.44</b>	<b>100.00%</b>	<b>408,826,285</b>	<b>100.00%</b>	<b>5,203.71</b>
<b>Grass</b>					
63. 1G1	1,995.70	45.66%	3,639,320	45.98%	1,823.58
64. 1G	1,200.66	27.47%	2,235,630	28.24%	1,862.00
65. 2G1	814.74	18.64%	1,429,410	18.06%	1,754.44
66. 2G	327.72	7.50%	559,820	7.07%	1,708.23
67. 3G1	17.89	0.41%	30,410	0.38%	1,699.83
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	13.72	0.31%	20,580	0.26%	1,500.00
70. 4G	0.00	0.00%	0	0.00%	0.00
<b>71. Total</b>	<b>4,370.43</b>	<b>100.00%</b>	<b>7,915,170</b>	<b>100.00%</b>	<b>1,811.07</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>10,866.86</b>	<b>11.46%</b>	<b>63,383,410</b>	<b>13.20%</b>	<b>5,832.73</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>78,564.44</b>	<b>82.88%</b>	<b>408,826,285</b>	<b>85.14%</b>	<b>5,203.71</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>4,370.43</b>	<b>4.61%</b>	<b>7,915,170</b>	<b>1.65%</b>	<b>1,811.07</b>
72. Waste	992.55	1.05%	84,385	0.02%	85.02
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	10,918.43	11.52%	52,384,540	10.91%	4,797.81
<b>75. Market Area Total</b>	<b>94,794.28</b>	<b>100.00%</b>	<b>480,209,250</b>	<b>100.00%</b>	<b>5,065.80</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	300.95	10.53%	2,046,465	11.67%	6,800.02
46. 1A	98.28	3.44%	668,305	3.81%	6,800.01
47. 2A1	609.24	21.31%	3,838,210	21.89%	6,300.00
48. 2A	1,123.25	39.29%	7,076,470	40.36%	6,300.00
49. 3A1	4.36	0.15%	26,595	0.15%	6,099.77
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	478.09	16.72%	2,581,680	14.72%	5,399.99
52. 4A	244.85	8.56%	1,297,700	7.40%	5,299.98
<b>53. Total</b>	<b>2,859.02</b>	<b>100.00%</b>	<b>17,535,425</b>	<b>100.00%</b>	<b>6,133.37</b>
<b>Dry</b>					
54. 1D1	2,419.66	3.27%	16,325,500	3.80%	6,747.02
55. 1D	15,685.75	21.17%	105,874,815	24.65%	6,749.75
56. 2D1	5,537.35	7.47%	32,943,615	7.67%	5,949.35
57. 2D	178.89	0.24%	1,064,390	0.25%	5,949.97
58. 3D1	668.02	0.90%	3,874,505	0.90%	5,799.98
59. 3D	16,461.71	22.21%	95,449,055	22.22%	5,798.25
60. 4D1	1,009.24	1.36%	5,298,665	1.23%	5,250.15
61. 4D	32,143.22	43.38%	168,740,050	39.28%	5,249.63
<b>62. Total</b>	<b>74,103.84</b>	<b>100.00%</b>	<b>429,570,595</b>	<b>100.00%</b>	<b>5,796.87</b>
<b>Grass</b>					
63. 1G1	2,919.49	39.78%	3,472,600	37.53%	1,189.45
64. 1G	2,777.81	37.85%	3,470,480	37.51%	1,249.36
65. 2G1	1,219.89	16.62%	1,649,440	17.83%	1,352.12
66. 2G	268.56	3.66%	453,520	4.90%	1,688.71
67. 3G1	152.91	2.08%	207,045	2.24%	1,354.03
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
<b>71. Total</b>	<b>7,338.66</b>	<b>100.00%</b>	<b>9,253,085</b>	<b>100.00%</b>	<b>1,260.87</b>
<b>Irrigated Total</b>					
	2,859.02	3.28%	17,535,425	3.84%	6,133.37
<b>Dry Total</b>					
	74,103.84	84.92%	429,570,595	94.08%	5,796.87
<b>Grass Total</b>					
	7,338.66	8.41%	9,253,085	2.03%	1,260.87
72. Waste	2,965.47	3.40%	252,090	0.06%	85.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	44,730.95	51.26%	158,011,375	34.61%	3,532.48
<b>75. Market Area Total</b>	<b>87,266.99</b>	<b>100.00%</b>	<b>456,611,195</b>	<b>100.00%</b>	<b>5,232.35</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	805.84	5,001,475	12,920.04	75,917,360	13,725.88	80,918,835
<b>77. Dry Land</b>	0.18	1,095	15,628.05	89,260,535	137,040.05	749,135,250	152,668.28	838,396,880
<b>78. Grass</b>	1.19	2,260	1,087.56	1,655,640	10,620.34	15,510,355	11,709.09	17,168,255
<b>79. Waste</b>	3.82	325	442.28	37,585	3,511.92	298,565	3,958.02	336,475
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	50.66	261,355	6,580.26	29,082,080	49,018.46	181,052,480	55,649.38	210,395,915
<b>82. Total</b>	<b>5.19</b>	<b>3,680</b>	<b>17,963.73</b>	<b>95,955,235</b>	<b>164,092.35</b>	<b>840,861,530</b>	<b>182,061.27</b>	<b>936,820,445</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	13,725.88	7.54%	80,918,835	8.64%	5,895.35
<b>Dry Land</b>	152,668.28	83.86%	838,396,880	89.49%	5,491.62
<b>Grass</b>	11,709.09	6.43%	17,168,255	1.83%	1,466.23
<b>Waste</b>	3,958.02	2.17%	336,475	0.04%	85.01
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	55,649.38	30.57%	210,395,915	22.46%	3,780.74
<b>Total</b>	<b>182,061.27</b>	<b>100.00%</b>	<b>936,820,445</b>	<b>100.00%</b>	<b>5,145.63</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Emerson	9	29,535	49	197,020	49	3,690,435	58	3,916,990	0
83.2 Macy	35	65,320	18	35,470	18	371,405	53	472,195	20,845
83.3 Pender	65	735,562	462	4,090,290	463	65,576,087	528	70,401,939	1,034,770
83.4 Rosalie	24	47,195	83	159,895	86	2,178,655	110	2,385,745	0
83.5 Rural	314	7,066,495	278	4,210,845	311	38,545,465	625	49,822,805	258,605
83.6 Thurston	15	60,040	61	178,030	61	3,769,945	76	4,008,015	55,790
83.7 Walthill	54	144,990	219	517,880	219	2,803,820	273	3,466,690	40,000
83.8 Winnebago	68	409,130	118	351,800	121	14,022,255	189	14,783,185	891,400
84 Residential Total	584	8,558,267	1,288	9,741,230	1,328	130,958,067	1,912	149,257,564	2,301,410

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Emerson	3	8,355	5	13,810	6	387,385	9	409,550	56,415
85.2	Macy	1	2,815	4	4,605	4	118,230	5	125,650	78,045
85.3	Pender	18	50,965	97	425,235	101	11,079,210	119	11,555,410	453,585
85.4	Rosalie	3	1,095	13	20,950	13	144,630	16	166,675	0
85.5	Rural	3	48,400	20	209,450	25	2,838,175	28	3,096,025	256,130
85.6	Thurston	6	16,505	18	53,420	21	3,170,815	27	3,240,740	0
85.7	Walthill	4	3,220	34	65,475	37	2,261,915	41	2,330,610	266,835
85.8	Winnebago	7	64,880	23	162,880	23	7,164,225	30	7,391,985	0
86	Commercial Total	45	196,235	214	955,825	230	27,164,585	275	28,316,645	1,111,010

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	1,886.75	45.17%	3,584,845	45.85%	1,900.01
88. 1G	1,168.06	27.96%	2,219,330	28.39%	1,900.01
89. 2G1	786.17	18.82%	1,415,125	18.10%	1,800.02
90. 2G	304.59	7.29%	548,255	7.01%	1,799.98
91. 3G1	17.89	0.43%	30,410	0.39%	1,699.83
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	13.72	0.33%	20,580	0.26%	1,500.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,177.18	100.00%	7,818,545	100.00%	1,871.73
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	108.95	56.38%	54,475	56.38%	500.00
106. 1T	32.60	16.87%	16,300	16.87%	500.00
107. 2T1	28.57	14.78%	14,285	14.78%	500.00
108. 2T	23.13	11.97%	11,565	11.97%	500.00
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	193.25	100.00%	96,625	100.00%	500.00
<hr/>					
Grass Total	4,177.18	95.58%	7,818,545	98.78%	1,871.73
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	193.25	4.42%	96,625	1.22%	500.00
<hr/>					
114. Market Area Total	4,370.43	100.00%	7,915,170	100.00%	1,811.07

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,271.89	34.11%	2,607,450	35.44%	2,050.06
88. 1G	1,319.34	35.39%	2,704,695	36.76%	2,050.04
89. 2G1	761.46	20.42%	1,408,725	19.15%	1,850.03
90. 2G	255.03	6.84%	446,415	6.07%	1,750.44
91. 3G1	120.72	3.24%	190,145	2.58%	1,575.09
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,728.44	100.00%	7,357,430	100.00%	1,973.33
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	1,647.60	45.64%	865,150	45.64%	525.10
106. 1T	1,458.47	40.40%	765,785	40.40%	525.06
107. 2T1	458.43	12.70%	240,715	12.70%	525.09
108. 2T	13.53	0.37%	7,105	0.37%	525.13
109. 3T1	32.19	0.89%	16,900	0.89%	525.01
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	3,610.22	100.00%	1,895,655	100.00%	525.08
<hr/>					
Grass Total	3,728.44	50.81%	7,357,430	79.51%	1,973.33
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	3,610.22	49.19%	1,895,655	20.49%	525.08
<hr/>					
114. Market Area Total	7,338.66	100.00%	9,253,085	100.00%	1,260.87



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

87 Thurston

	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	137,423,400	147,747,944	10,324,544	7.51%	2,301,410	5.84%
02. Recreational	1,408,115	1,509,620	101,505	7.21%	0	7.21%
03. Ag-Homesite Land, Ag-Res Dwelling	34,100,370	34,381,625	281,255	0.82%	728,910	-1.31%
<b>04. Total Residential (sum lines 1-3)</b>	<b>172,931,885</b>	<b>183,639,189</b>	<b>10,707,304</b>	<b>6.19%</b>	<b>3,030,320</b>	<b>4.44%</b>
05. Commercial	23,234,915	24,829,625	1,594,710	6.86%	1,111,010	2.08%
06. Industrial	3,487,020	3,487,020	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>26,721,935</b>	<b>28,316,645</b>	<b>1,594,710</b>	<b>5.97%</b>	<b>1,111,010</b>	<b>1.81%</b>
08. Ag-Farmsite Land, Outbuildings	34,536,220	34,333,105	-203,115	-0.59%	102,535	-0.89%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>34,536,220</b>	<b>34,333,105</b>	<b>-203,115</b>	<b>-0.59%</b>	<b>102,535</b>	<b>-0.89%</b>
12. Irrigated	76,012,520	80,918,835	4,906,315	6.45%		
13. Dryland	725,159,720	838,396,880	113,237,160	15.62%		
14. Grassland	16,903,165	17,168,255	265,090	1.57%		
15. Wasteland	337,795	336,475	-1,320	-0.39%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>818,413,200</b>	<b>936,820,445</b>	<b>118,407,245</b>	<b>14.47%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,052,603,240</b>	<b>1,183,109,384</b>	<b>130,506,144</b>	<b>12.40%</b>	<b>4,243,865</b>	<b>12.00%</b>

## 2024 Assessment Survey for Thurston County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	1 temporary
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$114,571
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$54,200
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	N/A
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,700
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	County Assessor and Office Staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes: <a href="http://thurston.gworks.com">thurston.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	No
2.	<b>If so, is the zoning countywide?</b>
	N/A

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Emerson, Pender, Thurston and Walthill
<b>4.</b>	<b>When was zoning implemented?</b>
	Unknown

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	N/A
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Licensed Appraiser
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A - May hire out for the dollar store that's new in town.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2024 Residential Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor and Office Staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
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30	Rural														
AG OB	Agricultural Outbuildings														
AG DW	Agricultural Dwellings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Cost and sales approaches are used.														
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Depreciation tables are developed based on the local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>														
	Yes, the county does their own depreciation study and develops depreciation tables for each valuation group.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Sales approach is used by implementing the square foot method.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	Rural residential sales are reviewed.														
<b>8.</b>	<b>Are there form 191 applications on file?</b>														
	No														

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

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2021	2021	2022
5	2016	2021	2020	2020
10	2016	2021	2020/2021	2020/2021/2022
30	2016	2021	2021	2021
AG OB	2016	2021	2021	2021
AG DW	2016	2021	2021	2021

## 2024 Commercial Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and Office Staff.																												
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																												
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30	Rural																												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	Cost approach is used. The sales approach will be used for unique properties.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	Use the sales file to look for unique parcels and ask surrounding counties if there are parcels similar in their county.																												
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																												
	Yes, the county develops depreciation tables based on their local market.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																												
	One depreciation table with an economic adjustment applied to adjust for different locations.																												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
	Sales and the front foot method is used.																												
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## 2024 Agricultural Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>									
	Assessor and Office Staff.									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Western portion of the county; borders Wayne County</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Western portion of the county; borders Wayne County	Annually	2	Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Western portion of the county; borders Wayne County	Annually								
2	Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.	Annually								
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>									
	Review the topography of the land and analyze sales.									
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>									
	Review the land use of the sales. Send out questionnaires. The county does not have any recreational parcels identified.									
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>									
	Yes they carry the same values.									
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>									
	No intensive use is identified.									
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>									
	Reviewed land use of rural residential and agricultural land. The values are assigned by land use and LCGs of the parcel.									
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>									
	No									
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>									
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>									
	N/A									
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>									
	N/A									
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>									

<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

*2023 Plan of Assessment for Thurston County*

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**Assessment Years \* 2024, 2025, and 2026  
Date: June 2023**

**General Description of Real Property in Thurston County:**

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checkerboard type of ownership. Approximately 56,654 acres of the land in Thurston County is exempt. Approximately 674 acres were put in exempt status for 2011. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above-described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,488 taxable parcels on the 2023 County Abstract.

Per the 2023 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1857	38	17
Commercial	264	7	3
Industrial	10	0	1
Recreational	28	0	1
Agricultural	2329	56	78
Special Value	0		

Agricultural land – Taxable acres 182,085.59

For Assessment year 2023, an estimated 94 building permits, information statements and other means of assessing were valued as new property construction/additions.

**Current Resources**

The staff of the Thurston County Assessor's office consists of the Assessor, deputy assessor & one temporary Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. However, the mileage allowance, fuel, office equipment

and repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all increasing. MIPS contract costs have really put the office in a budget bind. Board took away the GIS funding in 2018.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A clerk processes the Real Estate Transfers, followed by a double check by a second clerk. The Assessor reviews the transfer than forwards the information to Department of Revenue.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

**Level of Value, Quality, and Uniformity for Assessment year 2024**

Property Class	Median %	C.O.D. %	P.R.D. %
Residential	95	23.65	114.59
Commercial	100	34.83	111.11
Agricultural Land	70	19.51	106.45
Special Value	0		

**Assessment Actions Planned for Assessment year 2024:**

Residential: 2018 we did re-costing. All Rural Residential: final inspections where necessary. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos. Re-cost. Inspected Emerson, Thurston & Rosalie in 2020. Recost them in 2021. Inspected Macy in 2022. Inspected Pender & Walthill in 2023. Review the rest Winnebago. 2020 g-works did aerial obliques.

**Commercial:** completed inspections, reappraisal in 2016. Will monitor for changes. Inspected Thurston & Emerson & Rosalie in 2020. Inspected Macy in 2022. Inspected Walthill in 2020 & 2023. Review Winnebago.

**Agricultural:** finish 6-year inspection & review of land use changes by GIS, & drive by to review land. Finishing with Pender, Flournoy, Anderson & Blackbird Townships. Conduct market analysis of agricultural sales. Rural residential as described above. In 2020 G-works will do aerial obliques.

**Special Value:** None

### **Assessment Actions Planned for Assessment year 2025:**

**Residential.** All rural residential: begin inspection process with townships of Flournoy. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

**Commercial:** continue to evaluate process. Review Pender.

**Agricultural:** continue the review land use changes by GIS. Drive by & review land for Omaha Townships. Conduct market analysis of agricultural sales. Rural residential as described above.

**Special Value:** none

### **Assessment Actions Planned for Assessment year 2026:**

**Residential:** All rural residential: begin inspection process with townships of Winnebago. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

**Commercial:** continue to evaluate process.

**Agricultural Land:** review land use changes for Merry & Perry finish up townships by GIS & drive by. Conduct market analysis of agricultural sales. Rural residential as described above.

**Special Value:** none

The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The office has implemented GIS system.

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

**Record Maintenance, Mapping updates, & Ownership changes**

**Annually prepare and file Assessor Administrative Reports required by law/regulation:**

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract

- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

**Personal Property:** administer annual filing, 476 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. Personal Property Abstract.

**Permissive Exemption:** Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

**Taxable Government Owned Property-**annual review of government owned property not used for public purpose, send notices of intent to tax.

**Homestead exemptions:** administer 143 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

**Centrally Assessed-Review** of valuations as certified by Department of Revenue for railroads and public service entities, establish assessment records and tax billing for tax list.

**Tax Districts and Tax Rates-** management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

**Tax Lists:** prepare and certify tax list correction documents for county board approval.

**County Board of Equalization –** Attend county board of equalization meetings for valuation protest- assemble and provide information.

**TERC Appeals-**prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

**TERC Statewide Equalization-**attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

**Education: Assessor and/or Appraisal Education-** attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Conclusion:**

This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$1074294 for the General Fund; \$66,200 for Reappraisal fund. Board cut again in 2023 the reappraisal fund has been cut the last five years.

**Respectfully submitted:**

Assessor  
signature \_\_\_\_\_ Date: \_\_\_\_\_