

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BUFFALO COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Buffalo 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 Buffalo 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

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Roy Meusch, Buffalo County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

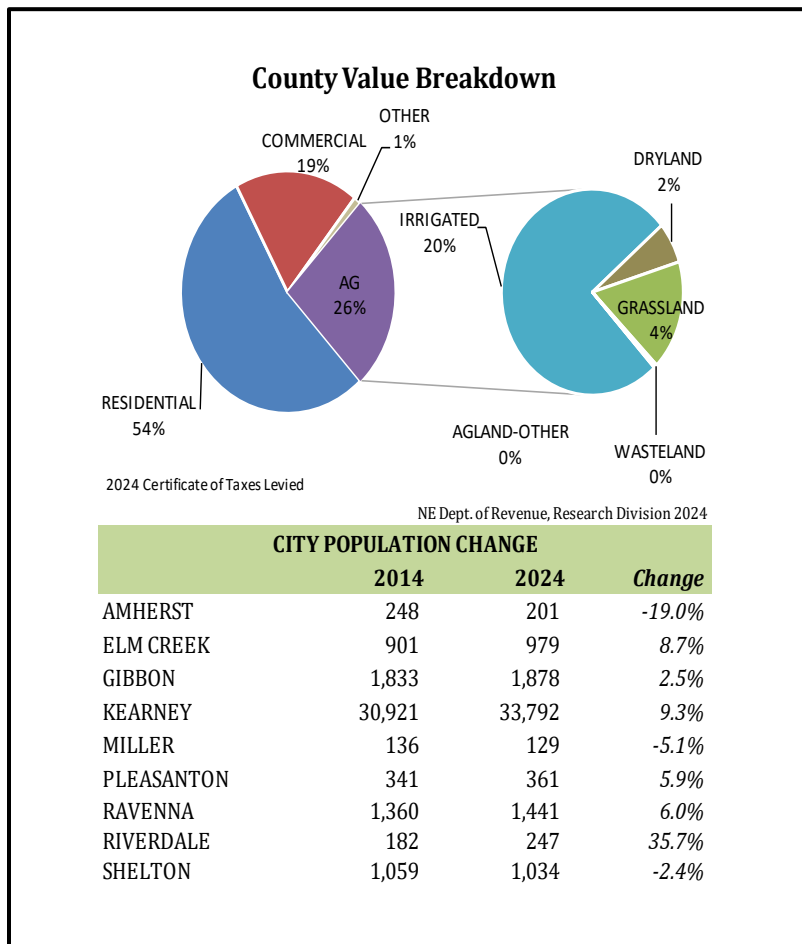
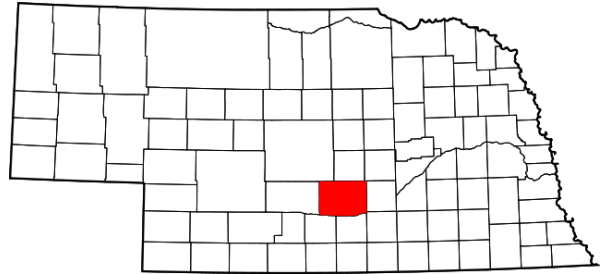
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 968 square miles, Buffalo County has 50,697 residents, per the Census Bureau Quick Facts for 2023, a slight population increase over the 2020 U.S. Census. Reports indicate that 65% of county residents are homeowners and 83% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$231,993 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Buffalo County convene in and around the county seat of Kearney. According to the latest information available from the U.S. Census Bureau, there are 1,764 employer establishments with total employment of 22,935. A 3% decrease from 2019. The largest employers in the county include a state university and a regional hospital.

The residential class makes up the majority of the valuation base within Buffalo County, followed by the agricultural class. The agricultural class is comprised mainly of irrigated land and grass land throughout the county. Buffalo County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD).

2025 Residential Correlation for Buffalo County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

A review of the sales verification and qualification was completed and the usability rate in Buffalo County is above the statewide average. Monthly sales reviews shows that no apparent bias was detected in the process of qualifications. All arm's-length transactions were made available for measurement purposes.

Buffalo County is up to date on the six-year inspection and review cycle. Costing is updated on a yearly basis for the residential class of property. The Buffalo County Assessor also adds market adjustments to valuation groups as necessary to equalize properties. Appraisal is completed by four staff appraisers that do the inspection, measurement, and data entry to assist with accuracy. Each neighborhood in the residential class was evaluated by statistics and properties were adjusted for equalization. All parcels within the residential class have been physically inspected within the last six year. The Buffalo County Assessor has a written valuation methodology on file.

2025 Residential Assessment Details for Buffalo County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Southeast Kearney	2023	*2024	2023	2023	
2	Southwest Kearney	2023	*2024	2023	2023	
3	Central Kearney East of 25th Street	2023	*2024	2023	2023	
4	Central Kearney West of 25th Street	2023	*2024	2023	2023	
5	Northeast Kearney	2023	*2024	2023	2023	
6	Northwest Kearney	2023	*2024	2023	2023	
7	Amherst, Miller, Odessa, Pleasanton, Riverdale	2023	*2024	2023	2023	
8	Rural	2023	*2024	2023	2023	
9	Elm Creek	2023	*2024	2023	2022	
10	Gibbon	2023	*2024	2023	2023	
11	Ravena	2023	*2024	2023	2019	
12	Shelton	2023	*2024	2023	*2024	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on assessment roll. * = assessment action for current year						

2025 Residential Correlation for Buffalo County

Description of Analysis

The statistics for the residential class in Buffalo County show 1,126 qualified sales used for measurement purposes. Analysis shows that all measures of central tendency are in the acceptable range and the qualitative statistics are in the IAAO acceptable range. All of the valuation groups show a substantial number of sales for analysis and all have medians within the acceptable ranges.

A comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the general residential population and the sales sample changed at a similar rate supporting the conclusion that the changes made to the residential class of property were equitably applied.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments for residential property in Buffalo County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	94	93.44	94.22	93.39	11.23	100.89
2	152	92.40	94.70	93.74	10.21	101.02
3	222	91.59	92.03	91.50	09.38	100.58
4	120	92.53	94.21	94.30	10.34	99.90
5	147	93.33	93.96	92.82	07.48	101.23
6	109	92.51	92.94	92.29	07.77	100.70
7	37	92.85	94.12	89.02	13.16	105.73
8	129	91.57	91.27	89.67	12.31	101.78
9	26	92.71	93.32	90.45	12.56	103.17
10	33	93.14	93.51	93.99	13.76	99.49
11	35	92.78	96.19	91.93	16.42	104.63
12	22	92.54	93.28	92.49	12.10	100.85
____ALL____	1,126	92.48	93.35	92.21	10.29	101.24

Level of Value

Based on analysis of all available information, the level of value for the residential property in Buffalo County is 92%.

2025 Commercial Correlation for Buffalo County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

A review of the sales verification and qualification process was conducted with the county assessor for the commercial class. The usability rate for Buffalo County is above the statewide average. A monthly review of sales submitted during the study period is completed and no sales qualification bias is detected. All arm’s-length sales are made available for measurement and explanatory reasons are given for disqualified sales.

For the commercial class, the county assessor recognizes two valuation groups, and a portion of the commercial class is reviewed each year to stay within the six-year inspection and review cycle. Costing is updated in Buffalo County on a yearly basis therefore reducing a larger change in value. The lot value study was completed for Kearney to equalize the commercial class. The four on staff appraisers employed by Buffalo County complete all appraisal duties for the commercial class. With the addition of tablets, the appraisers are able to update each parcel while on site and verify all information is accurate. While on site pictures and measurements are updated and a door hanger is left with the property owner if any questions after inspection.

2025 Commercial Assessment Details for Buffalo County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Kearney	*2024	*2024	*2024	*2024	
2	Remainder of County	2020-2023	*2024	2023	2018-2023	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on assessment roll. * = assessment action for current year						

Description of Analysis

Analysis of the commercial statistics shows that 127 sales were qualified during the three-year study period. All measures of central tendency and the qualitative statistics are in the range. Further analysis shows that five occupancy codes have enough sales for further analysis, and all show a median within the acceptable range. The majority of the commercial sales in Buffalo County are located within Valuation Group 1 with 100 sales, while Valuation Group 2 has 27 sales; the median of each valuation group correlate closely, supporting assessment equity.

2025 Commercial Correlation for Buffalo County

Review of the sold parcels indicates that the 2025 valuations increased sales by 23%, while the 2025 County Abstract of Assessment for Real Property Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflects only an 4% increase to the class. The county assessor provided additional data to the Division to analyze this disparity.

Regarding the abstract three new nursing home exemptions likely decreased the abstract by 1%, without this impact the abstract increase would have been closer to 5%. Regarding the sales, two things occurred. First, seven sales with large valuation changes account for 11% of the change in the sales file, secondly, two occupancy codes 344 offices and 352 multi-family residences had larger than normal adjustments, increasing 12% and 14% respectively. These two occupancies account for a disproportionately large portion of the sales file, suggesting that the sales file increase was artificially inflated another two percentage points.

Taking all of these factors into consideration the difference between the change in the sales and the change in the abstract is more likely 10% increase to the sale and a 5% increase to the population. While this amount is somewhat larger than the Division prefers to see, the valuation changes provided by the county assessor showed both increases and decreases to class, supporting that the adjustments were likely equalized. The Division will conduct additional testing to ensure that a sales bias has not occurred.

Equalization and Quality of Assessment

Based on the analysis of all available information, commercial property in Buffalo County has been equitably valued, and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	100	96.89	96.60	95.44	12.30	101.22
2	27	95.58	94.20	91.95	18.93	102.45
____ALL____	127	96.80	96.09	95.29	13.68	100.84

Level of Value

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

2025 Agricultural Correlation for Buffalo County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

A sales verification and qualification review was performed for the agricultural class in Buffalo County and the usability rate is slightly above the statewide average. All non-qualified sales show sufficient reason for disqualification, therefore all arm’s-length transactions are being used for measurement purposes.

There are three market areas in Buffalo County. The uninfluenced market area is Market Area 1 which consists of the northern portion of the county. Market Area 2 surrounds the City of Kearney and is influenced by residential and commercial development. Market Area 6 is along the Platte River and sales here are influenced by recreational factors. Market Area 1 is used to arrive at uninfluenced values for both Market Area 2 and 6.

The county assessor adheres to the six-year inspection and review cycle for the agricultural class. Each year a study of four townships is completed in which dwellings and outbuildings are reviewed by staff appraisers. Upon arrival at a location contact with the property owner is attempted, and a door hanger is left. The appraisers perform all measurement, update pictures and are able to update the MIPS record via use of a tablet. Land use is completed via aerial imagery and if changes need to be made parcels are added to pickup work for an appraiser to visit in person.

Buffalo County does have intensive use identified for feedlots, tree farms and vineyards and has special value applications on file. The uninfluenced values are derived from Market Area 1. The county assessor has identified about 50% of the acres enrolled in the Conservation Reserve Program (CRP).

2025 Agricultural Assessment Details for Buffalo County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2023	*2024	2023	2018-2024	
AB DW	Agricultural dwellings	2023	*2024	2023	2018-2024	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on assessment roll. * = assessment action for current year						

2025 Agricultural Correlation for Buffalo County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Northern Portion	2018-2024	23% increase to irrigated, 4% increase to dryland, 22% increase to grassland
2	Area of Urban Influence	2018-2024	23% increase to irrigated, 4% increase to dryland, 22% increase to grassland
6	Area of Recreational Influence	2018-2024	23% increase to irrigated, 4% increase to dryland, 22% increase to grassland
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

The agricultural class for Buffalo County consists of 65 sales for this study period. The median and COD are within the acceptable range while the mean and weighted mean are high.

Stratification by 80% Majority Land Use (MLU) reveals that the irrigated land and grassland in Market Area 1 both have a sufficient number of sales for analysis and have a median within the acceptable range. The dryland class with only five sales also has an acceptable median. Dryland, grassland and irrigated land values are comparable to surrounding counties.

Review of the 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	28	69.33	75.11	73.82	20.16	101.75
1	28	69.33	75.11	73.82	20.16	101.75
<u> Dry </u>						
County	5	75.40	73.93	64.52	30.34	114.58
1	5	75.40	73.93	64.52	30.34	114.58
<u> Grass </u>						
County	15	69.88	80.96	74.22	23.14	109.08
1	15	69.88	80.96	74.22	23.14	109.08
<u> ALL </u>						
	65	75.10	82.64	77.60	25.39	106.49

2025 Agricultural Correlation for Buffalo County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Buffalo County is 75%.

Special Valuation

A review of the agricultural land values in Buffalo County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

2025 Opinions of the Property Tax Administrator for Buffalo County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Buffalo County

Residential Real Property - Current

Number of Sales	1126	Median	92.48
Total Sales Price	\$341,482,695	Mean	93.35
Total Adj. Sales Price	\$341,482,695	Wgt. Mean	92.21
Total Assessed Value	\$314,880,215	Average Assessed Value of the Base	\$233,105
Avg. Adj. Sales Price	\$303,271	Avg. Assessed Value	\$279,645

Confidence Interval - Current

95% Median C.I	91.88 to 92.90
95% Wgt. Mean C.I	91.30 to 93.12
95% Mean C.I	92.56 to 94.14
% of Value of the Class of all Real Property Value in the County	48.31
% of Records Sold in the Study Period	6.83
% of Value Sold in the Study Period	8.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	1,300	92	91.91
2023	1,538	93	93.42
2022	1,591	94	93.83
2021	1,417	94	94.43

2025 Commission Summary for Buffalo County

Commercial Real Property - Current

Number of Sales	127	Median	96.80
Total Sales Price	\$86,050,917	Mean	96.09
Total Adj. Sales Price	\$86,050,917	Wgt. Mean	95.29
Total Assessed Value	\$82,001,535	Average Assessed Value of the Base	\$622,725
Avg. Adj. Sales Price	\$677,566	Avg. Assessed Value	\$645,681

Confidence Interval - Current

95% Median C.I	95.18 to 99.26
95% Wgt. Mean C.I	91.93 to 98.66
95% Mean C.I	92.95 to 99.23
% of Value of the Class of all Real Property Value in the County	18.20
% of Records Sold in the Study Period	5.46
% of Value Sold in the Study Period	5.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	137	95	95.17
2023	157	98	97.55
2022	138	97	96.54
2021	113	98	98.41

10 Buffalo
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 1,126
 Total Sales Price : 341,482,695
 Total Adj. Sales Price : 341,482,695
 Total Assessed Value : 314,880,215
 Avg. Adj. Sales Price : 303,271
 Avg. Assessed Value : 279,645

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.29
 PRD : 101.24

COV : 14.50
 STD : 13.54
 Avg. Abs. Dev : 09.52
 MAX Sales Ratio : 196.72
 MIN Sales Ratio : 49.78

95% Median C.I. : 91.88 to 92.90
 95% Wgt. Mean C.I. : 91.30 to 93.12
 95% Mean C.I. : 92.56 to 94.14

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	134	97.02	98.46	95.35	10.19	103.26	55.93	133.35	94.88 to 98.89	296,891	283,100
01-JAN-23 To 31-MAR-23	89	97.19	98.55	97.01	09.67	101.59	68.65	139.60	93.58 to 99.84	267,613	259,615
01-APR-23 To 30-JUN-23	143	93.75	94.36	94.38	08.66	99.98	50.32	129.36	92.40 to 95.06	315,199	297,475
01-JUL-23 To 30-SEP-23	183	92.51	93.39	92.61	09.10	100.84	49.78	135.11	91.20 to 93.53	303,183	280,788
01-OCT-23 To 31-DEC-23	78	93.36	94.16	93.35	10.85	100.87	54.15	156.87	89.41 to 95.94	270,464	252,490
01-JAN-24 To 31-MAR-24	100	91.50	92.74	92.26	09.53	100.52	65.58	150.38	88.65 to 92.84	286,115	263,958
01-APR-24 To 30-JUN-24	204	90.19	90.33	89.06	10.41	101.43	58.49	196.72	88.39 to 91.74	324,730	289,196
01-JUL-24 To 30-SEP-24	195	89.50	89.85	89.34	11.09	100.57	51.38	156.63	86.30 to 91.12	314,734	281,179
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	549	94.26	95.72	94.40	09.62	101.40	49.78	139.60	93.34 to 95.41	299,011	282,266
01-OCT-23 To 30-SEP-24	577	90.44	91.11	90.18	10.64	101.03	51.38	196.72	89.56 to 91.55	307,324	277,151
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	493	93.58	94.73	93.99	09.52	100.79	49.78	156.87	92.69 to 94.48	295,070	277,329
<u>ALL</u>	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	94	93.44	94.22	93.39	11.23	100.89	49.78	150.38	90.39 to 96.56	196,507	183,516
2	152	92.40	94.70	93.74	10.21	101.02	60.39	196.72	90.97 to 93.62	283,292	265,570
3	222	91.59	92.03	91.50	09.38	100.58	69.35	143.68	90.15 to 92.82	250,041	228,783
4	120	92.53	94.21	94.30	10.34	99.90	52.10	156.87	91.44 to 95.92	305,231	287,827
5	147	93.33	93.96	92.82	07.48	101.23	53.51	120.76	91.89 to 94.73	392,016	363,867
6	109	92.51	92.94	92.29	07.77	100.70	70.00	122.07	90.61 to 94.40	406,631	375,263
7	37	92.85	94.12	89.02	13.16	105.73	58.49	129.99	87.02 to 98.28	180,905	161,046
8	129	91.57	91.27	89.67	12.31	101.78	50.32	135.11	87.83 to 93.66	439,713	394,297
9	26	92.71	93.32	90.45	12.56	103.17	62.57	139.60	85.83 to 98.63	212,469	192,172
10	33	93.14	93.51	93.99	13.76	99.49	67.16	128.16	85.55 to 99.30	206,082	193,693
11	35	92.78	96.19	91.93	16.42	104.63	63.98	154.12	84.52 to 98.05	165,369	152,015
12	22	92.54	93.28	92.49	12.10	100.85	66.82	133.66	85.40 to 98.49	197,069	182,272
<u>ALL</u>	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645

**10 Buffalo
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 COD : 10.29
 PRD : 101.24

COV : 14.50
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 Avg. Abs. Dev : 09.52
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 95% Wgt. Mean C.I. : 91.30 to 93.12
 95% Mean C.I. : 92.56 to 94.14

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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
01	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645
06											
07											
<u>ALL</u>	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	118.12	111.92	112.22	14.56	99.73	83.02	134.63	N/A	25,333	28,430
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645
Greater Than 14,999	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645
Greater Than 29,999	1,123	92.48	93.30	92.21	10.25	101.18	49.78	196.72	91.88 to 92.89	304,013	280,316
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	118.12	111.92	112.22	14.56	99.73	83.02	134.63	N/A	25,333	28,430
30,000 TO 59,999	8	111.88	109.76	111.29	15.21	98.63	68.65	139.60	68.65 to 139.60	49,258	54,821
60,000 TO 99,999	29	107.23	106.85	107.58	15.42	99.32	64.80	154.12	95.62 to 115.90	84,028	90,396
100,000 TO 149,999	72	97.35	97.36	97.10	13.94	100.27	49.78	156.87	92.63 to 100.34	126,929	123,251
150,000 TO 249,999	353	91.70	92.64	92.53	11.29	100.12	52.10	150.38	90.45 to 92.80	200,938	185,931
250,000 TO 499,999	566	92.54	93.09	93.17	08.15	99.91	50.32	196.72	91.91 to 93.12	342,829	319,420
500,000 TO 999,999	89	89.07	88.90	88.62	10.44	100.32	53.51	124.64	85.91 to 91.87	611,258	541,698
1,000,000 +	6	84.20	81.79	81.73	16.94	100.07	55.93	99.14	55.93 to 99.14	1,677,083	1,370,704
<u>ALL</u>	1,126	92.48	93.35	92.21	10.29	101.24	49.78	196.72	91.88 to 92.90	303,271	279,645

10 Buffalo
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 127
 Total Sales Price : 86,050,917
 Total Adj. Sales Price : 86,050,917
 Total Assessed Value : 82,001,535
 Avg. Adj. Sales Price : 677,566
 Avg. Assessed Value : 645,681

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 96
 COD : 13.68
 PRD : 100.84

COV : 18.76
 STD : 18.03
 Avg. Abs. Dev : 13.24
 MAX Sales Ratio : 140.89
 MIN Sales Ratio : 41.96

95% Median C.I. : 95.18 to 99.26
 95% Wgt. Mean C.I. : 91.93 to 98.66
 95% Mean C.I. : 92.95 to 99.23

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	14	106.24	104.22	109.66	10.56	95.04	72.88	123.30	86.69 to 118.16	309,914	339,839	
01-JAN-22 To 31-MAR-22	8	97.76	102.45	109.69	08.89	93.40	87.48	124.99	87.48 to 124.99	424,199	465,291	
01-APR-22 To 30-JUN-22	9	106.22	104.99	109.08	11.82	96.25	77.32	131.86	79.06 to 126.00	521,333	568,679	
01-JUL-22 To 30-SEP-22	17	100.19	101.85	101.82	13.53	100.03	74.33	140.89	83.82 to 115.81	545,204	555,139	
01-OCT-22 To 31-DEC-22	11	96.19	95.97	93.38	07.69	102.77	77.05	109.77	77.16 to 109.14	495,944	463,103	
01-JAN-23 To 31-MAR-23	9	89.79	88.63	94.11	10.30	94.18	70.05	106.65	79.26 to 97.50	1,197,220	1,126,647	
01-APR-23 To 30-JUN-23	8	98.52	99.33	94.26	12.12	105.38	78.96	127.08	78.96 to 127.08	614,815	579,551	
01-JUL-23 To 30-SEP-23	4	85.25	85.12	88.45	19.55	96.24	56.52	113.47	N/A	2,522,779	2,231,341	
01-OCT-23 To 31-DEC-23	8	97.48	100.50	103.73	16.23	96.89	51.66	134.50	51.66 to 134.50	441,377	457,828	
01-JAN-24 To 31-MAR-24	10	93.40	98.13	91.82	12.87	106.87	76.55	138.31	84.65 to 120.24	1,066,705	979,436	
01-APR-24 To 30-JUN-24	13	85.66	80.86	84.56	15.50	95.62	49.88	102.07	56.39 to 95.50	787,961	666,311	
01-JUL-24 To 30-SEP-24	16	96.29	88.96	92.79	13.28	95.87	41.96	107.90	82.30 to 103.82	542,281	503,202	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	48	102.64	103.23	106.19	12.01	97.21	72.88	140.89	98.53 to 109.05	451,935	479,907	
01-OCT-22 To 30-SEP-23	32	95.12	93.39	92.18	11.34	101.31	56.52	127.08	83.90 to 97.50	976,250	899,867	
01-OCT-23 To 30-SEP-24	47	95.50	90.64	91.10	14.86	99.50	41.96	138.31	88.41 to 97.20	704,640	641,920	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	45	99.26	101.15	102.47	11.92	98.71	74.33	140.89	96.29 to 107.76	506,877	519,376	
01-JAN-23 To 31-DEC-23	29	95.13	94.37	93.34	14.23	101.10	51.66	134.50	83.90 to 101.91	1,010,884	943,594	
<u>ALL</u>	127	96.80	96.09	95.29	13.68	100.84	41.96	140.89	95.18 to 99.26	677,566	645,681	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	100	96.89	96.60	95.44	12.30	101.22	41.96	138.31	95.34 to 99.26	824,878	787,251	
2	27	95.58	94.20	91.95	18.93	102.45	49.88	140.89	79.06 to 108.55	131,967	121,349	
<u>ALL</u>	127	96.80	96.09	95.29	13.68	100.84	41.96	140.89	95.18 to 99.26	677,566	645,681	

**10 Buffalo
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 WGT. MEAN : 95
 MEAN : 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	23	96.98	96.94	98.73	16.82	98.19	59.04	134.50	83.63 to 112.49	833,682	823,132
03	104	96.62	95.90	94.31	13.00	101.69	41.96	140.89	95.18 to 99.26	643,041	606,437
04											
<u>ALL</u>	127	96.80	96.09	95.29	13.68	100.84	41.96	140.89	95.18 to 99.26	677,566	645,681

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	1	113.70	113.70	113.70	00.00	100.00	113.70	113.70	N/A	5,765	6,555
Less Than 30,000	3	113.70	114.73	115.32	01.81	99.49	112.16	118.33	N/A	15,588	17,977
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	127	96.80	96.09	95.29	13.68	100.84	41.96	140.89	95.18 to 99.26	677,566	645,681
Greater Than 14,999	126	96.65	95.95	95.29	13.67	100.69	41.96	140.89	95.18 to 99.11	682,898	650,754
Greater Than 29,999	124	96.47	95.64	95.28	13.60	100.38	41.96	140.89	95.13 to 98.74	693,582	660,868
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	113.70	113.70	113.70	00.00	100.00	113.70	113.70	N/A	5,765	6,555
15,000 TO 29,999	2	115.25	115.25	115.55	02.68	99.74	112.16	118.33	N/A	20,500	23,688
30,000 TO 59,999	4	82.88	91.01	91.64	19.85	99.31	70.05	128.23	N/A	43,770	40,110
60,000 TO 99,999	11	98.29	98.36	98.36	12.74	100.00	56.52	140.89	81.93 to 109.14	75,424	74,188
100,000 TO 149,999	4	100.44	97.82	97.30	04.96	100.53	85.49	104.92	N/A	118,625	115,424
150,000 TO 249,999	17	95.58	93.01	93.11	17.65	99.89	49.88	123.30	74.50 to 112.49	193,023	179,720
250,000 TO 499,999	42	96.89	93.86	95.08	13.36	98.72	41.96	127.08	95.13 to 101.91	359,796	342,102
500,000 TO 999,999	25	98.53	102.35	103.16	12.97	99.21	77.05	138.31	92.21 to 108.89	712,111	734,599
1,000,000 TO 1,999,999	12	95.63	90.72	90.17	12.96	100.61	56.39	124.99	76.55 to 99.74	1,340,778	1,208,979
2,000,000 TO 4,999,999	7	91.56	94.75	93.48	08.26	101.36	80.39	116.52	80.39 to 116.52	2,827,143	2,642,799
5,000,000 TO 9,999,999	2	93.80	93.80	94.08	03.94	99.70	90.10	97.50	N/A	6,225,000	5,856,790
10,000,000 +											
<u>ALL</u>	127	96.80	96.09	95.29	13.68	100.84	41.96	140.89	95.18 to 99.26	677,566	645,681

10 Buffalo
COMMERCIAL

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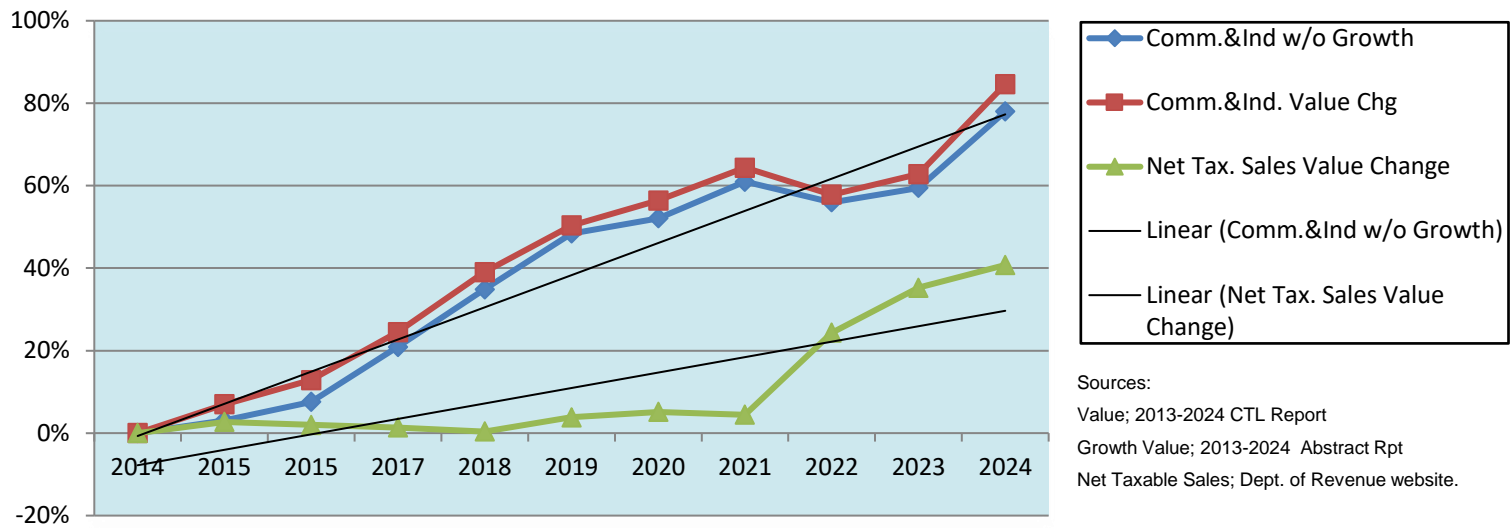
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
152	1	113.47	113.47	113.47	00.00	100.00	113.47	113.47	N/A	831,115	943,105
304	1	89.51	89.51	89.51	00.00	100.00	89.51	89.51	N/A	400,000	358,025
326	2	96.80	96.80	98.95	13.41	97.83	83.82	109.77	N/A	244,500	241,925
336	1	86.69	86.69	86.69	00.00	100.00	86.69	86.69	N/A	40,000	34,675
341	4	99.01	99.93	97.88	03.35	102.09	95.50	106.22	N/A	1,693,125	1,657,229
343	1	77.32	77.32	77.32	00.00	100.00	77.32	77.32	N/A	334,500	258,635
344	24	96.17	96.31	94.81	10.20	101.58	52.17	128.23	91.56 to 103.19	807,062	765,193
349	2	82.84	82.84	65.99	31.93	125.53	56.39	109.28	N/A	1,122,400	740,645
350	6	99.75	97.36	100.05	17.23	97.31	56.52	131.86	56.52 to 131.86	779,167	779,545
351	1	76.55	76.55	76.55	00.00	100.00	76.55	76.55	N/A	1,182,546	905,180
352	22	96.74	96.19	98.07	16.85	98.08	59.04	134.50	81.10 to 112.49	833,798	817,679
353	12	98.62	92.80	89.37	15.08	103.84	49.88	123.30	78.96 to 107.76	209,058	186,838
384	4	97.30	97.13	108.12	10.69	89.84	79.06	114.86	N/A	175,753	190,019
386	3	77.05	77.31	79.46	02.54	97.29	74.50	80.39	N/A	1,501,667	1,193,213
391	1	113.70	113.70	113.70	00.00	100.00	113.70	113.70	N/A	5,765	6,555
406	15	99.26	97.30	98.79	14.58	98.49	51.66	138.31	87.48 to 106.65	334,733	330,670
412	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	6,700,000	6,532,725
442	5	95.18	104.29	102.40	13.73	101.85	85.49	140.89	N/A	96,868	99,190
444	4	93.96	94.40	99.24	15.16	95.12	78.01	111.65	N/A	685,000	679,819
453	1	118.16	118.16	118.16	00.00	100.00	118.16	118.16	N/A	230,000	271,775
454	1	97.01	97.01	97.01	00.00	100.00	97.01	97.01	N/A	695,000	674,200
471	1	127.08	127.08	127.08	00.00	100.00	127.08	127.08	N/A	392,218	498,445
472	1	108.55	108.55	108.55	00.00	100.00	108.55	108.55	N/A	70,310	76,320
476	1	109.14	109.14	109.14	00.00	100.00	109.14	109.14	N/A	80,000	87,310
483	1	41.96	41.96	41.96	00.00	100.00	41.96	41.96	N/A	316,500	132,790
494	1	96.80	96.80	96.80	00.00	100.00	96.80	96.80	N/A	447,370	433,075
526	1	95.34	95.34	95.34	00.00	100.00	95.34	95.34	N/A	1,310,000	1,248,925
528	4	96.06	97.84	98.42	05.31	99.41	90.36	108.89	N/A	491,750	483,969
529	2	96.19	96.19	96.19	00.00	100.00	96.19	96.19	N/A	350,000	336,658
531	1	99.74	99.74	99.74	00.00	100.00	99.74	99.74	N/A	1,082,200	1,079,440
532	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	650,000	640,440
573	1	109.05	109.05	109.05	00.00	100.00	109.05	109.05	N/A	760,000	828,800
<u>ALL</u>	<u>127</u>	<u>96.80</u>	<u>96.09</u>	<u>95.29</u>	<u>13.68</u>	<u>100.84</u>	<u>41.96</u>	<u>140.89</u>	<u>95.18 to 99.26</u>	<u>677,566</u>	<u>645,681</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Sources:
 Value; 2013-2024 CTL Report
 Growth Value; 2013-2024 Abstract Rpt
 Net Taxable Sales; Dept. of Revenue website.

Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 706,453,840	\$ 11,017,840	1.56%	\$ 695,436,000		\$ 748,643,266	
2014	\$ 755,906,285	\$ 27,822,630	3.68%	\$ 728,083,655	3.06%	\$ 769,045,735	2.73%
2015	\$ 797,240,490	\$ 37,384,788	4.69%	\$ 759,855,702	0.52%	\$ 763,593,549	-0.71%
2015	\$ 879,690,070	\$ 25,379,370	2.89%	\$ 854,310,700	7.16%	\$ 758,861,909	-0.62%
2017	\$ 982,177,540	\$ 29,264,097	2.98%	\$ 952,913,443	8.32%	\$ 751,682,264	-0.95%
2018	\$ 1,062,142,600	\$ 13,664,555	1.29%	\$ 1,048,478,045	6.75%	\$ 777,406,049	3.42%
2019	\$ 1,104,906,075	\$ 30,330,080	2.75%	\$ 1,074,575,995	1.17%	\$ 787,153,711	1.25%
2020	\$ 1,161,310,145	\$ 24,250,765	2.09%	\$ 1,137,059,380	2.91%	\$ 782,015,377	-0.65%
2021	\$ 1,115,057,091	\$ 13,052,130	1.17%	\$ 1,102,004,961	-5.11%	\$ 930,880,406	19.04%
2022	\$ 1,150,297,066	\$ 23,859,060	2.07%	\$ 1,126,438,006	1.02%	\$ 1,012,728,114	8.79%
2023	\$ 1,304,077,398	\$ 46,733,845	3.58%	\$ 1,257,343,553	9.31%	\$ 1,053,921,035	4.07%
2024	\$ 1,341,761,377	\$ 20,418,349	1.52%	\$ 1,321,343,028	1.32%	\$ 1,075,869,168	2.08%
Ann %chg	5.91%			Average	3.31%	3.41%	3.50%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	3.06%	7.00%	2.73%
2015	7.56%	12.85%	2.00%
2016	20.93%	24.52%	1.36%
2017	34.89%	39.03%	0.41%
2018	48.41%	50.35%	3.84%
2019	52.11%	56.40%	5.14%
2020	60.95%	64.39%	4.46%
2021	55.99%	57.84%	24.34%
2022	59.45%	62.83%	35.28%
2023	77.98%	84.59%	40.78%
2024	87.04%	89.93%	43.71%

County Number	10
County Name	Buffalo

10 Buffalo
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 65
Total Sales Price : 58,338,597
Total Adj. Sales Price : 58,338,597
Total Assessed Value : 45,273,490
Avg. Adj. Sales Price : 897,517
Avg. Assessed Value : 696,515

MEDIAN : 75
WGT. MEAN : 78
MEAN : 83
COD : 25.39
PRD : 106.49

COV : 31.50
STD : 26.03
Avg. Abs. Dev : 19.07
MAX Sales Ratio : 168.64
MIN Sales Ratio : 43.10

95% Median C.I. : 69.47 to 82.27
95% Wgt. Mean C.I. : 72.66 to 82.55
95% Mean C.I. : 76.31 to 88.97

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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-21 To 31-DEC-21	6	92.97	92.21	95.00	11.83	97.06	75.40	111.45	75.40 to 111.45	397,448	377,580
01-JAN-22 To 31-MAR-22	10	87.21	96.37	85.90	20.20	112.19	66.43	140.76	75.10 to 128.68	969,964	833,213
01-APR-22 To 30-JUN-22	6	106.76	115.73	103.14	24.31	112.21	76.86	168.64	76.86 to 168.64	721,088	743,760
01-JUL-22 To 30-SEP-22	1	78.33	78.33	78.33	00.00	100.00	78.33	78.33	N/A	398,979	312,525
01-OCT-22 To 31-DEC-22	7	105.24	91.95	97.49	24.51	94.32	51.24	127.37	51.24 to 127.37	584,596	569,894
01-JAN-23 To 31-MAR-23	7	64.49	66.03	64.75	05.06	101.98	60.25	74.50	60.25 to 74.50	1,275,955	826,243
01-APR-23 To 30-JUN-23	1	62.41	62.41	62.41	00.00	100.00	62.41	62.41	N/A	700,000	436,900
01-JUL-23 To 30-SEP-23	2	81.01	81.01	81.09	00.20	99.90	80.85	81.17	N/A	718,853	582,895
01-OCT-23 To 31-DEC-23	3	67.34	80.40	81.16	27.35	99.06	59.31	114.56	N/A	1,021,347	828,912
01-JAN-24 To 31-MAR-24	7	70.95	76.81	72.91	16.69	105.35	53.35	127.15	53.35 to 127.15	1,565,036	1,141,106
01-APR-24 To 30-JUN-24	10	66.41	69.08	67.55	13.22	102.26	53.97	94.27	56.42 to 82.27	944,791	638,234
01-JUL-24 To 30-SEP-24	5	52.67	56.43	57.53	18.85	98.09	43.10	71.85	N/A	580,000	333,667
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	23	88.32	99.55	91.45	21.71	108.86	66.43	168.64	82.35 to 111.45	730,863	668,378
01-OCT-22 To 30-SEP-23	17	69.33	78.25	75.03	24.72	104.29	51.24	127.37	62.41 to 105.24	891,857	669,156
01-OCT-23 To 30-SEP-24	25	68.41	70.07	70.26	17.53	99.73	43.10	127.15	63.28 to 71.85	1,054,688	741,006
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	24	90.46	99.17	92.33	26.37	107.41	51.24	168.64	78.33 to 124.51	771,555	712,353
01-JAN-23 To 31-DEC-23	13	66.43	71.37	69.86	13.22	102.16	59.31	114.56	62.41 to 80.85	1,087,187	759,471
<u>ALL</u>	65	75.10	82.64	77.60	25.39	106.49	43.10	168.64	69.47 to 82.27	897,517	696,515

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	65	75.10	82.64	77.60	25.39	106.49	43.10	168.64	69.47 to 82.27	897,517	696,515
<u>ALL</u>	65	75.10	82.64	77.60	25.39	106.49	43.10	168.64	69.47 to 82.27	897,517	696,515

10 Buffalo
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

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 MEAN : 83
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 STD : 26.03
 Avg. Abs. Dev : 19.07
 MAX Sales Ratio : 168.64
 MIN Sales Ratio : 43.10

95% Median C.I. : 69.47 to 82.27
 95% Wgt. Mean C.I. : 72.66 to 82.55
 95% Mean C.I. : 76.31 to 88.97

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	71.41	79.57	78.08	26.86	101.91	52.67	127.15	60.25 to 106.68	1,131,138	883,152
1	12	71.41	79.57	78.08	26.86	101.91	52.67	127.15	60.25 to 106.68	1,131,138	883,152
_____Dry_____											
County	5	75.40	73.93	64.52	30.34	114.58	43.10	105.24	N/A	242,838	156,688
1	5	75.40	73.93	64.52	30.34	114.58	43.10	105.24	N/A	242,838	156,688
_____Grass_____											
County	11	69.47	75.96	71.28	18.38	106.57	51.24	140.76	63.28 to 86.74	673,402	479,993
1	11	69.47	75.96	71.28	18.38	106.57	51.24	140.76	63.28 to 86.74	673,402	479,993
_____ALL_____	65	75.10	82.64	77.60	25.39	106.49	43.10	168.64	69.47 to 82.27	897,517	696,515

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	28	69.33	75.11	73.82	20.16	101.75	52.67	127.15	64.28 to 82.27	1,227,917	906,500
1	28	69.33	75.11	73.82	20.16	101.75	52.67	127.15	64.28 to 82.27	1,227,917	906,500
_____Dry_____											
County	5	75.40	73.93	64.52	30.34	114.58	43.10	105.24	N/A	242,838	156,688
1	5	75.40	73.93	64.52	30.34	114.58	43.10	105.24	N/A	242,838	156,688
_____Grass_____											
County	15	69.88	80.96	74.22	23.14	109.08	51.24	140.76	66.43 to 86.74	624,978	463,843
1	15	69.88	80.96	74.22	23.14	109.08	51.24	140.76	66.43 to 86.74	624,978	463,843
_____ALL_____	65	75.10	82.64	77.60	25.39	106.49	43.10	168.64	69.47 to 82.27	897,517	696,515

Buffalo County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Buffalo	1	7,234	7,219	6,971	6,803	5,268	6,365	5,918	5,917	6,673
Sherman	1	5,863	5,822	5,588	5,544	5,426	5,412	5,306	5,320	5,509
Howard	7100	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,315
Hall	1	6,767	6,515	4,930	4,918	4,770	4,770	4,395	4,395	5,872
Kearney	1	7,900	7,798	7,300	6,000	4,950	4,400	4,000	4,000	7,014
Phelps	1	7,698	7,697	6,275	5,748	5,475	5,350	5,175	4,682	7,221
Dawson	1	6,319	6,892	5,876	4,625	5,147	4,937	4,718	4,763	6,065
Custer	1	4,821	4,840	4,411	4,318	4,020	4,043	3,989	3,986	4,472

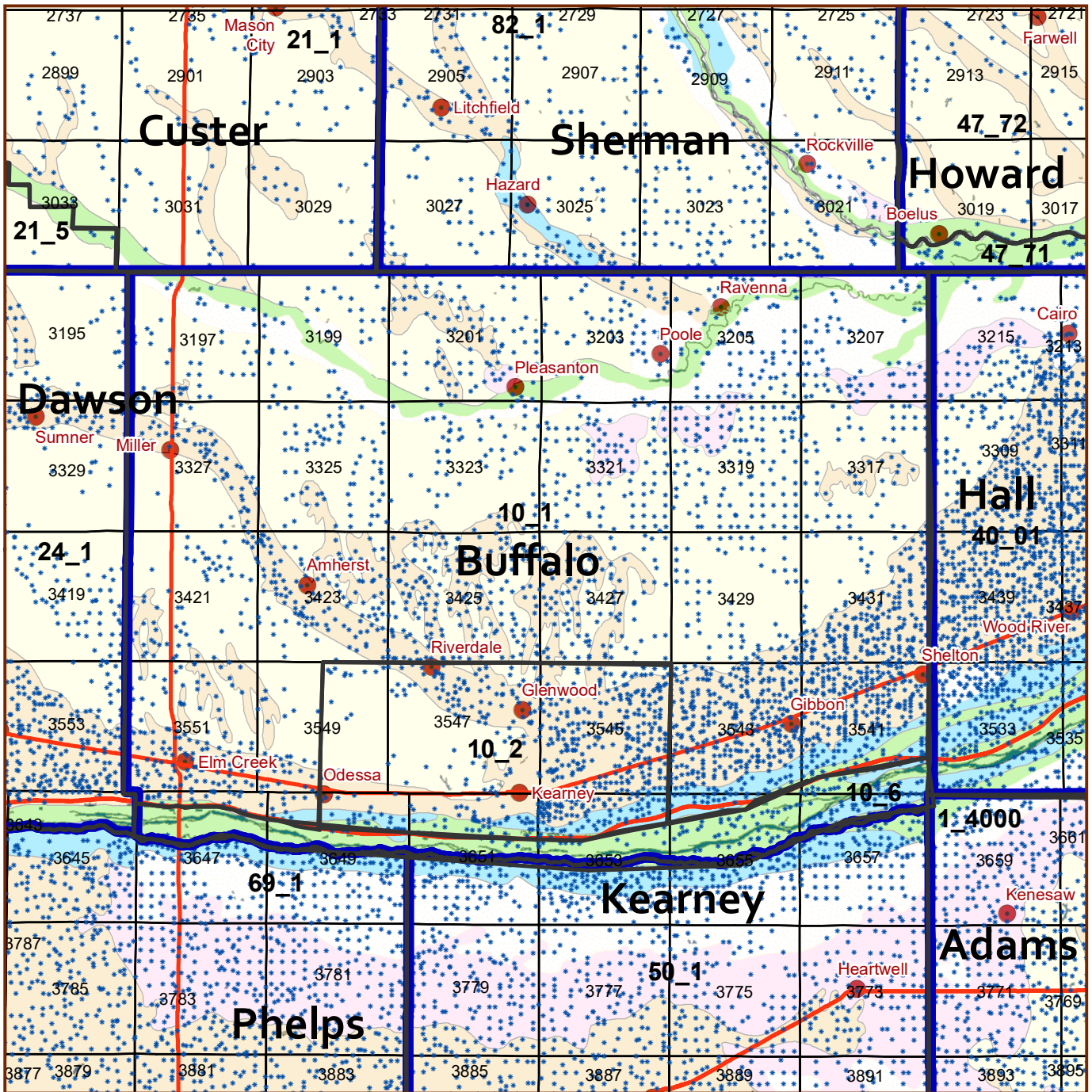
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Buffalo	1	2,530	2,529	2,360	2,359	2,195	2,185	2,050	2,050	2,254
Sherman	1	n/a	2,553	2,411	2,403	2,274	2,279	2,165	2,159	2,284
Howard	7100	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,370
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,898	2,454
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,573
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,054
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,744
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,941

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Buffalo	1	1,850	1,849	1,810	1,780	1,753	1,715	1,685	n/a	1,785
Sherman	1	1,658	1,657	1,619	1,591	1,442	n/a	n/a	1,062	1,596
Howard	7100	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,895
Hall	1	1,485	1,489	1,415	1,415	1,340	1,340	1,300	1,300	1,449
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,276	1,063	1,150	1,422
Dawson	1	1,312	1,312	1,300	1,245	1,202	1,190	1,159	1,148	1,282
Custer	1	876	1,070	1,022	755	1,024	888	n/a	1,017	977

County	Mkt Area	CRP	TIMBER	WASTE
Buffalo	1	1,620	665	540
Sherman	1	1,700	n/a	90
Howard	7100	2,011	n/a	1,000
Hall	1	n/a	n/a	599
Kearney	1	1,300	n/a	150
Phelps	1	1,500	1,000	40
Dawson	1	n/a	n/a	50
Custer	1	1,543	n/a	50

Source: 2025 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.

BUFFALO COUNTY



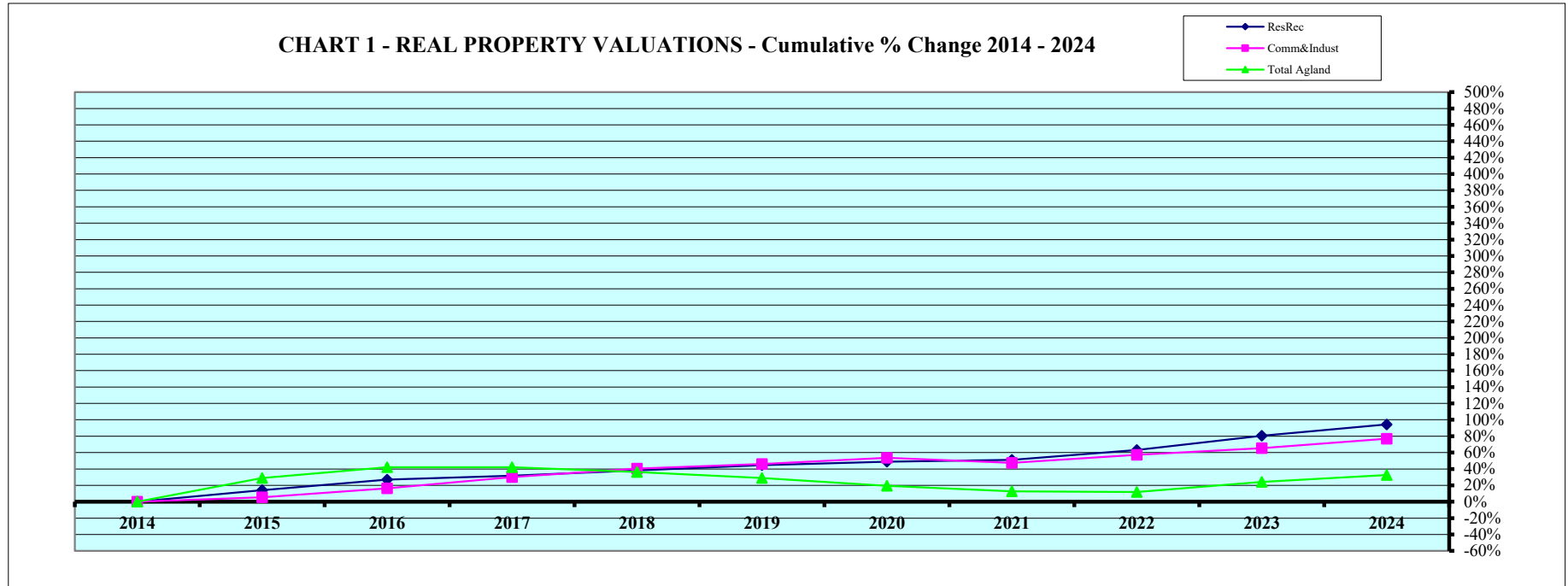
Legend

- 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 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	1,844,453,584	-	-	-	755,906,285	-	-	-	1,407,835,470	-	-	-
2015	2,103,240,308	258,786,724	14.03%	14.03%	797,240,490	41,334,205	5.47%	5.47%	1,813,556,080	405,720,610	28.82%	28.82%
2016	2,340,126,280	236,885,972	11.26%	26.87%	879,690,070	82,449,580	10.34%	16.38%	2,000,469,740	186,913,660	10.31%	42.10%
2017	2,428,083,828	87,957,548	3.76%	31.64%	982,177,540	102,487,470	11.65%	29.93%	1,999,142,100	-1,327,640	-0.07%	42.00%
2018	2,547,247,280	119,163,452	4.91%	38.10%	1,062,142,600	79,965,060	8.14%	40.51%	1,915,969,470	-83,172,630	-4.16%	36.09%
2019	2,666,523,844	119,276,564	4.68%	44.57%	1,104,906,075	42,763,475	4.03%	46.17%	1,814,602,515	-101,366,955	-5.29%	28.89%
2020	2,745,482,560	78,958,716	2.96%	48.85%	1,161,310,145	56,404,070	5.10%	53.63%	1,682,836,255	-131,766,260	-7.26%	19.53%
2021	2,784,750,365	39,267,805	1.43%	50.98%	1,115,057,091	-46,253,054	-3.98%	47.51%	1,585,780,440	-97,055,815	-5.77%	12.64%
2022	3,010,559,015	225,808,650	8.11%	63.22%	1,188,894,164	73,837,073	6.62%	57.28%	1,573,688,700	-12,091,740	-0.76%	11.78%
2023	3,330,364,614	319,805,599	10.62%	80.56%	1,249,475,070	60,580,906	5.10%	65.29%	1,749,142,871	175,454,171	11.15%	24.24%
2024	3,584,916,668	254,552,054	7.64%	94.36%	1,337,222,926	87,747,856	7.02%	76.90%	1,865,628,447	116,485,576	6.66%	32.52%

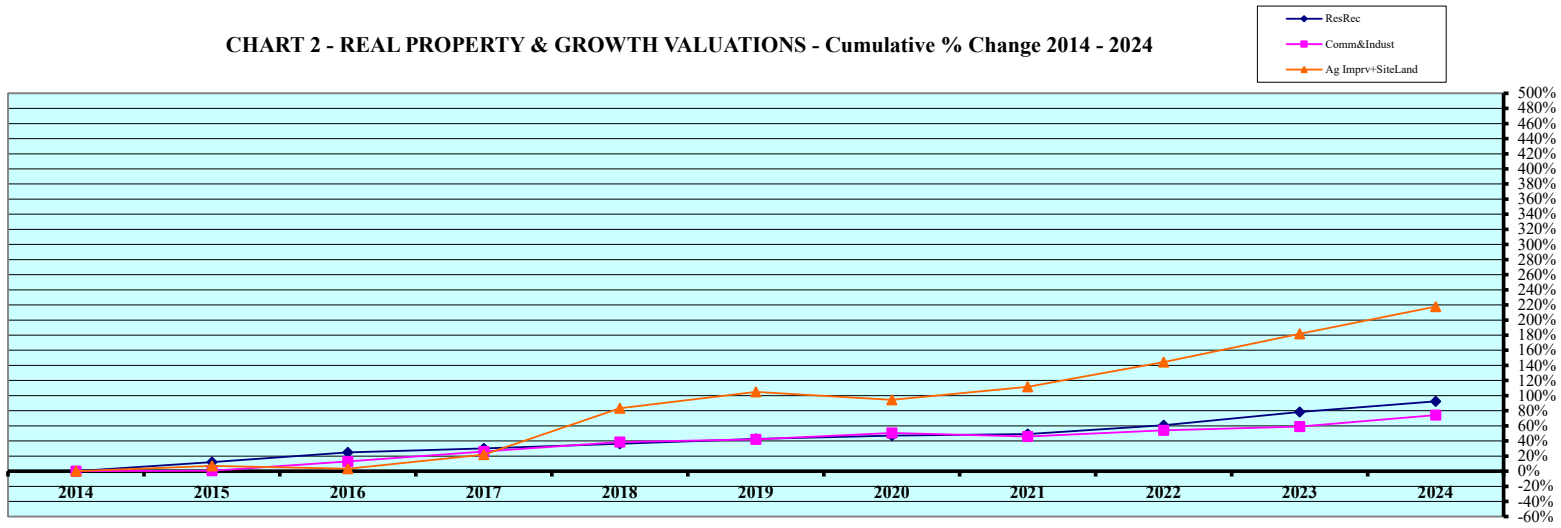
Rate Annual %chg: Residential & Recreational **6.87%** Commercial & Industrial **5.87%** Agricultural Land **2.86%**

Cnty# **10**
County **BUFFALO**

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 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	--	--	755,906,285	27,822,630	3.68%	728,083,655	--	--
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	12.09%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	0.52%
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	24.94%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	13.02%
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	30.06%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	26.06%
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	36.36%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	38.70%
2019	2,666,523,844	33,638,326	1.26%	2,632,885,518	3.36%	42.75%	1,104,906,075	30,330,080	2.75%	1,074,575,995	1.17%	42.16%
2020	2,745,482,560	33,218,185	1.21%	2,712,264,375	1.72%	47.05%	1,161,310,145	24,250,765	2.09%	1,137,059,380	2.91%	50.42%
2021	2,784,750,365	36,581,215	1.31%	2,748,169,150	0.10%	49.00%	1,115,057,091	13,052,130	1.17%	1,102,004,961	-5.11%	45.79%
2022	3,010,559,015	43,158,350	1.43%	2,967,400,665	6.56%	60.88%	1,188,894,164	23,859,060	2.01%	1,165,035,104	4.48%	54.12%
2023	3,330,364,614	42,524,352	1.28%	3,287,840,262	9.21%	78.26%	1,249,475,070	46,733,845	3.74%	1,202,741,225	1.16%	59.11%
2024	3,584,916,668	36,037,446	1.01%	3,548,879,222	6.56%	92.41%	1,337,222,926	20,418,349	1.53%	1,316,804,577	5.39%	74.20%
Rate Ann%chg	6.87%	Resid & Recreat w/o growth				5.53%	C & I w/o growth				3.28%	

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	--	--
2015	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	7.14%
2016	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	3.29%
2017	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	21.99%
2018	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	83.25%
2019	173,347,030	47,814,730	221,161,760	5,331,985	2.41%	215,829,775	8.61%	104.98%
2020	159,246,060	49,956,155	209,202,215	4,606,065	2.20%	204,596,150	-7.49%	94.31%
2021	176,548,580	51,518,210	228,066,790	5,101,505	2.24%	222,965,285	6.58%	111.76%
2022	203,866,785	60,168,320	264,035,105	6,690,965	2.53%	257,344,140	12.84%	144.41%
2023	238,676,530	68,311,720	306,988,250	10,343,645	3.37%	296,644,605	12.35%	181.74%
2024	264,321,910	78,677,520	342,999,430	8,426,425	2.46%	334,573,005	8.99%	217.76%
Rate Ann%chg	12.12%	14.07%	12.54%	Ag Imprv+Site w/o growth			10.91%	

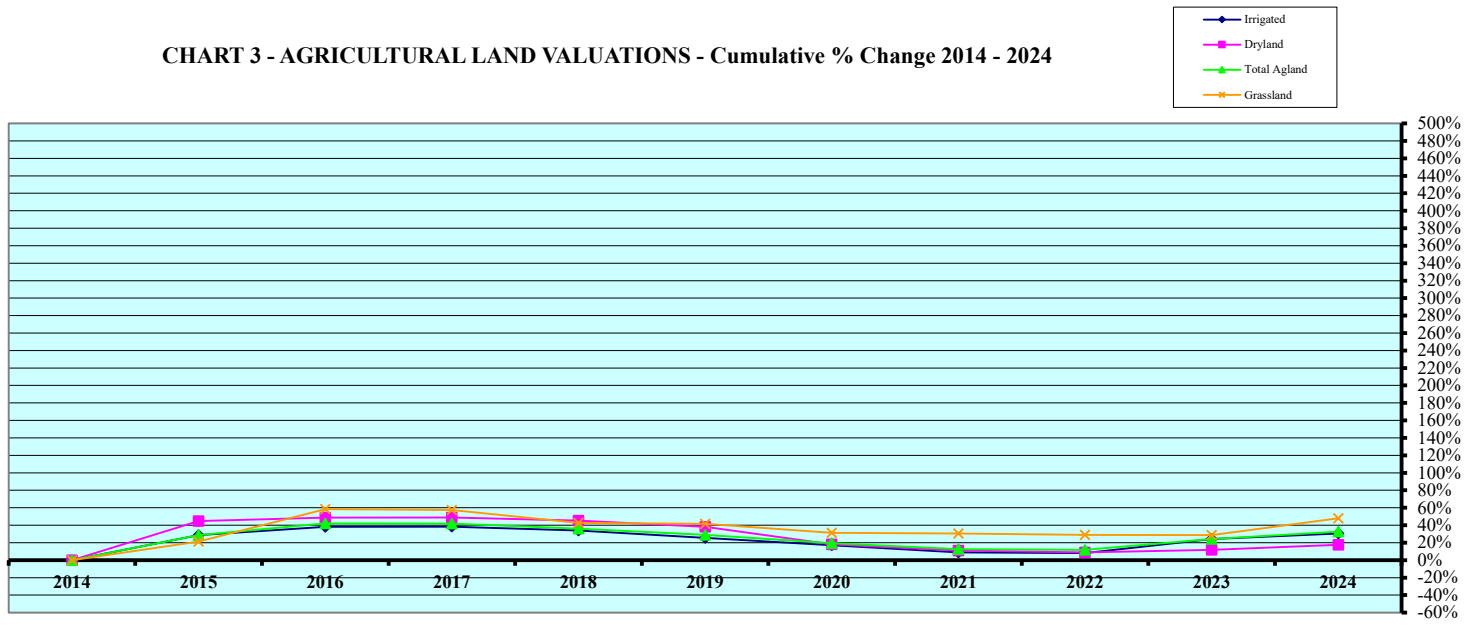
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

Cnty# 10
County BUFFALO

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	1,082,676,515	-	-	-	102,302,845	-	-	-	217,358,255	-	-	-
2015	1,392,137,700	309,461,185	28.58%	28.58%	148,216,205	45,913,360	44.88%	44.88%	263,459,550	46,101,295	21.21%	21.21%
2016	1,496,611,720	104,474,020	7.50%	38.23%	152,136,130	3,919,925	2.64%	48.71%	344,326,805	80,867,255	30.69%	58.41%
2017	1,497,697,630	1,085,910	0.07%	38.33%	152,287,680	151,550	0.10%	48.86%	342,380,930	-1,945,875	-0.57%	57.52%
2018	1,449,650,420	-48,047,210	-3.21%	33.90%	148,776,145	-3,511,535	-2.31%	45.43%	310,017,215	-32,363,715	-9.45%	42.63%
2019	1,358,243,245	-91,407,175	-6.31%	25.45%	141,427,455	-7,348,690	-4.94%	38.24%	307,668,270	-2,348,945	-0.76%	41.55%
2020	1,266,621,340	-91,621,905	-6.75%	16.99%	120,865,120	-20,562,335	-14.54%	18.14%	285,180,205	-22,488,065	-7.31%	31.20%
2021	1,178,118,880	-88,502,460	-6.99%	8.82%	113,448,570	-7,416,550	-6.14%	10.89%	283,883,580	-1,296,625	-0.45%	30.61%
2022	1,171,080,540	-7,038,340	-0.60%	8.17%	111,489,455	-1,959,115	-1.73%	8.98%	280,386,540	-3,497,040	-1.23%	29.00%
2023	1,344,029,415	172,948,875	14.77%	24.14%	114,450,815	2,961,360	2.66%	11.87%	279,769,576	-616,964	-0.22%	28.71%
2024	1,412,516,217	68,486,802	5.10%	30.47%	120,340,830	5,890,015	5.15%	17.63%	321,829,995	42,060,419	15.03%	48.06%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	4,498,440	-	-	-	999,415	-	-	-	1,407,835,470	-	-	-
2015	5,554,345	1,055,905	23.47%	23.47%	4,188,280	3,188,865	319.07%	319.07%	1,813,556,080	405,720,610	28.82%	28.82%
2016	4,716,725	-837,620	-15.08%	4.85%	2,678,360	-1,509,920	-36.05%	167.99%	2,000,469,740	186,913,660	10.31%	42.10%
2017	3,892,345	-824,380	-17.48%	-13.47%	2,883,515	205,155	7.66%	188.52%	1,999,142,100	-1,327,640	-0.07%	42.00%
2018	3,615,880	-276,465	-7.10%	-19.62%	3,909,810	1,026,295	35.59%	291.21%	1,915,969,470	-83,172,630	-4.16%	36.09%
2019	5,661,575	2,045,695	56.58%	25.86%	1,601,970	-2,307,840	-59.03%	60.29%	1,814,602,515	-101,366,955	-5.29%	28.89%
2020	8,707,905	3,046,330	53.81%	93.58%	1,461,685	-140,285	-8.76%	46.25%	1,682,836,255	-131,766,260	-7.26%	19.53%
2021	8,929,405	221,500	2.54%	98.50%	1,400,005	-61,680	-4.22%	40.08%	1,585,780,440	-97,055,815	-5.77%	12.64%
2022	9,244,585	315,180	3.53%	105.51%	1,487,580	87,575	6.26%	48.85%	1,573,688,700	-12,091,740	-0.76%	11.78%
2023	9,177,125	-67,460	-0.73%	104.01%	1,715,940	228,360	15.35%	71.69%	1,749,142,871	175,454,171	11.15%	24.24%
2024	9,239,160	62,035	0.68%	105.39%	1,702,245	-13,695	-0.80%	70.32%	1,865,628,447	116,485,576	6.66%	32.52%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	1,086,224,220	260,187	4,175			103,121,175	62,274	1,656			216,783,575	225,714	960		
2015	1,392,477,855	262,485	5,305	27.07%	27.07%	149,839,930	63,208	2,371	43.16%	43.16%	263,055,260	229,381	1,147	19.40%	19.40%
2016	1,503,495,715	262,971	5,717	7.77%	36.95%	153,524,105	62,285	2,465	3.98%	48.85%	345,863,165	224,568	1,540	34.30%	60.36%
2017	1,499,356,575	262,561	5,711	-0.12%	36.79%	152,165,400	61,894	2,458	-0.26%	48.46%	342,458,795	225,114	1,521	-1.22%	58.39%
2018	1,449,976,125	261,998	5,534	-3.09%	32.57%	148,902,670	61,602	2,417	-1.68%	45.97%	309,781,230	225,155	1,376	-9.56%	43.25%
2019	1,359,438,255	261,991	5,189	-6.24%	24.29%	141,688,020	60,402	2,346	-2.96%	41.66%	309,162,765	228,548	1,353	-1.68%	40.85%
2020	1,268,875,870	264,332	4,800	-7.49%	14.98%	121,325,825	57,689	2,103	-10.34%	27.00%	285,140,850	224,802	1,268	-6.23%	32.07%
2021	1,178,989,645	261,722	4,505	-6.16%	7.90%	113,594,660	55,773	2,037	-3.16%	23.00%	284,080,665	228,945	1,241	-2.18%	29.19%
2022	1,171,307,705	261,553	4,478	-0.59%	7.27%	111,427,250	55,269	2,016	-1.01%	21.75%	280,485,665	229,804	1,221	-1.63%	27.08%
2023	1,343,261,785	261,359	5,140	14.77%	23.11%	114,713,020	55,201	2,078	3.07%	25.49%	280,230,220	229,674	1,220	-0.03%	27.04%
2024	1,412,608,575	261,648	5,399	5.05%	29.32%	120,408,370	55,177	2,182	5.01%	31.78%	321,919,755	229,364	1,404	15.03%	46.14%

Rate Annual %chg Average Value/Acre: 2.66% 1.56% 4.03%

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
2014	4,424,090	11,221	394			221,305	649	341			1,410,774,365	560,044	2,519		
2015	5,536,235	10,879	509	29.07%	29.07%	2,750,065	5,103	539	58.02%	58.02%	1,813,659,345	571,056	3,176	26.08%	26.08%
2016	6,561,565	10,431	629	23.61%	59.55%	3,174,270	5,363	592	9.82%	73.54%	2,012,618,820	565,617	3,558	12.04%	41.26%
2017	4,365,570	11,370	384	-38.96%	-2.62%	2,354,085	5,037	467	-21.04%	37.02%	2,000,700,425	565,976	3,535	-0.66%	40.33%
2018	3,549,615	9,131	389	1.24%	-1.41%	3,909,175	8,481	461	-1.38%	35.14%	1,916,118,815	566,367	3,383	-4.29%	34.30%
2019	5,818,625	14,538	400	2.96%	1.51%	1,233,250	2,046	603	30.78%	76.74%	1,817,340,915	567,526	3,202	-5.35%	27.12%
2020	8,667,185	18,270	474	18.53%	20.32%	1,461,685	2,043	715	18.67%	109.74%	1,685,471,415	567,136	2,972	-7.19%	17.98%
2021	8,952,525	18,859	475	0.06%	20.40%	1,400,005	1,978	708	-1.08%	107.49%	1,587,017,500	567,278	2,798	-5.86%	11.06%
2022	9,262,775	18,735	494	4.15%	25.40%	1,487,580	1,985	750	5.92%	119.76%	1,573,970,975	567,346	2,774	-0.83%	10.13%
2023	9,190,945	18,535	496	0.29%	25.76%	1,731,610	2,234	775	3.43%	127.30%	1,749,127,580	567,003	3,085	11.20%	22.46%
2024	9,218,480	18,587	496	0.02%	25.79%	1,702,245	2,204	772	-0.37%	126.47%	1,865,857,425	566,980	3,291	6.68%	30.64%

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BUFFALO

Rate Annual %chg Average Value/Acre: 2.84%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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
50,084	BUFFALO	390,849,974	96,281,289	237,824,189	3,581,446,938	1,198,165,096	139,057,830	3,469,730	1,865,628,447	264,321,910	78,677,520	43,250	7,855,766,173
cnty sectorvalue % of total value:		4.98%	1.23%	3.03%	45.59%	15.25%	1.77%	0.04%	23.75%	3.36%	1.00%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
201	AMHERST	47,175	209,220	19,286	16,403,075	1,967,895	0	0	19,545	0	0	0	18,666,196
0.40%	%sector of county sector	0.01%	0.22%	0.01%	0.46%	0.16%			0.00%				0.24%
	%sector of municipality	0.25%	1.12%	0.10%	87.88%	10.54%			0.10%				100.00%
979	ELM CREEK	743,888	2,226,940	5,394,828	53,254,580	9,561,280	0	0	203,225	0	0	0	71,384,741
1.95%	%sector of county sector	0.19%	2.31%	2.27%	1.49%	0.80%			0.01%				0.91%
	%sector of municipality	1.04%	3.12%	7.56%	74.60%	13.39%			0.28%				100.00%
1,878	GIBBON	21,089,423	3,491,937	4,624,481	90,769,260	18,186,245	5,847,990	0	25,115	0	0	0	144,034,451
3.75%	%sector of county sector	5.40%	3.63%	1.94%	2.53%	1.52%	4.21%		0.00%				1.83%
	%sector of municipality	14.64%	2.42%	3.21%	63.02%	12.63%	4.06%		0.02%				100.00%
33,792	KEARNEY	104,334,207	46,649,344	29,624,427	2,349,148,356	1,029,395,101	29,874,705	32,815	0	223,700	905,070	2,595	3,590,190,320
67.47%	%sector of county sector	26.69%	48.45%	12.46%	65.59%	85.91%	21.48%	0.95%		0.08%	1.15%	6.00%	45.70%
	%sector of municipality	2.91%	1.30%	0.83%	65.43%	28.67%	0.83%	0.00%		0.01%	0.03%	0.00%	100.00%
129	MILLER	1,256,594	38,953	4,951	5,286,495	706,170	0	0	21,685	0	0	0	7,314,848
0.26%	%sector of county sector	0.32%	0.04%	0.00%	0.15%	0.06%			0.00%				0.09%
	%sector of municipality	17.18%	0.53%	0.07%	72.27%	9.65%			0.30%				100.00%
361	PLEASANTON	1,920,211	390,539	95,307	26,923,300	2,797,630	0	0	0	0	0	0	32,126,987
0.72%	%sector of county sector	0.49%	0.41%	0.04%	0.75%	0.23%							0.41%
	%sector of municipality	5.98%	1.22%	0.30%	83.80%	8.71%							100.00%
1,441	RAVENNA	51,223,045	1,997,712	6,158,019	67,741,455	10,082,200	41,336,545	0	556,910	113,590	10,445	0	179,219,921
2.88%	%sector of county sector	13.11%	2.07%	2.59%	1.89%	0.84%	29.73%		0.03%	0.04%	0.01%		2.28%
	%sector of municipality	28.58%	1.11%	3.44%	37.80%	5.63%	23.06%		0.31%	0.06%	0.01%		100.00%
247	RIVERDALE	409,909	205,644	20,410	16,343,985	2,722,345	0	0	472,480	214,250	114,740	5	20,503,768
0.49%	%sector of county sector	0.10%	0.21%	0.01%	0.46%	0.23%			0.03%	0.08%	0.15%	0.01%	0.26%
	%sector of municipality	2.00%	1.00%	0.10%	79.71%	13.28%			2.30%	1.04%	0.56%	0.00%	100.00%
1,034	SHELTON	884,314	3,272,399	4,314,838	58,115,020	7,131,625	0	0	779,035	0	1,970	0	74,499,201
2.06%	%sector of county sector	0.23%	3.40%	1.81%	1.62%	0.60%			0.04%		0.00%		0.95%
	%sector of municipality	1.19%	4.39%	5.79%	78.01%	9.57%			1.05%		0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
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40,063	Total Municipalities	181,908,767	58,482,689	50,256,547	2,683,985,533	1,082,550,493	77,059,241	32,815	2,077,995	551,540	1,032,225	2,600	4,137,940,443
79.99%	%all municip.sectors of cnty	46.54%	60.74%	21.13%	74.94%	90.35%	55.42%	0.95%	0.11%	0.21%	1.31%	6.01%	52.67%

10 BUFFALO

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 24,438	Value : 7,961,219,350	Growth 116,658,480	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	658	18,250,035	313	16,329,620	180	7,871,135	1,151	42,450,790	
02. Res Improve Land	11,532	439,267,700	1,210	55,973,585	1,361	71,731,645	14,103	566,972,930	
03. Res Improvements	12,554	2,432,153,935	1,275	395,829,970	1,459	404,502,810	15,288	3,232,486,715	
04. Res Total	13,212	2,889,671,670	1,588	468,133,175	1,639	484,105,590	16,439	3,841,910,435	36,247,797
% of Res Total	80.37	75.21	9.66	12.18	9.97	12.60	67.27	48.26	31.07
05. Com UnImp Land	257	34,959,185	58	7,312,715	17	687,810	332	42,959,710	
06. Com Improve Land	1,708	271,884,613	157	19,398,703	64	4,893,585	1,929	296,176,901	
07. Com Improvements	1,709	814,452,449	170	137,878,900	77	20,017,290	1,956	972,348,639	
08. Com Total	1,966	1,121,296,247	228	164,590,318	94	25,598,685	2,288	1,311,485,250	68,040,355
% of Com Total	85.93	85.50	9.97	12.55	4.11	1.95	9.36	16.47	58.32
09. Ind UnImp Land	3	562,710	3	566,975	1	152,000	7	1,281,685	
10. Ind Improve Land	15	4,501,695	16	5,204,800	1	331,000	32	10,037,495	
11. Ind Improvements	14	69,915,420	16	54,693,710	2	1,666,705	32	126,275,835	
12. Ind Total	17	74,979,825	19	60,465,485	3	2,149,705	39	137,595,015	2,165,490
% of Ind Total	43.59	54.49	48.72	43.94	7.69	1.56	0.16	1.73	1.86
13. Rec UnImp Land	1	32,815	14	672,180	30	879,340	45	1,584,335	
14. Rec Improve Land	0	0	2	117,255	12	690,135	14	807,390	
15. Rec Improvements	0	0	2	256,115	12	1,209,685	14	1,465,800	
16. Rec Total	1	32,815	16	1,045,550	42	2,779,160	59	3,857,525	306,675
% of Rec Total	1.69	0.85	27.12	27.10	71.19	72.05	0.24	0.05	0.26
Res & Rec Total	13,213	2,889,704,485	1,604	469,178,725	1,681	486,884,750	16,498	3,845,767,960	36,554,472
% of Res & Rec Total	80.09	75.14	9.72	12.20	10.19	12.66	67.51	48.31	31.33
Com & Ind Total	1,983	1,196,276,072	247	225,055,803	97	27,748,390	2,327	1,449,080,265	70,205,845
% of Com & Ind Total	85.22	82.55	10.61	15.53	4.17	1.91	9.52	18.20	60.18
17. Taxable Total	15,196	4,085,980,557	1,851	694,234,528	1,778	514,633,140	18,825	5,294,848,225	106,760,317
% of Taxable Total	80.72	77.17	9.83	13.11	9.44	9.72	77.03	66.51	91.52

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	64	507,905	15,456,295	0	0	0
19. Commercial	78	16,233,722	157,861,378	3	872,113	19,893,032
20. Industrial	2	59,950	2,681,290	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	64	507,905	15,456,295
19. Commercial	0	0	0	81	17,105,835	177,754,410
20. Industrial	0	0	0	2	59,950	2,681,290
21. Other	0	0	0	0	0	0
22. Total Sch II				147	17,673,690	195,891,995

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	3	70	1	5	209	39,315	213	39,390	0
24. Non-Producing	11	2,525	0	0	7	1,335	18	3,860	0
25. Total	14	2,595	1	5	216	40,650	231	43,250	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	869	245	419	1,533

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	823,095	461	168,882,180	3,105	1,432,218,805	3,581	1,601,924,080
28. Ag-Improved Land	5	496,240	227	55,829,660	1,536	666,674,670	1,768	723,000,570
29. Ag Improvements	6	129,215	229	47,406,525	1,566	293,867,485	1,801	341,403,225

30. Ag Total				5,382	2,666,327,875
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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	6	7.00	175,000	
32. HomeSite Improv Land	1	1.00	25,000	153	156.00	3,900,000	
33. HomeSite Improvements	2	0.00	100,975	156	0.00	38,296,295	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	11	14.74	32,430	
36. FarmSite Improv Land	2	1.50	3,300	178	201.51	443,330	
37. FarmSite Improvements	6	0.00	28,240	211	0.00	9,110,230	
38. FarmSite Total							
39. Road & Ditches	3	1.80	0	394	688.76	0	
40. Other- Non Ag Use	1	2.94	28,355	7	146.20	181,590	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	27	27.00	675,000	33	34.00	850,000	
32. HomeSite Improv Land	1,025	1,055.76	26,394,000	1,179	1,212.76	30,319,000	
33. HomeSite Improvements	1,074	0.00	223,875,815	1,232	0.00	262,273,085	51,185
34. HomeSite Total				1,265	1,246.76	293,442,085	
35. FarmSite UnImp Land	48	57.59	126,700	59	72.33	159,130	
36. FarmSite Improv Land	1,208	1,727.21	3,798,090	1,388	1,930.22	4,244,720	
37. FarmSite Improvements	1,426	0.00	69,991,670	1,643	0.00	79,130,140	9,846,978
38. FarmSite Total				1,702	2,002.55	83,533,990	
39. Road & Ditches	3,717	9,583.72	0	4,114	10,274.28	0	
40. Other- Non Ag Use	20	551.12	848,625	28	700.26	1,058,570	
41. Total Section VI				2,967	14,223.85	378,034,645	9,898,163

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	6	154.12	115,910	6	154.12	115,910

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	338	22,165.84	114,234,220
44. Market Value	0	0.00	0	338	22,165.84	151,082,605
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	519	43,930.68	175,878,620	857	66,096.52	290,112,840
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	70,558.62	31.25%	510,431,295	33.88%	7,234.15
46. 1A	29,080.69	12.88%	209,930,290	13.93%	7,218.89
47. 2A1	25,455.03	11.27%	177,455,035	11.78%	6,971.32
48. 2A	19,323.65	8.56%	131,462,790	8.72%	6,803.21
49. 3A1	8,125.02	3.60%	42,802,770	2.84%	5,268.02
50. 3A	2,605.83	1.15%	16,586,175	1.10%	6,365.03
51. 4A1	50,596.86	22.41%	299,414,010	19.87%	5,917.64
52. 4A	20,054.23	8.88%	118,664,245	7.88%	5,917.17
53. Total	225,799.93	100.00%	1,506,746,610	100.00%	6,672.93
Dry					
54. 1D1	209.79	0.41%	530,780	0.46%	2,530.05
55. 1D	15,634.91	30.45%	39,536,795	34.16%	2,528.75
56. 2D1	4,822.17	9.39%	11,380,300	9.83%	2,360.00
57. 2D	3,942.37	7.68%	9,301,655	8.04%	2,359.41
58. 3D1	1,029.27	2.00%	2,259,285	1.95%	2,195.04
59. 3D	284.78	0.55%	622,245	0.54%	2,185.00
60. 4D1	19,496.10	37.98%	39,965,515	34.53%	2,049.92
61. 4D	5,919.57	11.53%	12,134,795	10.49%	2,049.95
62. Total	51,338.96	100.00%	115,731,370	100.00%	2,254.26
Grass					
63. 1G1	21,827.81	10.45%	40,266,825	11.06%	1,844.75
64. 1G	4,265.31	2.04%	7,261,715	2.00%	1,702.51
65. 2G1	31,471.69	15.06%	56,353,510	15.48%	1,790.61
66. 2G	84,328.29	40.36%	149,466,715	41.07%	1,772.44
67. 3G1	59,963.11	28.70%	104,987,935	28.85%	1,750.88
68. 3G	1,354.05	0.65%	1,165,495	0.32%	860.75
69. 4G1	1,645.51	0.79%	1,762,875	0.48%	1,071.32
70. 4G	4,069.66	1.95%	2,670,365	0.73%	656.16
71. Total	208,925.43	100.00%	363,935,435	100.00%	1,741.94
Irrigated Total					
	225,799.93	45.29%	1,506,746,610	75.60%	6,672.93
Dry Total					
	51,338.96	10.30%	115,731,370	5.81%	2,254.26
Grass Total					
	208,925.43	41.91%	363,935,435	18.26%	1,741.94
72. Waste	11,573.46	2.32%	6,249,630	0.31%	540.00
73. Other	916.89	0.18%	487,375	0.02%	531.55
74. Exempt	896.11	0.18%	1,922,875	0.10%	2,145.80
75. Market Area Total	498,554.67	100.00%	1,993,150,420	100.00%	3,997.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,465.64	58.97%	119,081,000	60.71%	7,232.09
46. 1A	1,958.54	7.01%	14,170,065	7.22%	7,235.01
47. 2A1	4,143.26	14.84%	28,919,915	14.74%	6,979.99
48. 2A	2,218.05	7.94%	15,116,055	7.71%	6,815.02
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	763.60	2.73%	4,860,320	2.48%	6,365.01
51. 4A1	1,866.15	6.68%	11,047,600	5.63%	5,920.00
52. 4A	505.31	1.81%	2,960,370	1.51%	5,858.52
53. Total	27,920.55	100.00%	196,155,325	100.00%	7,025.48
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,717.65	54.51%	4,345,655	58.45%	2,530.00
56. 2D1	322.42	10.23%	760,910	10.23%	2,360.00
57. 2D	106.63	3.38%	251,640	3.38%	2,359.94
58. 3D1	111.99	3.55%	245,825	3.31%	2,195.06
59. 3D	16.35	0.52%	35,730	0.48%	2,185.32
60. 4D1	578.23	18.35%	1,185,360	15.94%	2,049.98
61. 4D	297.67	9.45%	610,225	8.21%	2,050.01
62. Total	3,150.94	100.00%	7,435,345	100.00%	2,359.72
Grass					
63. 1G1	2,440.50	23.70%	4,514,925	25.89%	1,850.00
64. 1G	147.16	1.43%	140,250	0.80%	953.04
65. 2G1	1,635.23	15.88%	2,941,145	16.86%	1,798.61
66. 2G	3,817.12	37.06%	6,755,305	38.73%	1,769.74
67. 3G1	1,459.43	14.17%	2,553,060	14.64%	1,749.35
68. 3G	42.04	0.41%	69,055	0.40%	1,642.60
69. 4G1	75.75	0.74%	48,405	0.28%	639.01
70. 4G	681.30	6.62%	419,025	2.40%	615.04
71. Total	10,298.53	100.00%	17,441,170	100.00%	1,693.56
Irrigated Total					
Irrigated Total	27,920.55	66.67%	196,155,325	88.64%	7,025.48
Dry Total					
Dry Total	3,150.94	7.52%	7,435,345	3.36%	2,359.72
Grass Total					
Grass Total	10,298.53	24.59%	17,441,170	7.88%	1,693.56
72. Waste	487.15	1.16%	263,050	0.12%	539.98
73. Other	19.20	0.05%	10,370	0.00%	540.10
74. Exempt	1,298.97	3.10%	6,582,740	2.97%	5,067.66
75. Market Area Total	41,876.37	100.00%	221,305,260	100.00%	5,284.73

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	527.51	6.54%	2,005,165	3.82%	3,801.19
46. 1A	11.95	0.15%	86,455	0.16%	7,234.73
47. 2A1	4,351.26	53.96%	30,371,815	57.89%	6,980.00
48. 2A	809.51	10.04%	5,516,835	10.52%	6,815.03
49. 3A1	160.39	1.99%	480,370	0.92%	2,995.01
50. 3A	2,167.79	26.88%	13,798,020	26.30%	6,365.02
51. 4A1	12.50	0.16%	74,000	0.14%	5,920.00
52. 4A	22.50	0.28%	133,195	0.25%	5,919.78
53. Total	8,063.41	100.00%	52,465,855	100.00%	6,506.66
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.50	0.57%	11,385	0.68%	2,530.00
56. 2D1	178.04	22.73%	420,150	24.96%	2,359.86
57. 2D	13.59	1.74%	32,070	1.91%	2,359.82
58. 3D1	113.45	14.49%	249,040	14.79%	2,195.15
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	473.53	60.47%	970,735	57.67%	2,050.00
62. Total	783.11	100.00%	1,683,380	100.00%	2,149.61
Grass					
63. 1G1	6,923.58	66.56%	12,808,715	84.87%	1,850.01
64. 1G	148.81	1.43%	275,300	1.82%	1,850.01
65. 2G1	8.65	0.08%	15,655	0.10%	1,809.83
66. 2G	109.36	1.05%	96,790	0.64%	885.06
67. 3G1	23.50	0.23%	41,250	0.27%	1,755.32
68. 3G	182.25	1.75%	123,930	0.82%	680.00
69. 4G1	8.65	0.08%	4,885	0.03%	564.74
70. 4G	2,996.88	28.81%	1,724,765	11.43%	575.52
71. Total	10,401.68	100.00%	15,091,290	100.00%	1,450.85
Irrigated Total	8,063.41	30.36%	52,465,855	71.06%	6,506.66
Dry Total	783.11	2.95%	1,683,380	2.28%	2,149.61
Grass Total	10,401.68	39.17%	15,091,290	20.44%	1,450.85
72. Waste	6,076.74	22.88%	3,365,845	4.56%	553.89
73. Other	1,231.18	4.64%	1,231,180	1.67%	1,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	26,556.12	100.00%	73,837,550	100.00%	2,780.43

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 19

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	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
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	19.22	0.00%	26,915	0.00%	1,400.36
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	151.91	1,012,105	28,108.84	196,957,145	233,523.14	1,557,398,540	261,783.89	1,755,367,790
77. Dry Land	57.26	138,285	2,048.97	4,867,870	53,166.78	119,843,940	55,273.01	124,850,095
78. Grass	76.45	96,570	9,940.29	16,469,320	219,608.90	379,902,005	229,625.64	396,467,895
79. Waste	29.12	15,720	2,434.03	1,359,010	15,674.20	8,503,795	18,137.35	9,878,525
80. Other	0.00	0	348.39	326,145	1,818.88	1,402,780	2,167.27	1,728,925
81. Exempt	0.00	0	1,198.90	6,598,360	1,015.40	1,934,170	2,214.30	8,532,530
82. Total	314.74	1,262,680	42,880.52	219,979,490	523,791.90	2,067,051,060	566,987.16	2,288,293,230

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	261,783.89	46.17%	1,755,367,790	76.71%	6,705.41
Dry Land	55,273.01	9.75%	124,850,095	5.46%	2,258.79
Grass	229,625.64	40.50%	396,467,895	17.33%	1,726.58
Waste	18,137.35	3.20%	9,878,525	0.43%	544.65
Other	2,167.27	0.38%	1,728,925	0.08%	797.74
Exempt	2,214.30	0.39%	8,532,530	0.37%	3,853.38
Total	566,987.16	100.00%	2,288,293,230	100.00%	4,035.88

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	3,620	1	25,000	2	432,320	3	460,940	0
83.2 Area 1 (east Ky South)	73	1,917,795	1,112	39,880,635	1,082	150,361,135	1,155	192,159,565	124,845
83.3 Area 2 (west Ky South)	25	895,160	1,738	67,918,035	1,726	329,180,730	1,751	397,993,925	1,650,245
83.4 Area 3 (east Ky Middle)	85	1,915,410	2,346	95,221,495	2,346	420,360,220	2,431	517,497,125	6,465,495
83.5 Area 4 (west Ky Middle)	60	2,553,270	1,394	65,668,220	1,394	356,009,665	1,454	424,231,155	1,297,387
83.6 Area 5 (east Ky North)	129	4,123,530	1,437	79,319,645	1,437	456,728,460	1,566	540,171,635	4,578,265
83.7 Area 6 (west Ky North)	138	5,786,775	1,100	61,655,655	1,100	368,900,530	1,238	436,342,960	3,637,871
83.8 Area 8 (rural Res Subs)	348	18,485,950	1,534	71,625,765	1,535	546,125,480	1,883	636,237,195	15,619,069
83.9 Elm Creek Res	24	490,635	346	6,415,295	346	51,355,790	370	58,261,720	78,835
83.10 Gibbon Res	32	465,265	565	8,602,710	556	88,212,485	588	97,280,460	118,210
83.11 Kearney Res/com	4	6,035	0	0	0	0	4	6,035	0
83.12 Mobile Homes	0	0	0	0	1,220	12,839,920	1,220	12,839,920	0
83.13 Ravenna Res	24	105,015	579	2,929,290	574	70,148,320	598	73,182,625	225,880
83.14 Recreational South	45	1,584,335	14	807,390	14	1,465,800	59	3,857,525	306,675
83.15 Rural Res Acreages	92	4,501,030	1,016	55,228,140	1,035	248,036,645	1,127	307,765,815	1,742,105
83.16 Shelton Res	39	290,475	433	4,274,955	431	60,911,660	470	65,477,090	325,870
83.17 Villages Res	77	910,825	502	8,208,090	504	72,883,355	581	82,002,270	383,720
84 Residential Total	1,196	44,035,125	14,117	567,780,320	15,302	3,233,952,515	16,498	3,845,767,960	36,554,472

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Com Outside Kry C1	105	5,539,105	530	25,448,910	566	212,092,535	671	243,080,550	3,024,110
85.2 Kearney Res/com	234	38,702,290	1,431	280,765,486	1,422	886,531,939	1,656	1,205,999,715	67,179,050
86 Commercial Total	339	44,241,395	1,961	306,214,396	1,988	1,098,624,474	2,327	1,449,080,265	70,205,845

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	21,712.49	10.85%	40,164,775	11.24%	1,849.85
88. 1G	3,587.10	1.79%	6,631,045	1.86%	1,848.58
89. 2G1	30,847.36	15.41%	55,823,420	15.63%	1,809.67
90. 2G	83,640.83	41.80%	148,884,815	41.67%	1,780.05
91. 3G1	59,768.63	29.87%	104,801,235	29.33%	1,753.45
92. 3G	224.54	0.11%	385,125	0.11%	1,715.17
93. 4G1	336.92	0.17%	567,725	0.16%	1,685.04
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	200,117.87	100.00%	357,258,140	100.00%	1,785.24
CRP					
96. 1C1	3.26	0.38%	5,685	0.41%	1,743.87
97. 1C	55.20	6.46%	94,895	6.85%	1,719.11
98. 2C1	71.39	8.35%	123,620	8.92%	1,731.62
99. 2C	82.30	9.62%	137,055	9.89%	1,665.31
100. 3C1	52.86	6.18%	90,420	6.53%	1,710.56
101. 3C	13.97	1.63%	21,795	1.57%	1,560.13
102. 4C1	397.26	46.46%	634,490	45.80%	1,597.17
103. 4C	178.86	20.92%	277,260	20.02%	1,550.15
104. Total	855.10	100.00%	1,385,220	100.00%	1,619.95
Timber					
105. 1T1	112.06	1.41%	96,365	1.82%	859.94
106. 1T	623.01	7.83%	535,775	10.12%	859.98
107. 2T1	552.94	6.95%	406,470	7.68%	735.11
108. 2T	605.16	7.61%	444,845	8.41%	735.09
109. 3T1	141.62	1.78%	96,280	1.82%	679.85
110. 3T	1,115.54	14.03%	758,575	14.33%	680.01
111. 4T1	911.33	11.46%	560,660	10.59%	615.21
112. 4T	3,890.80	48.93%	2,393,105	45.22%	615.07
113. Total	7,952.46	100.00%	5,292,075	100.00%	665.46
<hr/>					
Grass Total	200,117.87	95.78%	357,258,140	98.17%	1,785.24
CRP Total	855.10	0.41%	1,385,220	0.38%	1,619.95
Timber Total	7,952.46	3.81%	5,292,075	1.45%	665.46
<hr/>					
114. Market Area Total	208,925.43	100.00%	363,935,435	100.00%	1,741.94

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	2,440.50	26.13%	4,514,925	26.86%	1,850.00
88. 1G	12.30	0.13%	22,755	0.14%	1,850.00
89. 2G1	1,617.93	17.32%	2,928,425	17.42%	1,809.98
90. 2G	3,779.65	40.46%	6,727,750	40.03%	1,779.99
91. 3G1	1,451.73	15.54%	2,547,825	15.16%	1,755.03
92. 3G	39.10	0.42%	67,055	0.40%	1,714.96
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,341.21	100.00%	16,808,735	100.00%	1,799.42
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1.54	47.98%	2,850	50.31%	1,850.65
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	1.67	52.02%	2,815	49.69%	1,685.63
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	3.21	100.00%	5,665	100.00%	1,764.80
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	133.32	13.97%	114,645	18.29%	859.92
107. 2T1	17.30	1.81%	12,720	2.03%	735.26
108. 2T	37.47	3.93%	27,555	4.40%	735.39
109. 3T1	7.70	0.81%	5,235	0.84%	679.87
110. 3T	2.94	0.31%	2,000	0.32%	680.27
111. 4T1	74.08	7.76%	45,590	7.27%	615.42
112. 4T	681.30	71.41%	419,025	66.85%	615.04
113. Total	954.11	100.00%	626,770	100.00%	656.92
<hr/>					
Grass Total	9,341.21	90.70%	16,808,735	96.37%	1,799.42
CRP Total	3.21	0.03%	5,665	0.03%	1,764.80
Timber Total	954.11	9.26%	626,770	3.59%	656.92
<hr/>					
114. Market Area Total	10,298.53	100.00%	17,441,170	100.00%	1,693.56

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,923.58	97.45%	12,808,715	97.47%	1,850.01
88. 1G	148.81	2.09%	275,300	2.09%	1,850.01
89. 2G1	8.65	0.12%	15,655	0.12%	1,809.83
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	23.50	0.33%	41,250	0.31%	1,755.32
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	7,104.54	100.00%	13,140,920	100.00%	1,849.65
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	15.70	35.20%	27,945	36.88%	1,779.94
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	28.90	64.80%	47,830	63.12%	1,655.02
104. Total	44.60	100.00%	75,775	100.00%	1,698.99
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	93.66	2.88%	68,845	3.67%	735.05
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	182.25	5.60%	123,930	6.61%	680.00
111. 4T1	8.65	0.27%	4,885	0.26%	564.74
112. 4T	2,967.98	91.25%	1,676,935	89.46%	565.01
113. Total	3,252.54	100.00%	1,874,595	100.00%	576.35
<hr/>					
Grass Total	7,104.54	68.30%	13,140,920	87.08%	1,849.65
CRP Total	44.60	0.43%	75,775	0.50%	1,698.99
Timber Total	3,252.54	31.27%	1,874,595	12.42%	576.35
<hr/>					
114. Market Area Total	10,401.68	100.00%	15,091,290	100.00%	1,450.85

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

Market Area 19

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	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	0.00	0.00%	0	0.00%	0.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
	0.00	0.00%	0	0.00%	0.00
CRP Total					
	0.00	0.00%	0	0.00%	0.00
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

**2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

10 Buffalo

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	3,581,446,938	3,841,910,435	260,463,497	7.27%	36,247,797	6.26%
02. Recreational	3,469,730	3,857,525	387,795	11.18%	306,675	2.34%
03. Ag-Homesite Land, Ag-Res Dwelling	264,321,910	293,442,085	29,120,175	11.02%	51,185	11.00%
04. Total Residential (sum lines 1-3)	3,849,238,578	4,139,210,045	289,971,467	7.53%	36,605,657	6.58%
05. Commercial	1,198,165,096	1,311,485,250	113,320,154	9.46%	68,040,355	3.78%
06. Industrial	139,057,830	137,595,015	-1,462,815	-1.05%	2,165,490	-2.61%
07. Total Commercial (sum lines 5-6)	1,337,222,926	1,449,080,265	111,857,339	8.36%	70,205,845	3.11%
08. Ag-Farmsite Land, Outbuildings	77,717,770	83,533,990	5,816,220	7.48%	9,846,978	-5.19%
09. Minerals	43,250	43,250	0	0.00	0	0.00%
10. Non Ag Use Land	959,750	1,058,570	98,820	10.30%		
11. Total Non-Agland (sum lines 8-10)	78,720,770	84,635,810	5,915,040	7.51%	9,846,978	-4.99%
12. Irrigated	1,412,516,217	1,755,367,790	342,851,573	24.27%		
13. Dryland	120,340,830	124,850,095	4,509,265	3.75%		
14. Grassland	321,829,995	396,467,895	74,637,900	23.19%		
15. Wasteland	9,239,160	9,878,525	639,365	6.92%		
16. Other Agland	1,702,245	1,728,925	26,680	1.57%		
17. Total Agricultural Land	1,865,628,447	2,288,293,230	422,664,783	22.66%		
18. Total Value of all Real Property (Locally Assessed)	7,130,810,721	7,961,219,350	830,408,629	11.65%	116,658,480	10.01%

2025 Assessment Survey for Buffalo County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4- appraisal assistants
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$613,519.11
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000 - the majority of appraisal work is done in house
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	A budget for the computer system is maintained by the county IT Department.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,000
12.	Amount of last year's assessor's budget not used:
	\$93,657.45

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS, PCv3
2.	CAMA software:
	MIPS, PCv3
3.	Personal Property software:
	MIPS, PCv3
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The Register of Deeds Office maintains the cadastral maps.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.buffalo.gworks.com
8.	Who maintains the GIS software and maps?
	The GIS software and mapping is maintained by the staff in the county assessor's office, the county IT Department, and the vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry and gWorks
10.	When was the aerial imagery last updated?
	2022 Pictometry

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, there are two zoning areas, Ag and Ag residential. Both areas require building permits.

3.	What municipalities in the county are zoned?
	Kearney, Riverdale, Elm Creek, Amherst, Miller, Pleasanton, Ravenna, Gibbon and Shelton are all zoned.
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks, Inc.
3.	Other services:
	Pictometry Online

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2025 Residential Assessment Survey for Buffalo County

1.	Valuation data collection done by:
	In-house appraisal assistants
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used for residential properties using local market data to arrive at depreciation
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, each valuation group has its own depreciation table based on market information. Within the valuation group there are economic depreciation adjustments made from sales studies.
5.	Describe the methodology used to determine the residential lot values?
	A price per square foot analysis is conducted based on sales information within the neighborhood. There are multiple land tables in the CAMA system that value the land.
6.	How are rural residential site values developed?
	Rural residential site values are developed through sales of rural acreage sites. County zoning requires 3 acres to build a home site, and sales are used based on this acre minimum.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	A discounted cash-flow analysis is done annually to establish a value for lots held for sale or resale if an application to combine lots has been received. All other lots being held for sale or resale are valued using the regular lot tables for the neighborhood they are located in.

2025 Commercial Assessment Survey for Buffalo County

1.	Valuation data collection done by:
	In-house appraisal assistants
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	For the commercial class, valuation group 1 was updated to the income approach, whereas valuation group 2 will still be using the cost approach.
2a.	Describe the process used to determine the value of unique commercial properties.
	Both the cost approach and income approach are used in the commercial class. The commercial appraiser will rely on sales information from across the state (when necessary) to develop the appraisal tables.
3.	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?
	CAMA tables are used and then adjusted to reflect the local market based on sales information. Economic depreciation is also applied in the smaller villages from the sales analysis.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, the depreciation table is based on the occupancy code.
5.	Describe the methodology used to determine the commercial lot values.
	Lot size, location and sales analysis are considered in establishing the lot values.

2025 Agricultural Assessment Survey for Buffalo County

1.	Valuation data collection done by:
	In-house appraisal assistants
2.	Describe the process used to determine and monitor market areas.
	Topography and soils are considered as are water availability, allocation and rights, and location. Sales studies are conducted and non-agricultural influences are reviewed for changes in the special valuation area.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Typically, any parcel less than 20 acres are classified as residential. However, all parcels are reviewed and inspected periodically to determine whether the use is residential, recreational, or agricultural.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	At this time there has not been a separate market analysis conducted for intensive use in the county. Currently, feedlots, vineyards and tree farms are classified as Intensive use
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	There are two WRP properties in the county, and are valued at \$940/acre based on a study.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Timber, CRP, and lakes. Irrigated grass is also used and is 5% less than crop value.
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	733
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The county conducts a market study.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	In the southern portion of the county, agricultural land is subject to a recreational influence from the Platte River. Around Kearney, there continues to be influence of both commercial and residential development.
7d.	Where is the influenced area located within the county?

	The influences are located within Market Areas 2 and 6.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	In both special value areas, agricultural land values are the same as the uninfluenced market area 1.

2024 THREE YEAR ASSESSMENT PLAN

BUFFALO COUNTY ASSESSMENT YEARS 2025, 2026, & 2027



Prepared by:

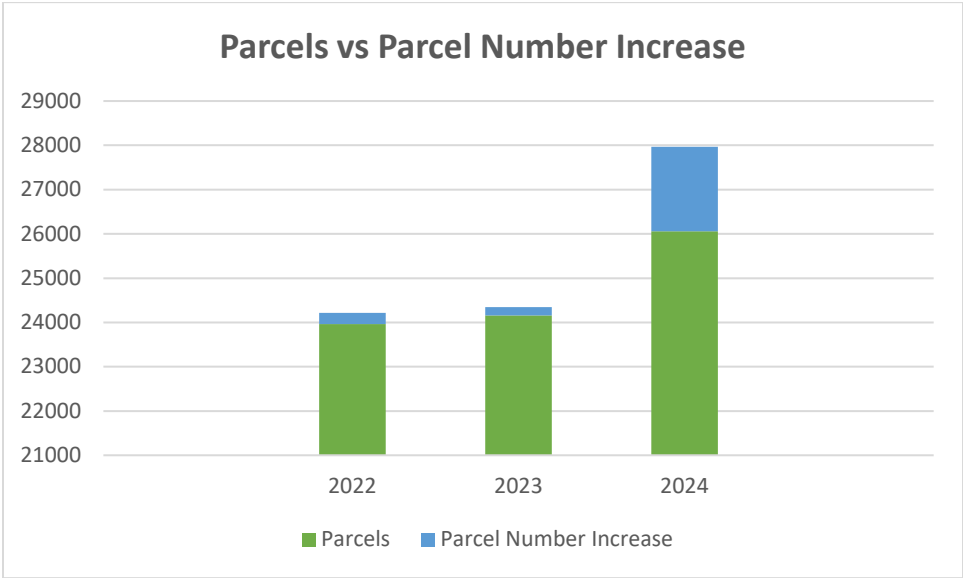
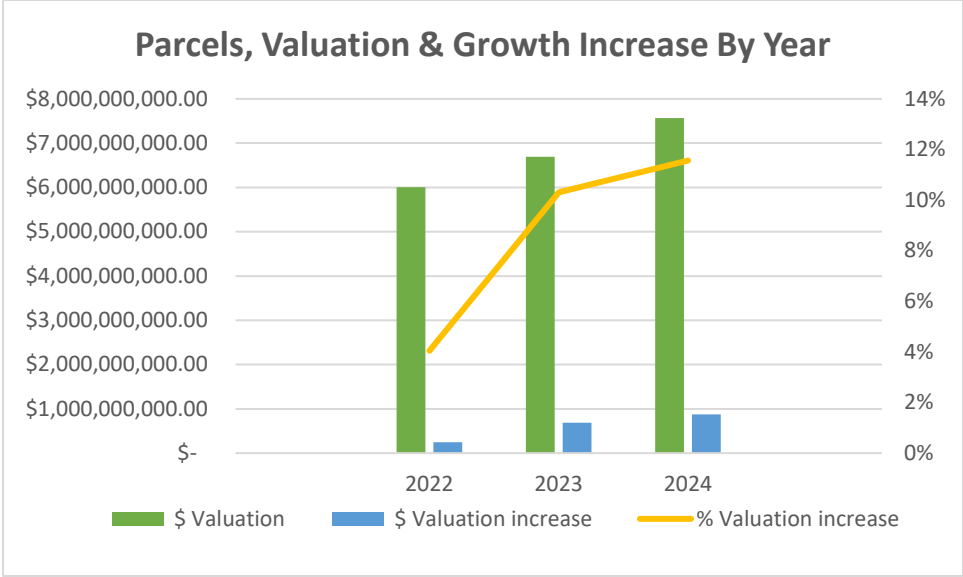
Roy Meusch, Buffalo County Assessor

Phone: 308-236-1205

Email: rmeusch@buffalocounty.ne.gov

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SOURCE: BUFFALO COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY, FORM 45 AND/OR YEARLY R & O BY PROPERTY ASSESSMENT DIVISION, NE DEPT OF REVENUE

6 Year Review Forecast & 3 Year Assessment Plan For 2024, 2025, 2026 w/ projected Years 2027-2030

APPRAISAL TYPE	2025	2026	2027	2028	2029
CEMETARIES/ 46	31	31	31	31	31
RESIDENTIAL					
ELM CREEK				374	
GIBBON					603
RAVENNA	621				
SHELTON					
VILLAGES			598		
KEARNEY 21-26	1499	1709	1564	1642	1429
441	128	494	117	95	208
442		317			
MOBILE HOMES	388		89	416	158
LAKE/ OUTLOTS			78		
TOWNSHIPS					
Total 871 parcels 2024	996	700	1310	1351	1543
COMMERCIAL - INDUSTRIAL					
GOVL & PERMISSIVE EXEMPTIONS	467	255	342	401	379
TOTALS	4130	3506	3962	4310	4351

General Office Information for 2024

We take advantage of all videos and classes that are available. We also have continued training within the office including a Monday morning meeting each week.

Property Records and sales searches are available on Beacon and Nebraska Assessor's Online, which taxpayers can access.

Available Time Allotments for Field Staff

APPRAISAL TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
SETTING VALUES/ PRELIM REVIEWS	X	X	X									
PRELIMINARY MEETINGS	X	X	X									
NEW CONSTRUCTION REVIEWS			X	X	X	X	X	X	X			
NBHD REVIEWS			X	X	X	X	X	X	X			
FINAL VALUES			X	X	X							
PROTESTS					X	X	X					
SALES STUDIES/ CALIBRATION					X	X	X	X	X	X		
PICK UP WORK/PERMIT REVIEW/CLEAN UP							X	X	X	X	X	X

STAFF

Field Reviewers

For 2024 we have 4 Full Time Equivalent Field reviewers available to accomplish review requirements which include protest reviews, pick-up, permit, preliminary value, and sales review work. They go on appointments and help property owners with all queries and explanations. The field staff are currently all using 'Surface Pros' to do their field work. This greatly enhances the amount of work that can be done and cuts down on the amount of time spent in the office. The Surface Pros also take pictures and automatically update the property records. They allow reviewer the opportunity to show property owners the information in their property record while on site. All field reviewers are prepared to assist with other areas of responsibility when necessary. They can wait on the counter and help with questions and forms.

Activities Performed During Preliminary Values, Neighborhood Review, Sales Review, Protest Review and Pickup Work

These reviews include:

- Re-measuring house, sheds and outbuildings as necessary.
- Evaluating Quality / Condition and noting if remodeling has taken place.
- Noting kitchen and bathrooms Q / C and pictures taken.
- Evaluating the siding including calculation of percentage of brick veneer
- Obtaining the number of plumbing fixtures
- Obtaining the amount of basement finish
- Establishing an attached and/or detached garage and its size, condition and interior finish
- Re-measuring and recording all miscellaneous improvements – porches, decks, covered or uncovered entries, garage finish, walkout basement, garden level basement, egress windows and measuring concrete patios if changed
- Taking pictures front / back of main building and outbuildings
- Updating the parcel record with any changes observed and noted.
- Checking drawings to 1" = 20' Scale
- Entering pictures, notes, and adjustments in the CAMA system.

Office Staff for 2024

There are 3.0 office staff employees. They assist at the counter, answer phone calls, answer questions, wait on the public and do day-to-day duties. All of them can assist with Homestead and Personal Property. Two people assist with sales entry, Permissive Exemption properties and special projects. Two of the clerical staff do most of the reports and information for the state.

The deputy does special inquiries, sending sales verifications, entering sales and trouble shooting. She also handles Computer information, MIPS updates and checks input for accuracy. If needed, the deputy aids with review work and assists in every aspect of anything that needs to be done in the office.

Assessor's Staff, Office Duties and Responsibilities

1. **Record Maintenance, Mapping Updates & Ownership Changes**
2. **Assessor Administrative Reports Annually prepare & file required by statute/regulation**
 - Abstracts (Real and Personal Property)
 - Assessor Survey
 - Sale information to PAD roster & annual Assessed Value Update with Certification of Value to Political Subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - Certificate of Taxes Levied Report
 - Report of current values for properties owned by Board of Educational Lands & Funds
 - Report of all Exempt Property and Taxable Government Owned Property
 - Annual Plan of Assessment Report
3. **Personal Property**

Administer annual filing of Buffalo County schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. **Permissive Exemptions**

Administer annual filings of applications for a new (Form 451) or continued exempt use (Form 451a), review and make recommendations to B.O.E.
5. **Taxable Government Owned Property**

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. **Homestead Exemptions**

Administer Buffalo County annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. **Centrally Assessed**

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. **Tax Increment Financing**

Management of record/valuation information for properties in community development projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. 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 levy rates used for tax billing process.

10. Tax Lists/Tax List corrections

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property, & prepare correction documents for B.O.E. approval and for county treasurer.

11. County Board of Equalization

Prepare information for the B.O.E., attend hearings, if applicable for the county, defend values (LOV) and sales file, and/or implement orders of the T.E.R.C.

12. Tax Equalization and Review Commission Appeals

Prepare Information for the B.O.E. to defend their BASIS for decision, defend assessor determined Level of Value (LOV) and sales file, and/or
"Show Cause" to the T.E.R.C. for LOV or methodology as the need specifies.

13. T.E.R.C. Statewide Equalization

Attend hearings, if applicable to county, defend values, and/or implement orders of the T.E.R.C. Notify PAD of execution orders and when implemented.

14. Education

Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain the Assessor Certification.
All Staff attends training provided by the State that is pertinent to their specific duties.

15. Assessor's Property Assessment & Taxation Calendar

Complete Assessor's Office calendar tasks in a timely manner.

BUDGET

The Budget has not been set at the time of this writing.

Conclusion

There are 26,000+ parcels in Buffalo County with modest increases in the number of parcels in the last 5 years. Those properties scheduled for review in 2024 and protested properties will be reviewed this summer as well as neighborhoods which have signs of inequality within them.

Rural residential properties in the same township and range areas will be reviewed as well as acreages around Kearney. Multiple neighborhoods in Kearney are being reviewed. Land values for residential neighborhoods, acreages and rural home-sites will be reviewed. Residential depreciation and effective age will be closely monitored in Kearney, small towns, acreages and rural home sites.

We are realigning the review process in Kearney so the six areas of town are reviewed one each in the six-year process rather than in bits and pieces. This would make the sales reviews and studies much more understandable. We are combining some neighborhoods in Kearney as there are neighborhoods with very few parcels. This will result in some neighborhoods being review a little sooner than the 6 years, in order to make the numbers more even throughout the 6 years.

Special Value and Agricultural properties, as well as acreages, are reviewed and updated in the new review configuration.

We are visiting with many folks, especially those that file protests every year. We also are working on making sure the costing information on all records is as complete and correct as possible.

Commercial properties and sales continue to be reviewed. Many commercial neighborhoods have been realigned, values will be examined along with occupancy codes versus price/ sq. ft. We have requested and are receiving income data from multiple commercial owners and will continue to work on moving to income and expense information for 2025 for the majority of commercial properties.

We will do preliminary values again in 2025 which will allow property owners to come in and visit with us before the actual 2025 values are set. This was a successful use of time in past years.

Respectfully submitted, July 15, 2024

Roy Meusch
Buffalo County Assessor

Statutory Requirements

Pursuant to [Neb. Revised Statute, 77-1311.02](#),

The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Pursuant to [Neb. Revised Statute, 77-1311.03](#)

On or before March 19 of each year, each county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall adjust the value of all taxable real property parcels by class or subclass in the county so that the value of all real property is uniform and proportionate. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years.

Pursuant to [Neb. Revised Statute, 77-112](#)

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade.

Acceptable Range of Values

Pursuant to [Neb. Revised Statute 77-5023](#)

(2) An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural land and horticultural land as defined in section [77-1359](#), sixty-nine to seventy-five percent of actual value; (b) for lands receiving special valuation, sixty-nine to seventy-five percent of special valuation as defined in section [77-1343](#); and (c) for all other real property, ninety-two to one hundred percent of actual value.

(3) Any increase or decrease shall cause the level of value determined by the commission to be at the midpoint of the applicable acceptable range.

Acceptable ranges are:

- (a) For **agricultural land and horticultural land 69% to 75%** of actual value.
- (b) For lands receiving **special valuation 69% to 75%** of actual value.
- (c) For **all other real property, 92% to 100%** of actual value. e.g., Residential and Commercial/Industrial

February 24, 2025

Agricultural Land and Special Valuation for 2025

All agricultural land in Buffalo County is valued using the market approach. In 2002, Buffalo County adopted county zoning that became effective January 1, 2003. The Assessor's Office initiated "Special Valuation" or Greenbelt Valuation after discussion with the Buffalo County Board of Supervisors.

The agricultural land tables in MIPS (CAMA) reflect both market (i.e., the Highest and Best Use" value) and the uninfluenced agricultural land value which reflects 75% of the value if the land were available for agricultural or horticultural purposes. Special Valuation values are derived from sales of similar classes or subclasses of agricultural land from agricultural areas in which actual value is not subject to influences by other purposes or uses.

Identification of the Influenced areas:

For 2025, there are three market areas. Area 1 does not recognize a difference between agricultural land value and value for other uses and therefore is not in a Special Valuation area. A difference between values for agricultural purposes and a higher market value based upon other influences or uses was indicated for two areas. Market Area 2 and Market Area 6 are treated as Special Valuation.

Market Area 2 is land surrounding and near the City of Kearney. This area shows a difference between land bought for agricultural purposes and land bought for potential commercial or residential development. Market Area 1 was considered in determining the special value for Market Area 2.

Market Area 6 is located south of I-80 to the county line. This area shows a difference between land bought for agricultural purposes and land bought for river or recreational influence. Groups like Platte Valley Recovery and the Whooping Crane Trust have been buying river and land surrounding the river. They are paying a higher value for land which is not typical of agricultural land values. Market Area 1 was considered in determining the special value for Market Area 6.

Determination of the highest and best use of the properties to be valued:

Land bought for other influences other than agricultural or horticultural such as commercial, residential or recreational were studied and the best land use was determined. The highest and best uses for Market Area 2 are commercial and residential uses. The highest and best use for Market Area 6 is recreational use. The highest and best uses for Market Area 1 are agricultural and horticultural uses.

Explanation of the valuation models used in arriving at the value estimates:

Market Area 2 and Market Area 6 are treated as Special Valuation. Sales in these market areas that were bought for other uses are studied and market value is determined. Sales in Area 2 have influences of commercial and residential development from the City of Kearney. Land around Kearney typically sells higher for this reason. The special values are determined from a non-influenced area. Sales in Market Area 1 help to determine the special value for Area 2. Market Area 6 has influences of the Platte River and recreational uses. Sales of these types of influences are used in determining the market value in these areas. Market Area 1 was considered in determining the special value for Market Area 6.

Explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency or typical market conditions:

No adjustments were made.

Explanation and analysis of the estimate of economic rent or net operating income used in the income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents:

The Income Capitalization approach was not used.

An explanation and analysis of typical expenses allowed in an income capitalization approach:

The Income Capitalization approach was not used.

Explanation and analysis of the overall capitalization rate used in an income capitalization approach:

The Income Capitalization approach was not used.

A file of all data used in determining special and actual value is available for public inspection in the Buffalo County Assessor's Office.