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**DEPARTMENT OF REVENUE**

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

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**CEDAR COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Cedar 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 Cedar 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: Janelle Heikes, Cedar County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

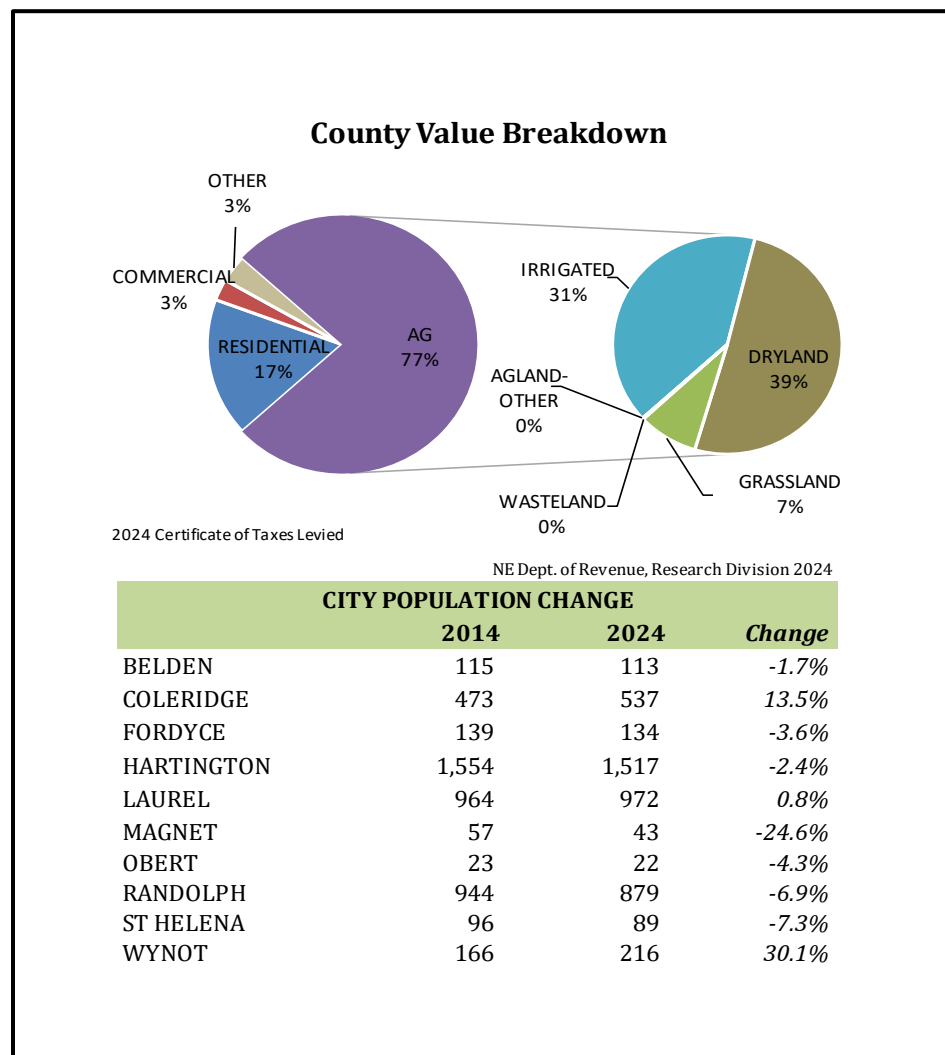
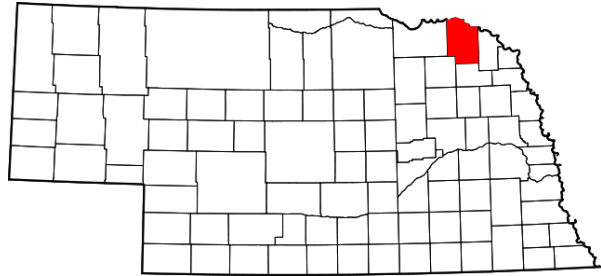
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



# County Overview

With a total area of 740 square miles, Cedar County has 8,262 residents, per the Census Bureau Quick Facts for 2023, a slight population decline from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$134,659 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cedar County are evenly disbursed among Hartington, Randolph, and Laurel. According to the latest information available from the U.S. Census Bureau, there are 295 employer establishments with increased total employment of 1,895.

Cedar County’s valuation base relies heavily on agricultural land. A mix of dry and irrigated land makes up a majority of the land in the county. Cedar County is included in both the Lewis and Clark and Lower Elkhorn Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska,

Cedar County ranks third in corn for silage and fourth in oats for grain (USDA AgCensus).

## 2025 Residential Correlation for Cedar County

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### *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 changes made to sold properties as well as unsold properties is examined each year. In Cedar County it was determined that sales characteristic information from realtor sites were excessively used on sales to correct assessment data, causing a sales bias. Discussions have been held with the county assessor and staff as to how to correct this practice going forward.

The sales qualification and verification processes are evaluated to determine that all arm's-length sales are made available for measurement. Analysis of the sale usability indicate the county assessor utilized sales below the statewide average. A new county assessor took office in January 2025, the department is working with the new county assessor and staff on sales verification and qualification methods. A review of the non-qualified sales indicates the county assessor has made available all arm's-length transactions.

The county currently has eight valuation groups that are based on the assessor locations. Valuation Group 20 is a combination of the smallest towns/villages in the county, and the and Valuation Groups 40 and 50 represent recreational land along the Niobrara River and Lewis and Clark Lake.

The six-year inspection and review cycle are current for the residential class. w The Cedar County Assessor completes a review of building permits, take photos, measurements and note the physical characteristics at the time of inspections.

The county assessor does have a written valuation methodology on file.

## 2025 Residential Correlation for Cedar County

2025 Residential Assessment Details for Cedar 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	Hartington	2018	2021	2022	2022	Westfield Acres Sub. raised 10%. Neuhalphen, Felber Place and McGregor addition houses raised 35%. All other houses raised 15%.
5	Laurel	2018	2021	2022	2022	All houses less than \$250,000 Raised 12%
10	Randolph	2018	2021	2025	2023	All residential lots increased. East addition houses raised 14%
15	Coleridge	2018	2021	2022	2022	All houses raised 13%
20	Belden, Fordyce, Magnet, St. Helena, Wynot, and Obert towns and villages.	2018 & *2024	2021-*2024	2019	*2024	Updated depreciation and costing table for St. Helena, Wynot and Obert to 2024. Updated costing table for Belden, Fordyce and Magnet to 2021
30	Rural	2018	*2021	2019	2019	
40	East River Recreational	2018	*2021	2019	2019	
50	West River Recreational	2018	*2021	2019	2019	
Additional comments:						
* = assessment action for current year						

### *Description of Analysis*

The statistical sample for the residential class consists of 140 sales representing all eight valuation groups. Two of the three measures of central tendency are within the acceptable range with the weighted mean slightly under the range. The COD and PRD are within the acceptable parameters. All valuation groups with sufficient sales have medians within the acceptable range.

Although sales that occurred in the oldest year were subject to selective reappraisal in the prior assessment year, analysis of the sales after last year's assessments were complete, support a level of value at the low end of the range, that generally corresponds to the median of the sample. For that reason, and because assessment actions in the current year have been equitably applied to sold and unsold parcels, the median can be relied upon as an indicator of the level of value.

The Division notes that some adjustments were based on assessed valuation; future adjustments should be made based on property characteristics and not valuation conclusions. The Division will work with the county assessor going forward on equalizing properties based on property characteristics.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate similar changes. Changes to the population and the sample reflect the stated assessment actions.

## 2025 Residential Correlation for Cedar County

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### *Equalization and Quality of Assessment*

A review of the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable range and therefore are equalized. The quality of the assessment of the residential property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	36	94.43	93.78	93.59	16.33	100.20
5	37	92.85	87.46	89.18	18.57	98.07
10	20	92.22	89.41	88.03	20.52	101.57
15	11	93.03	93.29	90.73	19.85	102.82
20	17	93.30	99.45	96.15	11.43	103.43
30	16	96.30	93.65	90.81	19.47	103.13
40	2	41.77	41.77	42.50	14.12	98.28
50	1	132.50	132.50	132.50	00.00	100.00
<u>ALL</u>	140	93.17	91.66	90.40	18.41	101.39

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Cedar County is 93%.

## 2025 Commercial Correlation for Cedar County

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### *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.

The sales qualification and verification processes are reviewed. Analysis of the sales indicates the county assessor utilizes sales at a rate below the statewide average. A new county assessor took office in January 2025, the Division is working with the new county assessor and staff on sales verification and qualification methods.

There are six valuation groups recognized in the county; however, none have sufficient sales for analysis, so the Division’s analysis is limited to the overall sample.

The six-year inspection and review cycle is current for the commercial class.

2025 Commercial Assessment Details for Cedar 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	Hartington	2018	2021	2022	2021	
5	Laurel	2018	2021	2022	2022	Manton's addition raised 17%. Replat of Northwest Industrial raised 5%
10	Randolph	2018	2021	2020	2023	
15	Coleridge	2018	2021	2022	2021	
20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot	2018	2021	2022	*2024	Storage units reviewed and revalued.
30	Rural	2018	2021	2022	2019	Apartment buildings in rural area reviewed and revalued.
<u>Additional comments:</u>						
* = assessment action for current year						

### *Description of Analysis*

For the commercial class there are 27 qualified sales in the statistical sample representing all valuation groups. All three measures of central tendency are within the acceptable range. The COD is high, indicating wide dispersion of assessment-to-sale ratios, while the PRD is within the IAAO recommended range. Reviewing the individual valuation group CODs also demonstrates this dispersion in all valuation groups. The hypothetical removal of outlier sales shifts all three measures of central tendency, but the median consistently remains within the acceptable range.

A review of the sold parcels compared to the change in the 2025 County Abstract of Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows a larger change in the sales as compared to the abstract. Further review indicates storage units in Valuation Group

## 2025 Commercial Correlation for Cedar County

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20 were reviewed/inspected and revalued. Two of the six total sales in this valuation group were storage units. Apartments were also reviewed/inspected and revalued. One of the two sales in Valuation Group 30 was an apartment. The one apartment along with the two storage unit sales are overrepresented in the sales file causing the percent change of the sales to be more than the percent change to the abstract.

These actions, though seemingly equitably applied to sold and unsold parcels moved the median of commercial sample without improving assessment equity significantly, leaving several other properties outside the acceptable range, and allowing other occupancies to be significantly outside of the acceptable range; as evidenced by the dispersion in ratios in the occupancy code substrata. The county assessor needs to update cost and depreciation tables in the next assessment cycle.

### *Equalization and Quality of Assessment*

Although the analysis suggests that there is considerable dispersion in the commercial class, including in the assessment-to-sale ratios of various occupancy codes, there is insufficient evidence to warrant recommendations based on individual subclasses. Overall, the statistics despite their variability support a level of value within the acceptable range. Based on all available information, the quality of assessment of commercial property in Cedar County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	93.59	109.71	81.74	45.37	134.22
5	7	92.90	86.03	94.43	20.96	91.10
10	5	96.61	82.41	82.77	18.18	99.57
15	1	136.07	136.07	136.07	00.00	100.00
20	6	92.49	92.98	101.09	25.17	91.98
30	2	66.74	66.74	92.32	54.58	72.29
____ALL____	27	94.12	92.59	91.67	29.01	101.00

### *Level of Value*

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

## 2025 Agricultural Correlation for Cedar County

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### *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.

The sales qualification and verification processes are reviewed. Analysis of the sales indicates the county assessor's percentage of sales used is below the statewide average. Review of sales qualification and verification processes determined that all arm's-length sales are made available for measurement. A new county assessor took office in January 2025, the Division is working with the new assessor and staff on sales verification and qualification methods.

Cedar County has three market areas. Market 1 is the northern portion of the county and consists of smaller fields and hilly parcels. The Missouri River flows along the edge. Market Area 2 is the southern portion of the county with more irrigation potential and larger crop fields.

Conservation Reserve Program (CRP) acres are identified in the county as well as Wetland Reserve Program (WRP) acres. The county assessor currently does not identify intensive use.

The six-year inspection and review cycle is examined. Land use is reviewed using aerial imagery as well as with information provided by taxpayers. The improvements in the rural area are due for inspection and review. A plan is being developed by the new county assessor to address this.

## 2025 Agricultural Correlation for Cedar County

2025 Agricultural Assessment Details for Cedar 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	2018	2018	2023	2019/2020	
AB DW	Agricultural dwellings	2018	2021	2023	2019/2020	
<b>Additional comments:</b> * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Northern portion of the county	*2024	Increased Irrigated 22%-33%. Increased Dry 16%-25%. Increased Grass 10%. Increased Tree Cover 20%. Increased CRP 45%.
2	Southern portion of the county	*2024	Increased Irrigated 27%- 42%. Increased Dry 40%-46%. Increased Grass 10%. Increased Tree Cover 20%. Increased CRP 45%
<b>Additional comments:</b> * = assessment action for current year			

### ***Description of Analysis***

The statistical sample for the agricultural class consists of 43 sales. All three measures of central tendency and the qualitative measures are within the acceptable range. Both market areas are also within the acceptable range. When reviewing the 80% Majority Land Use (MLU) the dryland subclass in Market Area 2 has a sufficient number of sales with a median in the acceptable range. Irrigated and grassland both have small samples of sales in both market areas, however both have medians within the acceptable range. Further, reviewing all subclasses in both areas compared to the surrounding counties indicates that the agricultural land values in Cedar County are comparable with surrounding counties.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

### ***Equalization and Quality of Assessment***

Agricultural homes and outbuildings are treated similarly to the rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural property in Cedar County adheres to generally accepted mass appraisal techniques.



## 2025 Agricultural Correlation for Cedar County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	9	71.89	77.93	73.93	18.81	105.41
1	3	71.89	76.00	69.96	24.87	108.63
2	6	73.42	78.90	75.75	15.45	104.16
<u>Dry</u>						
County	16	68.65	70.46	68.44	09.80	102.95
1	5	68.75	73.31	68.17	21.12	107.54
2	11	68.55	69.16	68.52	04.62	100.93
<u>Grass</u>						
County	2	71.40	71.40	70.90	02.82	100.71
1	2	71.40	71.40	70.90	02.82	100.71
<u>ALL</u>	43	69.98	72.87	69.12	15.03	105.43

### *Level of Value*

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

## 2025 Opinions of the Property Tax Administrator for Cedar County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2025 Commission Summary for Cedar County

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### Residential Real Property - Current

Number of Sales	140	Median	93.17
Total Sales Price	\$22,769,173	Mean	91.66
Total Adj. Sales Price	\$22,769,173	Wgt. Mean	90.40
Total Assessed Value	\$20,584,275	Average Assessed Value of the Base	\$110,976
Avg. Adj. Sales Price	\$162,637	Avg. Assessed Value	\$147,031

### Confidence Interval - Current

95% Median C.I	88.83 to 97.20
95% Wgt. Mean C.I	86.48 to 94.33
95% Mean C.I	87.84 to 95.48
% of Value of the Class of all Real Property Value in the County	12.43
% of Records Sold in the Study Period	3.36
% of Value Sold in the Study Period	4.45

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	151	0	92.54
2023	189	93	92.85
2022	205	92	91.96
2021	203	93	92.62

## 2025 Commission Summary for Cedar County

### Commercial Real Property - Current

Number of Sales	27	Median	94.12
Total Sales Price	\$3,890,728	Mean	92.59
Total Adj. Sales Price	\$3,890,728	Wgt. Mean	91.67
Total Assessed Value	\$3,566,785	Average Assessed Value of the Base	\$138,462
Avg. Adj. Sales Price	\$144,101	Avg. Assessed Value	\$132,103

### Confidence Interval - Current

95% Median C.I	63.66 to 99.72
95% Wgt. Mean C.I	79.62 to 103.73
95% Mean C.I	75.22 to 109.96
% of Value of the Class of all Real Property Value in the County	2.33
% of Records Sold in the Study Period	4.31
% of Value Sold in the Study Period	4.12

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	26	100	95.61
2023	25	100	97.29
2022	25	100	92.50
2021	15	0	75.00

**14 Cedar**  
**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 : 140  
 Total Sales Price : 22,769,173  
 Total Adj. Sales Price : 22,769,173  
 Total Assessed Value : 20,584,275  
 Avg. Adj. Sales Price : 162,637  
 Avg. Assessed Value : 147,031

MEDIAN : 93  
 WGT. MEAN : 90  
 MEAN : 92  
 COD : 18.41  
 PRD : 101.39

COV : 25.17  
 STD : 23.07  
 Avg. Abs. Dev : 17.15  
 MAX Sales Ratio : 175.69  
 MIN Sales Ratio : 30.34

95% Median C.I. : 88.83 to 97.20  
 95% Wgt. Mean C.I. : 86.48 to 94.33  
 95% Mean C.I. : 87.84 to 95.48

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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	15	92.85	93.29	93.22	17.40	100.08	54.86	151.58	76.99 to 103.03	146,280	136,357	
01-JAN-23 To 31-MAR-23	13	96.86	95.12	100.20	15.66	94.93	50.27	125.89	75.84 to 109.93	148,419	148,723	
01-APR-23 To 30-JUN-23	23	99.78	97.87	98.80	13.15	99.06	73.84	125.39	87.80 to 106.49	151,594	149,777	
01-JUL-23 To 30-SEP-23	20	97.42	93.62	93.16	13.70	100.49	56.03	119.57	83.42 to 104.74	154,258	143,712	
01-OCT-23 To 31-DEC-23	17	94.53	91.64	83.04	17.27	110.36	35.87	148.51	77.34 to 103.94	159,129	132,140	
01-JAN-24 To 31-MAR-24	13	93.30	93.35	89.97	24.01	103.76	35.82	175.69	60.60 to 107.49	194,000	174,549	
01-APR-24 To 30-JUN-24	19	86.87	83.97	82.94	19.10	101.24	30.34	133.11	72.56 to 99.44	172,263	142,868	
01-JUL-24 To 30-SEP-24	20	89.95	85.28	85.53	25.33	99.71	37.75	140.43	64.84 to 95.61	178,675	152,820	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	71	96.86	95.20	96.28	14.76	98.88	50.27	151.58	90.36 to 103.91	150,640	145,040	
01-OCT-23 To 30-SEP-24	69	91.83	88.01	85.20	21.47	103.30	30.34	175.69	83.43 to 94.70	174,981	149,078	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	73	96.86	94.76	93.69	14.84	101.14	35.87	148.51	90.36 to 103.91	153,513	143,820	
<u>ALL</u>	140	93.17	91.66	90.40	18.41	101.39	30.34	175.69	88.83 to 97.20	162,637	147,031	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	36	94.43	93.78	93.59	16.33	100.20	35.82	175.69	84.46 to 101.04	192,817	180,454	
5	37	92.85	87.46	89.18	18.57	98.07	30.34	124.97	81.49 to 99.45	134,087	119,576	
10	20	92.22	89.41	88.03	20.52	101.57	50.27	133.11	73.70 to 103.94	132,168	116,353	
15	11	93.03	93.29	90.73	19.85	102.82	57.48	140.43	67.95 to 120.08	139,836	126,867	
20	17	93.30	99.45	96.15	11.43	103.43	75.84	148.51	91.33 to 111.13	103,871	99,870	
30	16	96.30	93.65	90.81	19.47	103.13	49.96	151.58	77.04 to 107.49	260,469	236,519	
40	2	41.77	41.77	42.50	14.12	98.28	35.87	47.67	N/A	298,350	126,803	
50	1	132.50	132.50	132.50	00.00	100.00	132.50	132.50	N/A	155,000	205,375	
<u>ALL</u>	140	93.17	91.66	90.40	18.41	101.39	30.34	175.69	88.83 to 97.20	162,637	147,031	

**14 Cedar  
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 : 140  
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 Avg. Assessed Value : 147,031

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 WGT. MEAN : 90  
 MEAN : 92  
 COD : 18.41  
 PRD : 101.39

COV : 25.17  
 STD : 23.07  
 Avg. Abs. Dev : 17.15  
 MAX Sales Ratio : 175.69  
 MIN Sales Ratio : 30.34

95% Median C.I. : 88.83 to 97.20  
 95% Wgt. Mean C.I. : 86.48 to 94.33  
 95% Mean C.I. : 87.84 to 95.48

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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	138	93.34	92.38	91.69	17.84	100.75	30.34	175.69	89.78 to 97.54	160,670	147,324
06	2	41.77	41.77	42.50	14.12	98.28	35.87	47.67	N/A	298,350	126,803
07											
<u>ALL</u>	140	93.17	91.66	90.40	18.41	101.39	30.34	175.69	88.83 to 97.20	162,637	147,031

**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	4	119.32	109.86	111.51	12.19	98.52	75.84	124.97	N/A	22,950	25,593
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	140	93.17	91.66	90.40	18.41	101.39	30.34	175.69	88.83 to 97.20	162,637	147,031
Greater Than 14,999	140	93.17	91.66	90.40	18.41	101.39	30.34	175.69	88.83 to 97.20	162,637	147,031
Greater Than 29,999	136	92.99	91.12	90.32	18.18	100.89	30.34	175.69	88.83 to 96.86	166,745	150,602
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	119.32	109.86	111.51	12.19	98.52	75.84	124.97	N/A	22,950	25,593
30,000 TO 59,999	12	95.71	100.54	100.94	17.41	99.60	73.84	148.51	78.86 to 120.08	46,225	46,660
60,000 TO 99,999	28	92.61	94.94	93.45	21.96	101.59	34.41	175.69	82.93 to 105.21	76,416	71,410
100,000 TO 149,999	26	81.26	83.22	83.68	24.45	99.45	30.34	151.58	72.40 to 96.86	126,727	106,043
150,000 TO 249,999	43	95.61	92.08	91.81	13.82	100.29	35.82	132.50	90.74 to 100.26	186,159	170,910
250,000 TO 499,999	26	90.07	87.91	87.91	15.45	100.00	35.87	116.37	80.37 to 99.44	310,895	273,300
500,000 TO 999,999	1	118.41	118.41	118.41	00.00	100.00	118.41	118.41	N/A	600,000	710,440
1,000,000 +											
<u>ALL</u>	140	93.17	91.66	90.40	18.41	101.39	30.34	175.69	88.83 to 97.20	162,637	147,031

**14 Cedar**  
**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 : 27  
 Total Sales Price : 3,890,728  
 Total Adj. Sales Price : 3,890,728  
 Total Assessed Value : 3,566,785  
 Avg. Adj. Sales Price : 144,101  
 Avg. Assessed Value : 132,103

MEDIAN : 94  
 WGT. MEAN : 92  
 MEAN : 93  
 COD : 29.01  
 PRD : 101.00

COV : 47.40  
 STD : 43.89  
 Avg. Abs. Dev : 27.30  
 MAX Sales Ratio : 259.03  
 MIN Sales Ratio : 30.31

95% Median C.I. : 63.66 to 99.72  
 95% Wgt. Mean C.I. : 79.62 to 103.73  
 95% Mean C.I. : 75.22 to 109.96

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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	4	74.73	72.08	99.29	36.73	72.60	35.69	103.17	N/A	299,000	296,865
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	3	92.90	95.49	94.69	04.25	100.84	90.86	102.72	N/A	39,167	37,085
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	3	98.51	98.75	96.89	19.99	101.92	69.34	128.40	N/A	427,000	413,738
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	2	98.31	98.31	97.85	00.59	100.47	97.73	98.88	N/A	100,500	98,343
01-JUL-23 To 30-SEP-23	2	80.06	80.06	65.07	24.57	123.04	60.39	99.72	N/A	105,000	68,328
01-OCT-23 To 31-DEC-23	4	100.71	103.73	106.85	23.42	97.08	63.66	149.84	N/A	61,307	65,504
01-JAN-24 To 31-MAR-24	3	94.12	147.53	149.73	60.06	98.53	89.44	259.03	N/A	38,667	57,897
01-APR-24 To 30-JUN-24	6	56.87	69.10	49.20	41.96	140.45	30.31	136.07	30.31 to 136.07	87,333	42,968
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	7	92.90	82.11	98.87	18.71	83.05	35.69	103.17	35.69 to 103.17	187,643	185,531
01-OCT-22 To 30-SEP-23	7	98.51	93.28	93.06	14.44	100.24	60.39	128.40	60.39 to 128.40	241,714	224,936
01-OCT-23 To 30-SEP-24	13	89.44	97.85	78.34	42.86	124.90	30.31	259.03	53.48 to 136.07	68,094	53,347
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	6	95.71	97.12	96.71	13.33	100.42	69.34	128.40	69.34 to 128.40	233,083	225,412
01-JAN-23 To 31-DEC-23	8	98.31	96.45	90.72	17.15	106.32	60.39	149.84	60.39 to 149.84	82,029	74,419
<u>ALL</u>	27	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	6	93.59	109.71	81.74	45.37	134.22	51.92	259.03	51.92 to 259.03	114,333	93,454
5	7	92.90	86.03	94.43	20.96	91.10	53.48	128.40	53.48 to 128.40	224,429	211,936
10	5	96.61	82.41	82.77	18.18	99.57	53.57	102.72	N/A	33,726	27,913
15	1	136.07	136.07	136.07	00.00	100.00	136.07	136.07	N/A	14,000	19,050
20	6	92.49	92.98	101.09	25.17	91.98	35.69	149.84	35.69 to 149.84	46,017	46,519
30	2	66.74	66.74	92.32	54.58	72.29	30.31	103.17	N/A	587,500	542,388
<u>ALL</u>	27	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103



**14 Cedar**  
**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 : 27  
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Total Adj. Sales Price : 3,890,728  
Total Assessed Value : 3,566,785  
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Avg. Assessed Value : 132,103

MEDIAN : 94  
WGT. MEAN : 92  
MEAN : 93  
COD : 29.01  
PRD : 101.00

COV : 47.40  
STD : 43.89  
Avg. Abs. Dev : 27.30  
MAX Sales Ratio : 259.03  
MIN Sales Ratio : 30.31

95% Median C.I. : 63.66 to 99.72  
95% Wgt. Mean C.I. : 79.62 to 103.73  
95% Mean C.I. : 75.22 to 109.96

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	27	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103
04											
<u>ALL</u>	27	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103

**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	2	132.24	132.24	134.05	02.90	98.65	128.40	136.07	N/A	9,500	12,735
Less Than 30,000	9	98.88	90.69	84.58	24.32	107.22	35.69	136.07	60.25 to 128.40	19,611	16,586
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	27	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103
Greater Than 14,999	25	92.90	89.42	91.47	28.40	97.76	30.31	259.03	63.66 to 98.51	154,869	141,653
Greater Than 29,999	18	93.51	93.53	92.01	30.65	101.65	30.31	259.03	60.39 to 98.51	206,346	189,862
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	132.24	132.24	134.05	02.90	98.65	128.40	136.07	N/A	9,500	12,735
15,000 TO 29,999	7	90.86	78.83	78.61	22.29	100.28	35.69	102.72	35.69 to 102.72	22,500	17,686
30,000 TO 59,999	6	91.78	121.43	123.77	50.38	98.11	53.57	259.03	53.57 to 259.03	38,833	48,064
60,000 TO 99,999	4	81.12	78.08	78.43	20.55	99.55	53.48	96.61	N/A	67,907	53,258
100,000 TO 149,999	2	100.35	100.35	100.07	04.44	100.28	95.89	104.80	N/A	122,300	122,380
150,000 TO 249,999	4	56.16	60.09	59.80	33.78	100.48	30.31	97.73	N/A	191,250	114,375
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999	2	100.84	100.84	100.63	02.31	100.21	98.51	103.17	N/A	1,100,000	1,106,918
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	27	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103

**14 Cedar**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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 MEAN : 93  
 COD : 29.01  
 PRD : 101.00

COV : 47.40  
 STD : 43.89  
 Avg. Abs. Dev : 27.30  
 MAX Sales Ratio : 259.03  
 MIN Sales Ratio : 30.31

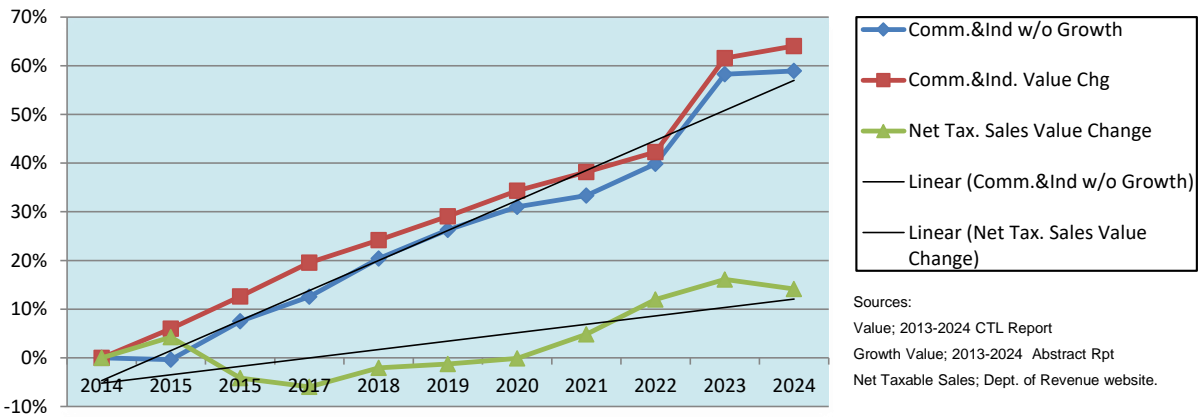
95% Median C.I. : 63.66 to 99.72  
 95% Wgt. Mean C.I. : 79.62 to 103.73  
 95% Mean C.I. : 75.22 to 109.96

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	103.17	103.17	103.17	00.00	100.00	103.17	103.17	N/A	1,000,000	1,031,735
342	1	96.61	96.61	96.61	00.00	100.00	96.61	96.61	N/A	60,628	58,570
344	5	63.66	74.11	66.32	24.87	111.75	53.48	98.88	N/A	67,200	44,570
350	3	69.34	65.79	65.35	32.41	100.67	30.31	97.73	N/A	143,667	93,885
353	3	99.72	79.38	79.97	22.40	99.26	35.69	102.72	N/A	24,667	19,725
406	4	92.67	93.50	91.86	20.13	101.79	60.25	128.40	N/A	46,500	42,714
420	1	98.51	98.51	98.51	00.00	100.00	98.51	98.51	N/A	1,200,000	1,182,100
426	2	175.97	175.97	150.68	47.21	116.78	92.90	259.03	N/A	57,500	86,643
442	2	72.22	72.22	64.54	25.82	111.90	53.57	90.86	N/A	29,750	19,200
467	1	104.80	104.80	104.80	00.00	100.00	104.80	104.80	N/A	114,600	120,100
468	1	82.55	82.55	82.55	00.00	100.00	82.55	82.55	N/A	30,000	24,765
471	1	149.84	149.84	149.84	00.00	100.00	149.84	149.84	N/A	45,000	67,430
526	1	136.07	136.07	136.07	00.00	100.00	136.07	136.07	N/A	14,000	19,050
531	1	51.92	51.92	51.92	00.00	100.00	51.92	51.92	N/A	225,000	116,815
<u>ALL</u>	<u>27</u>	94.12	92.59	91.67	29.01	101.00	30.31	259.03	63.66 to 99.72	144,101	132,103

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 44,837,235	\$ 2,916,680	6.51%	\$ 41,920,555		\$ 70,068,236	
2014	\$ 47,510,775	\$ 2,843,960	5.99%	\$ 44,666,815	-0.38%	\$ 73,062,052	4.27%
2015	\$ 50,489,034	\$ 2,283,060	4.52%	\$ 48,205,974	1.46%	\$ 67,165,068	-8.07%
2016	\$ 53,599,570	\$ 3,133,035	5.85%	\$ 50,466,535	-0.04%	\$ 65,883,749	-1.91%
2017	\$ 55,675,135	\$ 1,691,495	3.04%	\$ 53,983,640	0.72%	\$ 68,607,307	4.13%
2018	\$ 57,885,512	\$ 1,264,845	2.19%	\$ 56,620,667	1.70%	\$ 69,164,246	0.81%
2019	\$ 60,240,967	\$ 1,494,565	2.48%	\$ 58,746,402	1.49%	\$ 69,993,223	1.20%
2020	\$ 61,963,825	\$ 2,176,885	3.51%	\$ 59,786,940	-0.75%	\$ 73,442,068	4.93%
2021	\$ 63,804,700	\$ 1,094,980	1.72%	\$ 62,709,720	1.20%	\$ 78,472,357	6.85%
2022	\$ 72,456,577	\$ 1,494,245	2.06%	\$ 70,962,332	11.22%	\$ 81,356,258	3.68%
2023	\$ 73,561,105	\$ 2,298,815	3.13%	\$ 71,262,290	-1.65%	\$ 79,984,059	-1.69%
2024	\$ 79,398,105	\$ 6,847,560	8.62%	\$ 72,550,545	-1.37%	\$ 78,696,159	-1.61%
<b>Ann %chg</b>	<b>5.27%</b>			<b>Average</b>	<b>1.24%</b>	0.75%	<b>1.14%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.38%	5.96%	4.27%
2015	7.51%	12.61%	-4.14%
2016	12.55%	19.54%	-5.97%
2017	20.40%	24.17%	-2.09%
2018	26.28%	29.10%	-1.29%
2019	31.02%	34.35%	-0.11%
2020	33.34%	38.20%	4.82%
2021	39.86%	42.30%	11.99%
2022	58.27%	61.60%	16.11%
2023	58.94%	64.06%	14.15%
2024	61.81%	77.08%	12.31%

County Number	14
County Name	Cedar

**14 Cedar**  
**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 : 43  
Total Sales Price : 65,389,432  
Total Adj. Sales Price : 65,389,432  
Total Assessed Value : 45,194,015  
Avg. Adj. Sales Price : 1,520,684  
Avg. Assessed Value : 1,051,024

MEDIAN : 70  
WGT. MEAN : 69  
MEAN : 73  
COD : 15.03  
PRD : 105.43

COV : 19.47  
STD : 14.19  
Avg. Abs. Dev : 10.52  
MAX Sales Ratio : 104.87  
MIN Sales Ratio : 49.66

95% Median C.I. : 68.49 to 75.70  
95% Wgt. Mean C.I. : 65.07 to 73.16  
95% Mean C.I. : 68.63 to 77.11

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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	7	74.59	81.09	78.22	12.68	103.67	69.03	104.87	69.03 to 104.87	2,017,472	1,578,007
01-JAN-22 To 31-MAR-22	4	76.28	79.35	77.13	04.79	102.88	75.70	89.14	N/A	1,320,073	1,018,170
01-APR-22 To 30-JUN-22	3	91.90	88.82	88.19	12.66	100.71	69.84	104.72	N/A	996,458	878,767
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	71.89	71.89	71.89	00.00	100.00	71.89	71.89	N/A	753,710	541,810
01-JAN-23 To 31-MAR-23	2	54.89	54.89	54.49	06.67	100.73	51.23	58.55	N/A	1,945,000	1,059,773
01-APR-23 To 30-JUN-23	7	68.49	72.96	69.55	10.66	104.90	64.38	89.13	64.38 to 89.13	1,594,725	1,109,067
01-JUL-23 To 30-SEP-23	2	74.14	74.14	73.63	02.93	100.69	71.97	76.31	N/A	786,203	578,850
01-OCT-23 To 31-DEC-23	11	68.55	67.61	62.04	14.98	108.98	49.66	96.33	50.63 to 86.21	1,290,759	800,734
01-JAN-24 To 31-MAR-24	4	65.32	62.72	61.72	08.28	101.62	50.95	69.29	N/A	1,829,445	1,129,221
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	2	73.44	73.44	61.71	26.03	119.01	54.32	92.56	N/A	2,051,071	1,265,750
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	14	75.94	82.25	79.29	12.51	103.73	69.03	104.87	69.98 to 98.57	1,599,426	1,268,216
01-OCT-22 To 30-SEP-23	12	69.69	70.05	66.65	11.12	105.10	51.23	89.13	64.38 to 76.31	1,448,266	965,210
01-OCT-23 To 30-SEP-24	17	66.97	67.14	61.90	15.32	108.47	49.66	96.33	54.04 to 73.40	1,506,957	932,733
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	8	76.28	81.97	80.36	11.39	102.00	69.84	104.72	69.84 to 104.72	1,127,922	906,349
01-JAN-23 To 31-DEC-23	22	68.52	68.75	64.39	13.44	106.77	49.66	96.33	60.62 to 73.40	1,401,083	902,218
<u>ALL</u>	43	69.98	72.87	69.12	15.03	105.43	49.66	104.87	68.49 to 75.70	1,520,684	1,051,024

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	22	70.87	72.99	65.41	21.15	111.59	49.66	104.87	54.32 to 89.13	1,251,503	818,620
2	21	69.98	72.75	71.81	08.33	101.31	63.66	104.72	66.97 to 75.70	1,802,684	1,294,495
<u>ALL</u>	43	69.98	72.87	69.12	15.03	105.43	49.66	104.87	68.49 to 75.70	1,520,684	1,051,024

**14 Cedar**  
**AGRICULTURAL LAND**

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Qualified

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 Avg. Abs. Dev : 10.52  
 MAX Sales Ratio : 104.87  
 MIN Sales Ratio : 49.66

95% Median C.I. : 68.49 to 75.70  
 95% Wgt. Mean C.I. : 65.07 to 73.16  
 95% Mean C.I. : 68.63 to 77.11

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	2	70.19	70.19	57.20	27.01	122.71	51.23	89.14	N/A	1,281,925	733,280
1	1	51.23	51.23	51.23	00.00	100.00	51.23	51.23	N/A	2,160,000	1,106,560
2	1	89.14	89.14	89.14	00.00	100.00	89.14	89.14	N/A	403,850	360,000
<b>_____Dry_____</b>											
County	13	68.55	70.57	68.04	10.91	103.72	54.04	98.57	64.38 to 75.70	1,664,832	1,132,781
1	4	72.59	74.45	68.10	25.00	109.32	54.04	98.57	N/A	1,322,750	900,784
2	9	68.55	68.85	68.02	04.00	101.22	64.38	75.70	65.76 to 71.97	1,816,868	1,235,891
<b>_____Grass_____</b>											
County	2	71.40	71.40	70.90	02.82	100.71	69.39	73.40	N/A	441,500	313,028
1	2	71.40	71.40	70.90	02.82	100.71	69.39	73.40	N/A	441,500	313,028
<b>_____ALL_____</b>	<b>43</b>	<b>69.98</b>	<b>72.87</b>	<b>69.12</b>	<b>15.03</b>	<b>105.43</b>	<b>49.66</b>	<b>104.87</b>	<b>68.49 to 75.70</b>	<b>1,520,684</b>	<b>1,051,024</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	9	71.89	77.93	73.93	18.81	105.41	51.23	104.87	63.66 to 104.72	1,420,240	1,049,915
1	3	71.89	76.00	69.96	24.87	108.63	51.23	104.87	N/A	1,343,570	939,908
2	6	73.42	78.90	75.75	15.45	104.16	63.66	104.72	63.66 to 104.72	1,458,575	1,104,918
<b>_____Dry_____</b>											
County	16	68.65	70.46	68.44	09.80	102.95	54.04	98.57	65.43 to 75.70	1,586,021	1,085,428
1	5	68.75	73.31	68.17	21.12	107.54	54.04	98.57	N/A	1,188,750	810,378
2	11	68.55	69.16	68.52	04.62	100.93	64.38	75.70	65.43 to 75.70	1,766,598	1,210,450
<b>_____Grass_____</b>											
County	2	71.40	71.40	70.90	02.82	100.71	69.39	73.40	N/A	441,500	313,028
1	2	71.40	71.40	70.90	02.82	100.71	69.39	73.40	N/A	441,500	313,028
<b>_____ALL_____</b>	<b>43</b>	<b>69.98</b>	<b>72.87</b>	<b>69.12</b>	<b>15.03</b>	<b>105.43</b>	<b>49.66</b>	<b>104.87</b>	<b>68.49 to 75.70</b>	<b>1,520,684</b>	<b>1,051,024</b>

## Cedar County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cedar	1	7,850	7,850	7,775	7,775	6,990	6,990	6,910	6,910	7,364
Dixon	2	8,400	8,240	7,825	7,570	7,040	6,530	6,395	6,140	7,124
Pierce	1	8,245	7,961	7,433	7,332	7,199	6,805	5,545	5,262	7,023
Knox	1	7,465	7,465	7,334	7,010	6,980	6,980	6,856	6,859	7,002
Knox	3	6,909	6,975	6,875	6,879	6,523	6,210	5,398	5,201	6,102
Cedar	2	9,500	9,500	9,400	9,400	9,300	9,300	9,000	9,000	9,176
Dixon	1	8,960	8,650	8,210	7,945	7,935	7,450	6,710	6,440	7,742
Dixon	2	8,400	8,240	7,825	7,570	7,040	6,530	6,395	6,140	7,124
Pierce	1	8,245	7,961	7,433	7,332	7,199	6,805	5,545	5,262	7,023
Wayne	1	9,895	9,880	9,675	9,300	9,000	8,700	8,300	7,900	8,804

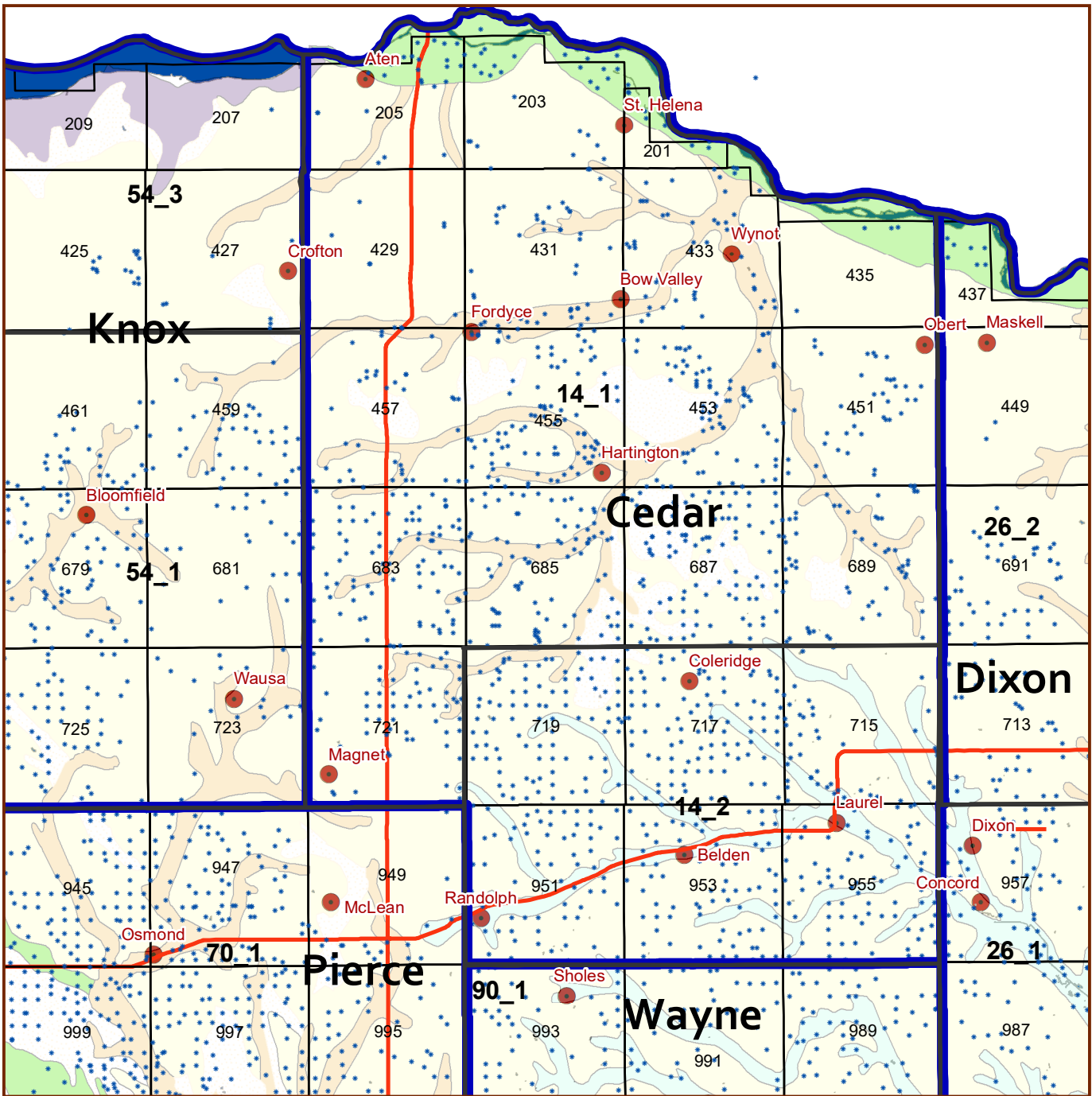
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cedar	1	6,900	6,900	6,800	6,800	6,540	6,540	6,450	6,450	6,654
Dixon	2	7,345	6,725	6,725	6,710	6,250	6,060	5,530	5,400	6,074
Pierce	1	7,605	7,370	6,945	6,620	5,750	5,575	4,315	3,765	6,262
Knox	1	6,785	6,785	6,670	6,380	5,985	5,610	5,500	5,500	6,166
Knox	3	6,140	6,000	5,735	5,670	5,465	5,175	4,645	4,335	5,295
Cedar	2	9,150	9,149	8,973	8,975	8,965	8,964	7,550	7,549	8,713
Dixon	1	8,810	8,490	7,950	7,830	7,790	7,730	6,665	6,110	7,653
Dixon	2	7,345	6,725	6,725	6,710	6,250	6,060	5,530	5,400	6,074
Pierce	1	7,605	7,370	6,945	6,620	5,750	5,575	4,315	3,765	6,262
Wayne	1	8,600	8,550	8,500	8,400	8,350	8,300	7,500	7,000	8,272

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cedar	1	3,196	3,196	2,911	2,914	2,646	2,648	2,360	2,360	2,965
Dixon	2	3,015	2,855	2,700	2,535	2,380	2,380	2,285	2,105	2,737
Pierce	1	2,690	2,555	2,335	2,010	1,920	1,700	1,360	1,294	2,374
Knox	1	2,927	2,929	2,926	2,925	2,901	2,900	n/a	2,897	2,925
Knox	3	2,640	2,644	2,643	2,642	2,620	2,622	2,620	2,620	2,637
Cedar	2	3,194	3,195	2,910	2,910	2,645	2,645	2,360	n/a	3,067
Dixon	1	3,700	3,495	3,085	n/a	2,805	2,620	n/a	n/a	3,389
Dixon	2	3,015	2,855	2,700	2,535	2,380	2,380	2,285	2,105	2,737
Pierce	1	2,690	2,555	2,335	2,010	1,920	1,700	1,360	1,294	2,374
Wayne	1	2,950	2,800	2,700	2,600	2,340	n/a	n/a	n/a	2,818

County	Mkt Area	CRP	TIMBER	WASTE
Cedar	1	2,830	1,411	601
Dixon	2	5,955	1,453	121
Pierce	1	5,663	1,176	150
Knox	1	2,150	685	250
Knox	3	2,150	685	250
Cedar	2	n/a	1,473	600
Dixon	1	7,722	1,994	94
Dixon	2	5,955	1,453	121
Pierce	1	5,663	1,176	150
Wayne	1	5,642	1,347	100

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.

# CEDAR COUNTY



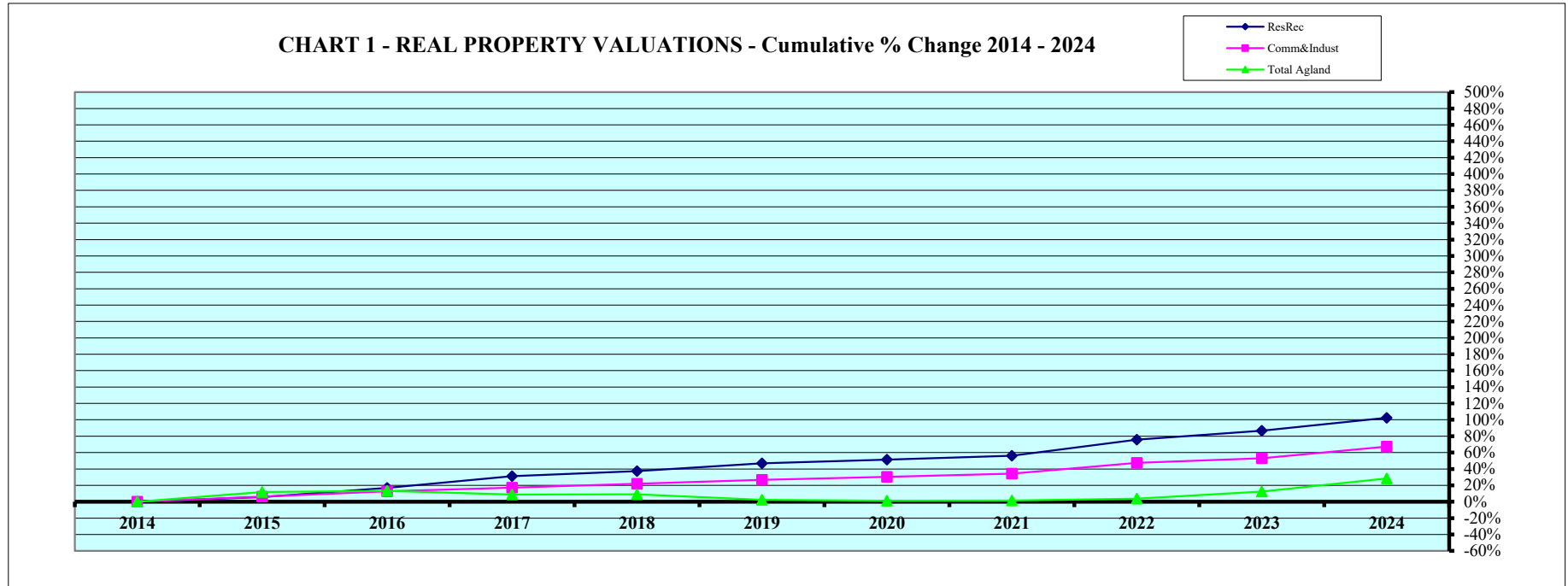
**Legend**

- 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	195,141,652	-	-	-	47,510,775	-	-	-	1,771,407,515	-	-	-
2015	206,461,817	11,320,165	5.80%	5.80%	50,489,034	2,978,259	6.27%	6.27%	1,981,697,655	210,290,140	11.87%	11.87%
2016	228,234,525	21,772,708	10.55%	16.96%	53,599,570	3,110,536	6.16%	12.82%	2,004,602,175	22,904,520	1.16%	13.16%
2017	256,053,865	27,819,340	12.19%	31.21%	55,675,135	2,075,565	3.87%	17.18%	1,927,096,380	-77,505,795	-3.87%	8.79%
2018	267,754,340	11,700,475	4.57%	37.21%	57,885,512	2,210,377	3.97%	21.84%	1,931,796,345	4,699,965	0.24%	9.05%
2019	286,442,785	18,688,445	6.98%	46.79%	60,240,967	2,355,455	4.07%	26.79%	1,812,433,175	-119,363,170	-6.18%	2.32%
2020	295,182,505	8,739,720	3.05%	51.27%	61,963,825	1,722,858	2.86%	30.42%	1,792,205,840	-20,227,335	-1.12%	1.17%
2021	304,835,360	9,652,855	3.27%	56.21%	63,804,700	1,840,875	2.97%	34.30%	1,798,136,705	5,930,865	0.33%	1.51%
2022	342,705,105	37,869,745	12.42%	75.62%	70,048,835	6,244,135	9.79%	47.44%	1,838,298,945	40,162,240	2.23%	3.78%
2023	364,401,355	21,696,250	6.33%	86.74%	72,704,365	2,655,530	3.79%	53.03%	1,991,372,715	153,073,770	8.33%	12.42%
2024	395,041,315	30,639,960	8.41%	102.44%	79,471,105	6,766,740	9.31%	67.27%	2,274,742,820	283,370,105	14.23%	28.41%

Rate Annual %chg: Residential & Recreational **7.31%**

Commercial & Industrial **5.28%**

Agricultural Land **2.53%**

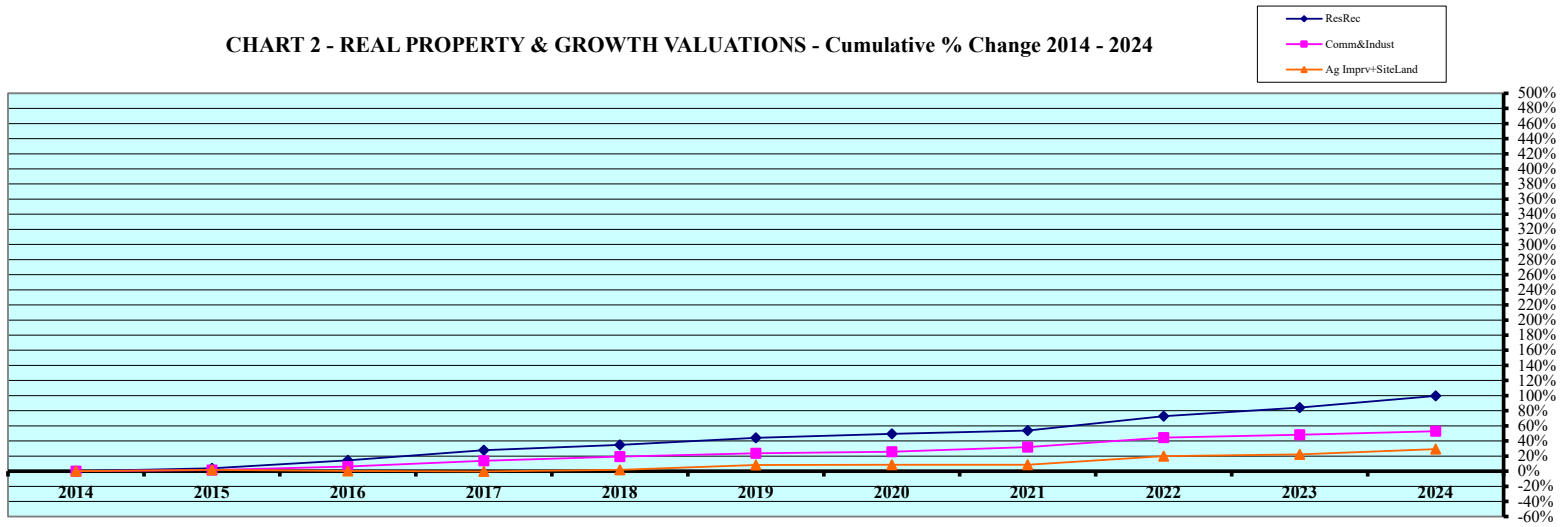
Cnty# **14**  
County **CEDAR**

**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	195,141,652	4,761,655	2.44%	190,379,997	--	--	47,510,775	2,843,960	5.99%	44,666,815	--	--
2015	206,461,817	3,869,275	1.87%	202,592,542	3.82%	3.82%	50,489,034	2,283,060	4.52%	48,205,974	1.46%	1.46%
2016	228,234,525	5,144,325	2.25%	223,090,200	8.05%	14.32%	53,599,570	3,133,035	5.85%	50,466,535	-0.04%	6.22%
2017	256,053,865	6,696,969	2.62%	249,356,896	9.25%	27.78%	55,675,135	1,691,495	3.04%	53,983,640	0.72%	13.62%
2018	267,754,340	4,868,910	1.82%	262,885,430	2.67%	34.72%	57,885,512	1,264,845	2.19%	56,620,667	1.70%	19.17%
2019	286,442,785	5,401,750	1.89%	281,041,035	4.96%	44.02%	60,240,967	1,494,565	2.48%	58,746,402	1.49%	23.65%
2020	295,182,505	3,380,325	1.15%	291,802,180	1.87%	49.53%	61,963,825	2,176,885	3.51%	59,786,940	-0.75%	25.84%
2021	304,835,360	4,669,658	1.53%	300,165,702	1.69%	53.82%	63,804,700	1,094,980	1.72%	62,709,720	1.20%	31.99%
2022	342,705,105	5,597,315	1.63%	337,107,790	10.59%	72.75%	70,048,835	1,494,245	2.13%	68,554,590	7.44%	44.29%
2023	364,401,355	5,139,015	1.41%	359,262,340	4.83%	84.10%	72,704,365	2,298,815	3.16%	70,405,550	0.51%	48.19%
2024	395,041,315	5,589,740	1.41%	389,451,575	6.87%	99.57%	79,471,105	6,847,560	8.62%	72,623,545	-0.11%	52.86%
Rate Ann%chg	7.31%	Resid & Recreat w/o growth				5.46%	C & I w/o growth				1.36%	

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	106,676,430	62,292,355	168,968,785	6,280,400	3.72%	162,688,385	--	--
2015	114,893,440	64,607,765	179,501,205	7,513,575	4.19%	171,987,630	1.79%	1.79%
2016	110,898,775	68,902,165	179,800,940	10,465,550	5.82%	169,335,390	-5.66%	0.22%
2017	101,181,870	72,567,470	173,749,340	5,319,215	3.06%	168,430,125	-6.32%	-0.32%
2018	100,152,750	75,038,440	175,191,190	3,112,080	1.78%	172,079,110	-0.96%	1.84%
2019	107,606,170	77,632,485	185,238,655	2,241,430	1.21%	182,997,225	4.46%	8.30%
2020	107,224,680	78,445,735	185,670,415	2,387,400	1.29%	183,283,015	-1.06%	8.47%
2021	106,582,015	83,111,290	189,693,305	6,455,340	3.40%	183,237,965	-1.31%	8.44%
2022	117,776,775	89,736,975	207,513,750	4,776,620	2.30%	202,737,130	6.88%	19.98%
2023	117,800,890	93,532,855	211,333,745	4,597,830	2.18%	206,735,915	-0.37%	22.35%
2024	122,342,085	101,569,275	223,911,360	5,622,025	2.51%	218,289,335	3.29%	29.19%
Rate Ann%chg	1.38%	5.01%	2.86%	Ag Imprv+Site w/o growth		0.07%		

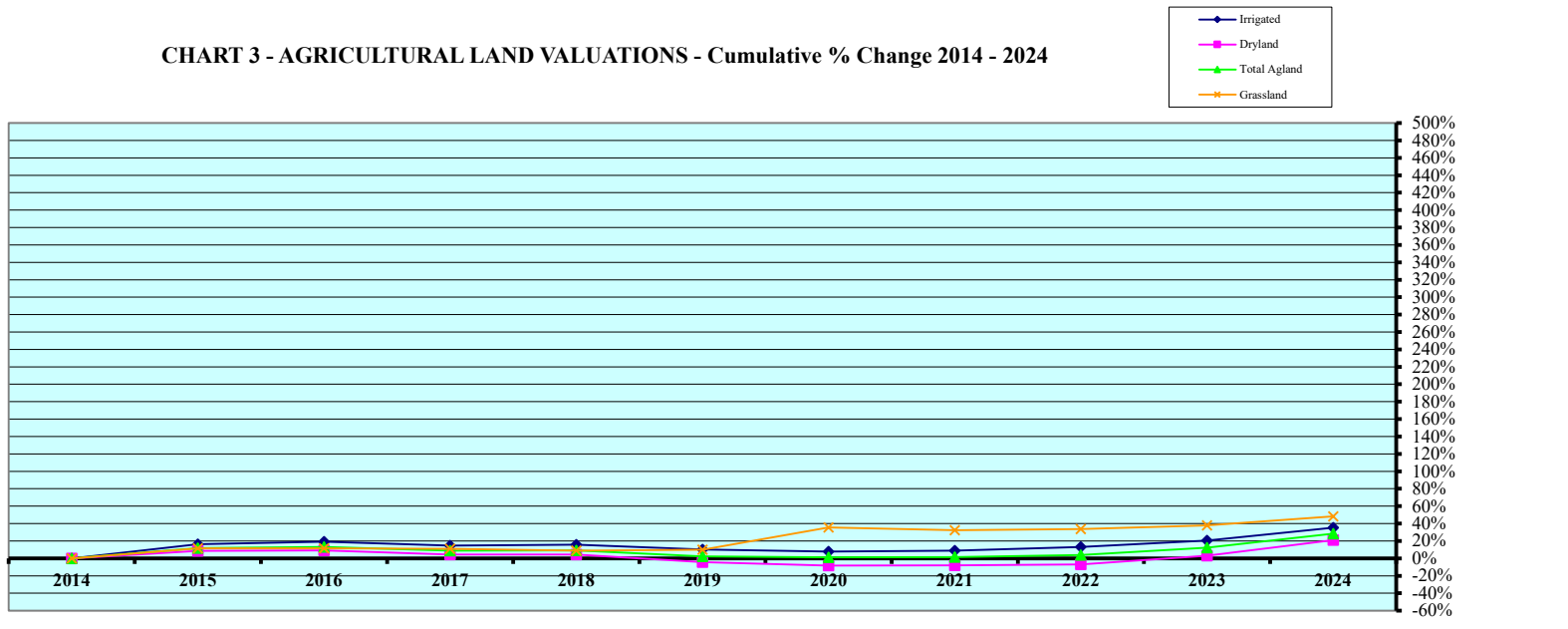
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 14  
County CEDAR

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	683,495,955	-	-	-	952,916,785	-	-	-	130,447,120	-	-	-
2015	795,072,815	111,576,860	16.32%	16.32%	1,036,493,415	83,576,630	8.77%	8.77%	145,509,140	15,062,020	11.55%	11.55%
2016	815,347,340	20,274,525	2.55%	19.29%	1,040,511,275	4,017,860	0.39%	9.19%	145,446,555	-62,585	-0.04%	11.50%
2017	783,887,670	-31,459,670	-3.86%	14.69%	995,177,490	-45,333,785	-4.36%	4.43%	144,786,920	-659,635	-0.45%	10.99%
2018	791,022,075	7,134,405	0.91%	15.73%	995,580,415	402,925	0.04%	4.48%	141,936,455	-2,850,465	-1.97%	8.81%
2019	752,655,675	-38,366,400	-4.85%	10.12%	912,981,315	-82,599,100	-8.30%	-4.19%	143,430,370	1,493,915	1.05%	9.95%
2020	737,233,900	-15,421,775	-2.05%	7.86%	874,343,660	-38,637,655	-4.23%	-8.25%	176,768,320	33,337,950	23.24%	35.51%
2021	745,175,770	7,941,870	1.08%	9.02%	876,482,940	2,139,280	0.24%	-8.02%	172,541,850	-4,226,470	-2.39%	32.27%
2022	773,022,560	27,846,790	3.74%	13.10%	887,119,855	10,636,915	1.21%	-6.90%	174,331,960	1,790,110	1.04%	33.64%
2023	824,025,465	51,002,905	6.60%	20.56%	983,686,170	96,566,315	10.89%	3.23%	179,805,065	5,473,105	3.14%	37.84%
2024	924,595,095	100,569,630	12.20%	35.27%	1,152,806,475	169,120,305	17.19%	20.98%	193,430,965	13,625,900	7.58%	48.28%

Rate Ann.%chg: Irrigated **3.07%** Dryland **1.92%** Grassland **4.02%**

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	3,970,255	-	-	-	577,400	-	-	-	1,771,407,515	-	-	-
2015	4,045,865	75,610	1.90%	1.90%	576,420	-980	-0.17%	-0.17%	1,981,697,655	210,290,140	11.87%	11.87%
2016	2,164,565	-1,881,300	-46.50%	-45.48%	1,132,440	556,020	96.46%	96.13%	2,004,602,175	22,904,520	1.16%	13.16%
2017	2,146,455	-18,110	-0.84%	-45.94%	1,097,845	-34,595	-3.05%	90.14%	1,927,096,380	-77,505,795	-3.87%	8.79%
2018	2,150,605	4,150	0.19%	-45.83%	1,106,795	8,950	0.82%	91.69%	1,931,796,345	4,699,965	0.24%	9.05%
2019	2,261,635	111,030	5.16%	-43.04%	1,104,180	-2,615	-0.24%	91.23%	1,812,433,175	-119,363,170	-6.18%	2.32%
2020	2,697,890	436,255	19.29%	-32.05%	1,162,070	57,890	5.24%	101.26%	1,792,205,840	-20,227,335	-1.12%	1.17%
2021	2,643,865	-54,025	-2.00%	-33.41%	1,292,280	130,210	11.21%	123.81%	1,798,136,705	5,930,865	0.33%	1.51%
2022	2,540,765	-103,100	-3.90%	-36.00%	1,283,805	-8,475	-0.66%	122.34%	1,838,298,945	40,162,240	2.23%	3.78%
2023	2,535,670	-5,095	-0.20%	-36.13%	1,320,345	36,540	2.85%	128.67%	1,991,372,715	153,073,770	8.33%	12.42%
2024	2,570,645	34,975	1.38%	-35.25%	1,339,640	19,295	1.46%	132.01%	2,274,742,820	283,370,105	14.23%	28.41%

Cnty# **14**  
County **CEDAR**

Rate Ann.%chg: Total Agric Land **2.53%**

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	634,053,395	125,069	5,070			989,577,200	221,214	4,473			132,948,405	87,011	1,528		
2015	772,231,570	135,609	5,695	12.33%	12.33%	1,053,289,420	207,344	5,080	13.56%	13.56%	146,680,980	90,642	1,618	5.91%	5.91%
2016	811,493,370	140,542	5,774	1.40%	13.90%	1,044,352,835	203,613	5,129	0.97%	14.66%	145,387,675	89,932	1,617	-0.10%	5.80%
2017	779,935,720	141,348	5,518	-4.44%	8.84%	998,048,880	202,225	4,935	-3.78%	10.33%	144,816,875	89,507	1,618	0.08%	5.89%
2018	789,832,860	143,187	5,516	-0.03%	8.81%	997,297,765	202,121	4,934	-0.02%	10.30%	141,675,565	87,743	1,615	-0.20%	5.67%
2019	751,643,310	143,483	5,239	-5.03%	3.33%	913,868,185	201,725	4,530	-8.19%	1.27%	143,745,355	87,791	1,637	1.41%	7.16%
2020	736,708,525	144,060	5,114	-2.38%	0.87%	873,170,405	202,402	4,314	-4.77%	-3.56%	178,074,080	86,011	2,070	26.44%	35.50%
2021	742,631,005	145,263	5,112	-0.03%	0.84%	877,268,855	203,410	4,313	-0.03%	-3.59%	173,455,410	83,988	2,065	-0.25%	35.16%
2022	769,591,125	146,342	5,259	2.87%	3.73%	889,023,005	203,558	4,367	1.27%	-2.37%	174,932,605	82,934	2,109	2.13%	38.05%
2023	815,606,995	147,465	5,531	5.17%	9.10%	988,234,395	203,570	4,855	11.15%	8.52%	181,370,855	81,750	2,219	5.18%	45.20%
2024	921,811,715	149,937	6,148	11.16%	21.27%	1,155,606,345	203,448	5,680	17.01%	26.98%	193,651,830	79,444	2,438	9.87%	59.53%

Rate Annual %chg Average Value/Acre: 3.81%

1.56%

3.83%

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	3,959,860	6,459	613			0	105	0			1,760,538,860	439,858	4,003		
2015	4,025,010	6,502	619	0.96%	0.96%	0	0				1,976,226,980	440,097	4,490	12.19%	12.19%
2016	2,162,500	3,597	601	-2.88%	-1.94%	1,130,700	1,581	715			2,004,527,080	439,265	4,563	1.62%	14.01%
2017	2,146,380	3,571	601	-0.01%	-1.95%	1,090,095	1,525	715	0.00%		1,926,037,950	438,176	4,396	-3.68%	9.82%
2018	2,151,050	3,578	601	0.00%	-1.95%	1,105,255	1,546	715	0.00%		1,932,062,495	438,176	4,409	0.31%	10.16%
2019	2,153,190	3,582	601	0.00%	-1.95%	1,105,405	1,546	715	0.00%		1,812,515,445	438,127	4,137	-6.18%	3.36%
2020	2,586,135	4,303	601	-0.03%	-1.98%	1,150,685	1,609	715	0.00%		1,791,689,830	438,386	4,087	-1.21%	2.11%
2021	2,647,580	4,406	601	-0.01%	-1.99%	1,280,805	1,791	715	0.00%		1,797,283,655	438,858	4,095	0.20%	2.32%
2022	2,544,140	4,234	601	0.01%	-1.98%	1,294,155	1,810	715	0.00%		1,837,385,030	438,878	4,187	2.23%	4.60%
2023	2,541,860	4,230	601	0.00%	-1.98%	1,315,265	1,840	715	0.00%		1,989,069,370	438,855	4,532	8.26%	13.24%
2024	2,537,580	4,223	601	0.00%	-1.98%	1,345,875	1,882	715	0.00%		2,274,953,345	438,934	5,183	14.35%	29.49%

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Rate Annual %chg Average Value/Acre: 2.60%

(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
8,380	CEDAR	143,132,137	38,302,972	13,704,339	369,564,260	75,621,060	3,850,045	25,477,055	2,274,742,820	122,342,085	101,569,275	0	3,168,306,048
cnty sectorvalue % of total value:		4.52%	1.21%	0.43%	11.66%	2.39%	0.12%	0.80%	71.80%	3.86%	3.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
113	BELDEN	28,978	230,056	326,576	3,981,925	958,270	0	0	0	0	0	0	5,525,805
1.35%	%sector of county sector	0.02%	0.60%	2.38%	1.08%	1.27%							0.17%
	%sector of municipality	0.52%	4.16%	5.91%	72.06%	17.34%							100.00%
537	COLERIDGE	210,118	178,712	15,438	17,056,085	2,177,710	0	0	231,160	0	0	0	19,869,223
6.41%	%sector of county sector	0.15%	0.47%	0.11%	4.62%	2.88%			0.01%				0.63%
	%sector of municipality	1.06%	0.90%	0.08%	85.84%	10.96%			1.16%				100.00%
134	FORDYCE	234,309	17,316	1,974	5,110,010	2,427,250	0	0	0	0	0	0	7,790,859
1.60%	%sector of county sector	0.16%	0.05%	0.01%	1.38%	3.21%							0.25%
	%sector of municipality	3.01%	0.22%	0.03%	65.59%	31.16%							100.00%
1,517	HARTINGTON	2,938,953	2,217,406	600,372	93,764,845	20,673,060	0	0	55,515	0	0	0	120,250,151
18.10%	%sector of county sector	2.05%	5.79%	4.38%	25.37%	27.34%			0.00%				3.80%
	%sector of municipality	2.44%	1.84%	0.50%	77.97%	17.19%			0.05%				100.00%
972	LAUREL	2,892,230	586,718	759,594	44,061,050	12,025,860	0	0	0	0	0	0	60,325,452
11.60%	%sector of county sector	2.02%	1.53%	5.54%	11.92%	15.90%							1.90%
	%sector of municipality	4.79%	0.97%	1.26%	73.04%	19.93%							100.00%
43	MAGNET	21,828	11,255	1,283	1,306,635	197,040	0	0	49,515	0	234,025	0	1,821,581
0.51%	%sector of county sector	0.02%	0.03%	0.01%	0.35%	0.26%			0.00%		0.23%		0.06%
	%sector of municipality	1.20%	0.62%	0.07%	71.73%	10.82%			2.72%		12.85%		100.00%
22	OBERT	115,282	0	0	684,940	323,640	0	0	0	0	0	0	1,123,862
0.26%	%sector of county sector	0.08%			0.19%	0.43%							0.04%
	%sector of municipality	10.26%			60.95%	28.80%							100.00%
879	RANDOLPH	1,325,666	749,330	632,333	39,639,665	7,107,350	0	0	0	0	0	0	49,454,344
10.49%	%sector of county sector	0.93%	1.96%	4.61%	10.73%	9.40%							1.56%
	%sector of municipality	2.68%	1.52%	1.28%	80.15%	14.37%							100.00%
89	ST HELENA	11,810	20,780	2,368	3,800,780	209,010	0	0	0	0	0	0	4,044,748
1.06%	%sector of county sector	0.01%	0.05%	0.02%	1.03%	0.28%							0.13%
	%sector of municipality	0.29%	0.51%	0.06%	93.97%	5.17%							100.00%
216	WYNOT	356,577	41,062	4,680	10,263,865	1,332,700	0	0	0	0	0	0	11,998,884
2.58%	%sector of county sector	0.25%	0.11%	0.03%	2.78%	1.76%							0.38%
	%sector of municipality	2.97%	0.34%	0.04%	85.54%	11.11%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
4,523	Total Municipalities	8,135,751	4,052,635	2,344,618	219,669,808	47,431,892	0	0	336,190	0	234,025	0	282,204,919
53.97%	%all municip.sectors of cnty	5.68%	10.58%	17.11%	59.44%	62.72%			0.01%		0.23%		8.91%

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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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,241</b>	<b>Value : 3,718,469,552</b>	<b>Growth 20,860,540</b>
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Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	398	5,236,985	0	0	662	11,873,065	1,060	17,110,050	
<b>02. Res Improve Land</b>	2,003	24,663,695	0	0	703	16,478,495	2,706	41,142,190	
<b>03. Res Improvements</b>	2,015	226,984,650	0	0	739	147,283,455	2,754	374,268,105	
<b>04. Res Total</b>	2,413	256,885,330	0	0	1,401	175,635,015	3,814	432,520,345	8,063,865
<b>% of Res Total</b>	63.27	59.39	0.00	0.00	36.73	40.61	41.27	11.63	38.66
<b>05. Com UnImp Land</b>	80	1,187,835	0	0	19	411,910	99	1,599,745	
<b>06. Com Improve Land</b>	424	5,410,000	0	0	82	3,302,235	506	8,712,235	
<b>07. Com Improvements</b>	425	45,465,392	0	0	97	27,049,575	522	72,514,967	
<b>08. Com Total</b>	505	52,063,227	0	0	116	30,763,720	621	82,826,947	6,277,990
<b>% of Com Total</b>	81.32	62.86	0.00	0.00	18.68	37.14	6.72	2.23	30.10
<b>09. Ind UnImp Land</b>	0	0	0	0	2	47,795	2	47,795	
<b>10. Ind Improve Land</b>	0	0	0	0	3	134,490	3	134,490	
<b>11. Ind Improvements</b>	0	0	0	0	3	3,667,760	3	3,667,760	
<b>12. Ind Total</b>	0	0	0	0	5	3,850,045	5	3,850,045	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.05	0.10	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	79	2,035,560	79	2,035,560	
<b>14. Rec Improve Land</b>	0	0	0	0	180	4,515,745	180	4,515,745	
<b>15. Rec Improvements</b>	0	0	0	0	271	23,030,865	271	23,030,865	
<b>16. Rec Total</b>	0	0	0	0	350	29,582,170	350	29,582,170	1,059,930
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	3.79	0.80	5.08
<b>Res &amp; Rec Total</b>	2,413	256,885,330	0	0	1,751	205,217,185	4,164	462,102,515	9,123,795
<b>% of Res &amp; Rec Total</b>	57.95	55.59	0.00	0.00	42.05	44.41	45.06	12.43	43.74
<b>Com &amp; Ind Total</b>	505	52,063,227	0	0	121	34,613,765	626	86,676,992	6,277,990
<b>% of Com &amp; Ind Total</b>	80.67	60.07	0.00	0.00	19.33	39.93	6.77	2.33	30.10
<b>17. Taxable Total</b>	2,918	308,948,557	0	0	1,872	239,830,950	4,790	548,779,507	15,401,785
<b>% of Taxable Total</b>	60.92	56.30	0.00	0.00	39.08	43.70	51.83	14.76	73.83

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	10,740	256,445	0	0	0
19. Commercial	8	570,685	12,637,590	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	10,740	256,445
19. Commercial	0	0	0	8	570,685	12,637,590
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	581,425	12,894,035

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	257	0	120	377

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	422,040	0	0	3,119	2,091,971,135	3,124	2,092,393,175
28. Ag-Improved Land	3	13,710	0	0	1,213	871,411,655	1,216	871,425,365
29. Ag Improvements	3	223,800	0	0	1,324	205,647,705	1,327	205,871,505

30. Ag Total				4,451	3,169,690,045
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	4.09	10,225	0	0.00	0	
37. FarmSite Improvements	3	0.00	223,800	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	3	0.93	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	28	26.13	653,250	28	26.13	653,250	
32. HomeSite Improv Land	771	786.31	19,657,775	771	786.31	19,657,775	
33. HomeSite Improvements	796	0.00	120,965,795	796	0.00	120,965,795	37,705
34. HomeSite Total				<b>824</b>	<b>812.44</b>	<b>141,276,820</b>	
35. FarmSite UnImp Land	376	1,002.61	2,506,495	376	1,002.61	2,506,495	
36. FarmSite Improv Land	1,052	6,392.47	15,981,155	1,055	6,396.56	15,991,380	
37. FarmSite Improvements	1,172	0.00	84,681,910	1,175	0.00	84,905,710	5,421,050
38. FarmSite Total				<b>1,551</b>	<b>7,399.17</b>	<b>103,403,585</b>	
39. Road & Ditches	3,664	8,698.57	0	3,667	8,699.50	0	
40. Other- Non Ag Use	68	1,296.11	1,948,115	68	1,296.11	1,948,115	
41. Total Section VI				<b>2,375</b>	<b>18,207.22</b>	<b>246,628,520</b>	<b>5,458,755</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	4	379.61	516,655	4	379.61	516,655

Schedule VIII : Agricultural Records : Special Value

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



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,763.41	5.03%	37,392,570	5.36%	7,849.96
46. 1A	3,548.84	3.75%	27,858,495	4.00%	7,850.03
47. 2A1	11,552.00	12.20%	89,816,510	12.88%	7,774.97
48. 2A	28,960.47	30.59%	225,167,020	32.29%	7,774.98
49. 3A1	1,390.36	1.47%	9,718,600	1.39%	6,989.99
50. 3A	505.40	0.53%	3,532,665	0.51%	6,989.84
51. 4A1	29,026.81	30.66%	200,574,810	28.77%	6,909.98
52. 4A	14,929.38	15.77%	103,161,805	14.80%	6,909.99
<b>53. Total</b>	<b>94,676.67</b>	<b>100.00%</b>	<b>697,222,475</b>	<b>100.00%</b>	<b>7,364.25</b>
<b>Dry</b>					
54. 1D1	4,336.19	3.21%	29,919,565	3.32%	6,899.97
55. 1D	31,111.01	23.00%	214,664,315	23.86%	6,899.95
56. 2D1	15,892.85	11.75%	108,070,910	12.01%	6,799.97
57. 2D	11,502.97	8.51%	78,219,665	8.69%	6,799.95
58. 3D1	4,359.60	3.22%	28,511,835	3.17%	6,540.01
59. 3D	18,242.92	13.49%	119,307,925	13.26%	6,539.96
60. 4D1	20,217.24	14.95%	130,401,460	14.49%	6,450.01
61. 4D	29,574.98	21.87%	190,758,805	21.20%	6,450.01
<b>62. Total</b>	<b>135,237.76</b>	<b>100.00%</b>	<b>899,854,480</b>	<b>100.00%</b>	<b>6,653.87</b>
<b>Grass</b>					
63. 1G1	9,604.84	12.83%	29,454,210	14.61%	3,066.60
64. 1G	14,603.15	19.51%	43,292,545	21.47%	2,964.60
65. 2G1	17,361.44	23.19%	41,560,780	20.61%	2,393.86
66. 2G	21,888.54	29.24%	58,666,185	29.09%	2,680.22
67. 3G1	9,776.24	13.06%	24,702,260	12.25%	2,526.76
68. 3G	1,197.09	1.60%	3,113,825	1.54%	2,601.16
69. 4G1	419.45	0.56%	814,480	0.40%	1,941.78
70. 4G	15.99	0.02%	37,735	0.02%	2,359.91
<b>71. Total</b>	<b>74,866.74</b>	<b>100.00%</b>	<b>201,642,020</b>	<b>100.00%</b>	<b>2,693.35</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>94,676.67</b>	<b>30.54%</b>	<b>697,222,475</b>	<b>38.69%</b>	<b>7,364.25</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>135,237.76</b>	<b>43.63%</b>	<b>899,854,480</b>	<b>49.94%</b>	<b>6,653.87</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>74,866.74</b>	<b>24.15%</b>	<b>201,642,020</b>	<b>11.19%</b>	<b>2,693.35</b>
72. Waste	3,758.65	1.21%	2,259,225	0.13%	601.07
73. Other	1,450.99	0.47%	1,037,430	0.06%	714.98
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>309,990.81</b>	<b>100.00%</b>	<b>1,802,015,630</b>	<b>100.00%</b>	<b>5,813.13</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22.81	0.04%	216,695	0.04%	9,500.00
46. 1A	1,362.84	2.37%	12,946,960	2.46%	9,499.99
47. 2A1	6,403.96	11.15%	60,196,835	11.42%	9,399.94
48. 2A	16,533.32	28.78%	155,412,630	29.48%	9,399.97
49. 3A1	420.22	0.73%	3,908,000	0.74%	9,299.89
50. 3A	417.38	0.73%	3,881,580	0.74%	9,299.87
51. 4A1	27,298.48	47.51%	245,685,705	46.60%	8,999.98
52. 4A	4,995.77	8.70%	44,962,065	8.53%	9,000.03
<b>53. Total</b>	<b>57,454.78</b>	<b>100.00%</b>	<b>527,210,470</b>	<b>100.00%</b>	<b>9,176.09</b>
<b>Dry</b>					
54. 1D1	43.61	0.07%	399,040	0.07%	9,150.19
55. 1D	19,320.32	28.91%	176,767,435	30.36%	9,149.30
56. 2D1	10,640.97	15.92%	95,480,715	16.40%	8,972.93
57. 2D	2,735.44	4.09%	24,550,250	4.22%	8,974.88
58. 3D1	1,350.61	2.02%	12,108,300	2.08%	8,965.06
59. 3D	18,241.61	27.30%	163,515,625	28.08%	8,963.88
60. 4D1	10,300.73	15.41%	77,770,495	13.36%	7,550.00
61. 4D	4,193.82	6.28%	31,659,615	5.44%	7,549.11
<b>62. Total</b>	<b>66,827.11</b>	<b>100.00%</b>	<b>582,251,475</b>	<b>100.00%</b>	<b>8,712.80</b>
<b>Grass</b>					
63. 1G1	925.44	25.13%	2,919,395	26.62%	3,154.60
64. 1G	1,243.94	33.78%	3,823,965	34.87%	3,074.08
65. 2G1	633.30	17.20%	1,789,340	16.31%	2,825.42
66. 2G	738.05	20.04%	2,081,785	18.98%	2,820.66
67. 3G1	106.25	2.88%	281,035	2.56%	2,645.04
68. 3G	10.01	0.27%	26,475	0.24%	2,644.86
69. 4G1	25.93	0.70%	45,480	0.41%	1,753.95
70. 4G	0.00	0.00%	0	0.00%	0.00
<b>71. Total</b>	<b>3,682.92</b>	<b>100.00%</b>	<b>10,967,475</b>	<b>100.00%</b>	<b>2,977.93</b>
<b>Irrigated Total</b>					
	57,454.78	44.57%	527,210,470	47.03%	9,176.09
<b>Dry Total</b>					
	66,827.11	51.84%	582,251,475	51.94%	8,712.80
<b>Grass Total</b>					
	3,682.92	2.86%	10,967,475	0.98%	2,977.93
72. Waste	519.95	0.40%	311,965	0.03%	599.99
73. Other	425.83	0.33%	304,510	0.03%	715.10
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>128,910.59</b>	<b>100.00%</b>	<b>1,121,045,895</b>	<b>100.00%</b>	<b>8,696.31</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	12.11	114,570	0.00	0	152,119.34	1,224,318,375	152,131.45	1,224,432,945
<b>77. Dry Land</b>	35.92	294,655	0.00	0	202,028.95	1,481,811,300	202,064.87	1,482,105,955
<b>78. Grass</b>	5.30	15,735	0.00	0	78,544.36	212,593,760	78,549.66	212,609,495
<b>79. Waste</b>	0.94	565	0.00	0	4,277.66	2,570,625	4,278.60	2,571,190
<b>80. Other</b>	0.00	0	0.00	0	1,876.82	1,341,940	1,876.82	1,341,940
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>54.27</b>	<b>425,525</b>	<b>0.00</b>	<b>0</b>	<b>438,847.13</b>	<b>2,922,636,000</b>	<b>438,901.40</b>	<b>2,923,061,525</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	152,131.45	34.66%	1,224,432,945	41.89%	8,048.52
<b>Dry Land</b>	202,064.87	46.04%	1,482,105,955	50.70%	7,334.80
<b>Grass</b>	78,549.66	17.90%	212,609,495	7.27%	2,706.69
<b>Waste</b>	4,278.60	0.97%	2,571,190	0.09%	600.94
<b>Other</b>	1,876.82	0.43%	1,341,940	0.05%	715.01
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>438,901.40</b>	<b>100.00%</b>	<b>2,923,061,525</b>	<b>100.00%</b>	<b>6,659.95</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Belden	15	95,625	70	544,870	70	4,400,720	85	5,041,215	184,350
83.2 Coleridge	36	533,685	235	1,515,215	235	17,205,280	271	19,254,180	229,210
83.3 Fordyce	15	93,105	65	507,155	66	6,370,090	81	6,970,350	62,435
83.4 Hartington	66	828,605	634	10,318,760	635	97,669,770	701	108,817,135	1,227,905
83.5 Laurel	54	610,385	414	2,832,565	416	45,230,415	470	48,673,365	618,665
83.6 Magnet	27	407,500	38	277,455	41	1,364,390	68	2,049,345	0
83.7 Obert	16	115,700	19	136,110	19	1,104,735	35	1,356,545	100,000
83.8 Randolph	65	1,705,440	395	7,520,930	399	36,042,140	464	45,268,510	59,055
83.9 Rec Brooky Bottom	58	2,129,205	113	3,478,270	141	12,289,975	199	17,897,450	1,321,205
83.10 Rec West River	25	311,290	80	1,268,120	80	10,985,940	105	12,565,350	34,410
83.11 Rural	656	11,387,650	690	16,247,850	789	147,038,405	1,445	174,673,905	4,779,695
83.12 St Helena	73	703,450	35	337,400	36	4,516,390	109	5,557,240	0
83.13 Wynot	33	223,970	98	673,235	98	13,080,720	131	13,977,925	506,865
84 Residential Total	1,139	19,145,610	2,886	45,657,935	3,025	397,298,970	4,164	462,102,515	9,123,795

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Belden	3	19,400	10	134,855	12	903,130	15	1,057,385	0
85.2	Coleridge	12	102,760	40	341,890	40	1,749,940	52	2,194,590	0
85.3	Fordyce	5	35,915	19	186,755	19	2,287,085	24	2,509,755	0
85.4	Hartington	29	506,425	136	2,123,185	136	19,844,570	165	22,474,180	2,315,740
85.5	Laurel	16	388,185	94	1,434,355	93	12,473,442	109	14,295,982	2,057,235
85.6	Magnet	0	0	9	70,920	9	503,050	9	573,970	345,045
85.7	Obert	2	10,600	4	58,720	4	302,825	6	372,145	0
85.8	Randolph	7	76,440	80	754,820	80	6,130,565	87	6,961,825	103,810
85.9	Rec West River	1	2,975	0	0	0	0	1	2,975	0
85.10	Rural	20	456,730	85	3,436,725	100	30,717,335	120	34,610,790	1,456,160
85.11	St Helena	1	11,840	5	57,585	5	158,270	6	227,695	0
85.12	Wynot	5	36,270	27	246,915	27	1,112,515	32	1,395,700	0
86	Commercial Total	101	1,647,540	509	8,846,725	525	76,182,727	626	86,676,992	6,277,990

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	8,806.67	14.39%	28,147,880	15.51%	3,196.20
88. 1G	12,454.98	20.36%	39,804,360	21.94%	3,195.86
89. 2G1	11,387.65	18.61%	33,151,195	18.27%	2,911.15
90. 2G	18,301.92	29.91%	53,336,290	29.40%	2,914.25
91. 3G1	8,797.00	14.38%	23,277,455	12.83%	2,646.07
92. 3G	1,138.58	1.86%	3,014,710	1.66%	2,647.78
93. 4G1	281.89	0.46%	665,250	0.37%	2,359.96
94. 4G	15.99	0.03%	37,735	0.02%	2,359.91
95. Total	61,184.68	100.00%	181,434,875	100.00%	2,965.36
<b>CRP</b>					
96. 1C1	36.21	5.72%	102,465	5.72%	2,829.74
97. 1C	75.28	11.88%	213,040	11.88%	2,829.97
98. 2C1	134.19	21.18%	379,775	21.18%	2,830.13
99. 2C	273.46	43.17%	773,895	43.17%	2,830.01
100. 3C1	99.25	15.67%	280,875	15.67%	2,829.97
101. 3C	15.06	2.38%	42,620	2.38%	2,830.01
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	633.45	100.00%	1,792,670	100.00%	2,830.01
<b>Timber</b>					
105. 1T1	761.96	5.84%	1,203,865	6.54%	1,579.96
106. 1T	2,072.89	15.89%	3,275,145	17.79%	1,579.99
107. 2T1	5,839.60	44.75%	8,029,810	43.61%	1,375.06
108. 2T	3,313.16	25.39%	4,556,000	24.74%	1,375.12
109. 3T1	879.99	6.74%	1,143,930	6.21%	1,299.94
110. 3T	43.45	0.33%	56,495	0.31%	1,300.23
111. 4T1	137.56	1.05%	149,230	0.81%	1,084.84
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	13,048.61	100.00%	18,414,475	100.00%	1,411.22
<hr/>					
Grass Total	61,184.68	81.72%	181,434,875	89.98%	2,965.36
CRP Total	633.45	0.85%	1,792,670	0.89%	2,830.01
Timber Total	13,048.61	17.43%	18,414,475	9.13%	1,411.22
<hr/>					
114. Market Area Total	74,866.74	100.00%	201,642,020	100.00%	2,693.35

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	903.01	25.97%	2,883,950	27.04%	3,193.71
88. 1G	1,150.90	33.10%	3,676,945	34.48%	3,194.84
89. 2G1	598.45	17.21%	1,741,395	16.33%	2,909.84
90. 2G	695.08	19.99%	2,022,690	18.97%	2,910.01
91. 3G1	106.25	3.06%	281,035	2.64%	2,645.04
92. 3G	10.01	0.29%	26,475	0.25%	2,644.86
93. 4G1	13.61	0.39%	32,115	0.30%	2,359.66
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,477.31	100.00%	10,664,605	100.00%	3,066.91
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	22.43	10.91%	35,445	11.70%	1,580.25
106. 1T	93.04	45.25%	147,020	48.54%	1,580.18
107. 2T1	34.85	16.95%	47,945	15.83%	1,375.75
108. 2T	42.97	20.90%	59,095	19.51%	1,375.26
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	12.32	5.99%	13,365	4.41%	1,084.82
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	205.61	100.00%	302,870	100.00%	1,473.03
<hr/>					
Grass Total	3,477.31	94.42%	10,664,605	97.24%	3,066.91
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	205.61	5.58%	302,870	2.76%	1,473.03
<hr/>					
114. Market Area Total	3,682.92	100.00%	10,967,475	100.00%	2,977.93

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

14 Cedar

	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	369,564,260	432,520,345	62,956,085	17.04%	8,063,865	14.85%
02. Recreational	25,477,055	29,582,170	4,105,115	16.11%	1,059,930	11.95%
03. Ag-Homesite Land, Ag-Res Dwelling	122,342,085	141,276,820	18,934,735	15.48%	37,705	15.45%
<b>04. Total Residential (sum lines 1-3)</b>	<b>517,383,400</b>	<b>603,379,335</b>	<b>85,995,935</b>	<b>16.62%</b>	<b>9,161,500</b>	<b>14.85%</b>
05. Commercial	75,621,060	82,826,947	7,205,887	9.53%	6,277,990	1.23%
06. Industrial	3,850,045	3,850,045	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>79,471,105</b>	<b>86,676,992</b>	<b>7,205,887</b>	<b>9.07%</b>	<b>6,277,990</b>	<b>1.17%</b>
08. Ag-Farmsite Land, Outbuildings	99,658,410	103,403,585	3,745,175	3.76%	5,421,050	-1.68%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,910,865	1,948,115	37,250	1.95%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>101,569,275</b>	<b>105,351,700</b>	<b>3,782,425</b>	<b>3.72%</b>	<b>5,421,050</b>	<b>-1.61%</b>
12. Irrigated	924,595,095	1,224,432,945	299,837,850	32.43%		
13. Dryland	1,152,806,475	1,482,105,955	329,299,480	28.57%		
14. Grassland	193,430,965	212,609,495	19,178,530	9.91%		
15. Wasteland	2,570,645	2,571,190	545	0.02%		
16. Other Agland	1,339,640	1,341,940	2,300	0.17%		
<b>17. Total Agricultural Land</b>	<b>2,274,742,820</b>	<b>2,923,061,525</b>	<b>648,318,705</b>	<b>28.50%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,973,166,600</b>	<b>3,718,469,552</b>	<b>745,302,952</b>	<b>25.07%</b>	<b>20,860,540</b>	<b>24.37%</b>



## 2025 Assessment Survey for Cedar County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	2 part time clerical
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$351,600
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$16,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	In with the overall budget
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,500 education/\$2,300 travel/hotel
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$14,473

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	No
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. cedar.gworks.com
8.	<b>Who maintains the GIS software and maps?</b>
	Office Staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Obliques are used to review rural properties with onsite reviews completed as necessary.
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes, cities and towns do their own. County does all other zoning.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Belden, Bow Valley, Coleridge, Fordyce, Hartington, Laurel, Magnet, Obert, Randolph, St. Helena and Wynot
<b>4.</b>	<b>When was zoning implemented?</b>
	2002

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None this year
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Bryan Hill / Depreciation Tables

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	None
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	None
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2025 Residential Assessment Survey for Cedar County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Assessor and staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Sales comparison, income and cost approaches.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	Tables provided by CAMA vendor.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Yes
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	Recent sales in the valuation group are studied when the review/reappraisal is done for each valuation grouping during the six year inspection cycle.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	Monitor recent sales within like valuation groups.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	No
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	N/A

## 2025 Commercial Assessment Survey for Cedar County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Assessor and staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	Cost, income and comparable sales.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	Comparable sales review. Will reach out to other entities that have similar properties.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The physical depreciation is from the CAMA tables and economic depreciation is based on the local market.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	No, effective age and comparable sales and reconciliation for each property.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	All lots are valued with the square foot cost per lot and then adjustments are made for different lot materials and size variations.

## 2025 Agricultural Assessment Survey for Cedar County

1.	<b>Valuation data collection done by:</b>
	Assessor and staff.
2.	<b>Describe the process used to determine and monitor market areas.</b>
	Market areas are drawn based on the topography and geographic characteristics of the two areas in the county.
3.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	Determined by land use. Site visits are done for any questioned changes.
4.	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	Yes, farm home sites and rural residential sites are considered the same and valued the same. Market analysis is done to determine market value.
5.	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	Nothing identified as intensive use. Feedlots have value of \$2,500/acre.
6.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	Assessor uses sales of similar properties enrolled in the program and analyzes sales from surrounding counties.
6a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	N/A
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
7a.	<b>How many parcels have a special valuation application on file?</b>
	N/A
7b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
7c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
7d.	<b>Where is the influenced area located within the county?</b>
	N/A

7e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2024: 3 YEAR PLAN OF ASSESSMENT  
FOR  
CEDAR COUNTY**

By Becky Dresden Assessor

**Plan of Assessment Requirements:**

Pursuant to Neb. Rev. Stat. §77-1311.02(2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

**Real Property Assessment Requirements:**

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.” Neb. Rev. Stat. §77-112(2003).

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201(2009).

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

Per the 2024 County Abstract, Cedar County consists of the following real property types:

Cedar County Taxable Value Base is 2,973,576,775 with a total parcel count of 9,218.

	Parcels	% of Total Parcels	Taxable Value	% of Taxable Value
Residential	3804	41.26%	368,805,650	12.40%
Comm/Ind	619	6.71%	79,398,105	2.67%
Recreational	355	3.85%	25,241,145	.08%
Agricultural	4440	48.18%	2,500,131,875	84.07%
Game & Parks	4	.0004%	430,325	



Agricultural land taxable acres is 438,934.10.

Total Ag land Taxable value is 2,274,953,345. Farm Site total is 99,953,150 totaling 2,374,906,495.

	Value	Taxable Acres	% of total <b>Taxable Acres</b>
Irrigated	921,811,715	149,937.26	34.16%
Dry	1,155,606,345	203,447.73	46.35%
Grass	193,651,830	79,444.21	18.10%
Waste	2,537,580	4,222.58	.96%
Other	1,345,875	1,882.32	.43%
Total	2,274,953,345	438,934.10	100%

Other pertinent facts: 77% of Cedar County value comes from agricultural parcels.

The county consists of 3 smaller cities and 8 villages.

The commercial properties are typical for small city and villages. They consist of the banks, grocery stores, mini marts, bars. The smaller villages have fewer operating commercial properties.

For more information see the 2024 Reports and Opinions, Abstract and Assessor Survey.

### **Current Resources:**

#### **A. Staff/Budget/Training**

1 Assessor, 1 Deputy Assessor, 3 full time clerks and one part time employee responsible for the measuring and listing of the “pickup work” for the year.

The total budget for 2024/2025 is \$351,600. Included in the total is \$14,000 dedicated to the GWorks. MIPS/CAMA is part of the county general budget. \$15,000 is designated for appraisal work. 1,500 is designated for Continuing Education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor and deputy need continuing education hours to fulfill the requirement. The assessor and deputy attend other workshops and meetings to further their knowledge of the assessment field.

#### **B. Cadastral Maps**

These maps are no longer updated because we now use the Gworks mapping system. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

#### **C. Property Record Cards**

The property record cards in Cedar County are in reasonable shape. County Assessment Records are currently online. GWorks ag information is online as well.

#### **D. Software for CAMA, Assessment Administration, GWorks**

The provider for our CAMA and assessment administration is provided by MIPS. Currently, Cedar County is working w GWorks and has everything updated and maintained with their system.

#### **E. Web Based – cedar.gworks.com**

Property record cards are available online. Ag Land information is also available online.

#### **Current Assessment Procedures for Real Property**

##### **A. Discover, List & Inventory all property.**

Step 1: Building permits are gathered from the zoning administrator for the rural properties and some of the villages. Building permits for the Cities are sent from the City Clerks monthly. They are separated into separate categories (Rural or Cities) and put in three ring binders, a plan of action is developed based on the number of permits and the location of each permit.

Step 2: A complete review of the readily accessible areas of the improvement is conducted. Measurements and photos are taken, and physical characteristics are noted at the time of inspection.

Step 3: Inspection data is entered into the CAMA system, using Marshall and Swift cost tables and market data, a value is generated for each property inspected.

Step 4: The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5: When all permit information is noted on the file, the new value generated will be applied for the current assessment year.

##### **B. Data Collection**

All arm's length transactions are analyzed and sorted into valuation groupings. The current preliminary statistical information will be reviewed. A market and depreciation study will reveal where the greatest areas of concern will be for the next assessment cycle. Currently, based on the information, the City of Randolph was studied as per the 6 year review cycle. A study was done to achieve uniform and proportionate valuation.

##### **C. Review assessment sales ratio studies before assessment actions**

As part of market analysis and data collection, all market areas are reviewed on a yearly basis.

##### **1. Approaches to value;**

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process for residential and commercial. All arm's length sales are gathered, and analyzed to develop a market

generated depreciation table. The market approach is used to support the value generated by the cost approach. Commercial properties are valued in a manner similar to residential properties. Limited or no data is available for the residential or commercial class of properties to utilize the income approach.

Market Approach; Sales comparisons, see above.

2. Cost Approach; cost manuals used & date of manual and latest depreciation study.

Costing manuals and software, dated 2015 & 2021 for residential and 2015/2021 for commercial are being used for 2024 assessment year.

3. Income Approach: income and expense data collection/analysis from the market.

4. Land valuation studies, establish market areas, special value for agricultural land.

All arm's length sales are gathered and analyzed to determine if the current market areas are reflective of what the sales information has provided.

Special value generation; Currently Cedar County does not have any special values.

#### **Level of Value, Quality, and Uniformity for Assessment Year 2024**

Property Class	Median	COD*	PRD*
Residential	NEI	14.91	100.23
Commercial	100	31.69	95.09
Agricultural	74	17.33	101.72

\*COD means coefficient of dispersion and PRD means price related differential.

For more information regarding statistical measures see 2024 Reports and Opinions.

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

Residential:

Updating costing tables and depreciation tables of small towns to 2021. Small towns include Belden, Fordyce, Magnet, St Helena, Wynot, & Obert and are up for the 6 year review cycle. Pictures of all parcels will be taken and attached to the record card. Each parcel will be physically reviewed. Neighborhood will be reexamined.

Commercial:

All properties in Belden, Fordyce, Magnet, St Helena, Wynot & Obert will be physically inspected, and pictures taken. Commercial parcels will be entered into the CAMA program. Current information will be verified and utilized in developing models and the depreciation spreadsheet. Adjustments will be made based on square footage values from a sale spreadsheet for sales of similar properties in the area.

#### Agricultural Land:

GWorks was implemented in 2009. We will again be utilizing them to inventory the land classification groupings. A market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine the level and quality of assessment with adjustments if necessary. Land use maps will be inspected, and changes needed, will be applied.

#### **Assessment Actions Planned for Assessment Year 2026**

##### Residential:

The intent will be to follow the same schedule of the total update and review process per the 6-year review cycle. Rural Residential will be reviewed with fly over photos of all parcels. Photos will be attached, and all parcels inspected. Precinct 1-10 will be the focus for this year with Precincts 11-21 the following year. Fly over photos will be inspected to pick up new buildings and remove buildings that have been removed. Recreational Brooky Bottom and Recreational West River will also be worked on this year. Physical inspections and fly over photos will be done and photos attached to the parcels.

##### Commercial:

Analysis will be completed based on the preliminary statistics; the review will be according to the 6 year cycle and will follow the residential cycle with Rural commercial this year. All Rural commercial properties will be physically inspected, and photos taken. Photos will be attached to parcels and changes made in the CAMA program.

##### Agricultural Land:

GWorks was implemented in 2009. We will again be utilizing them to inventory the land classification groupings. A market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine the level and quality of assessment with adjustments if necessary. Land use maps will be inspected, and changes needed, will be applied.

#### **Assessment Actions Planned for Assessment year 2027**

##### Residential:

The intent will be to follow the same schedule of the total update and review process per the 6-year review cycle. Rural Residential will be reviewed with fly over photos of all parcels. Photos will be attached, and all parcels inspected. Precinct 1-10 was the focus for last year with Precincts 11-21 this year. Fly over photos will be inspected to pick up new buildings and remove buildings that have been removed. Recreational Brooky Bottom and Recreational West

River will also be worked on this year. Physical inspections and fly over photos will be done and photos attached to the parcels.

#### Commercial:

Analysis will be completed based on the preliminary statistics; the review will be according to the 6-year cycle and will follow the residential cycle with Rural commercial this year. All Rural commercial properties will be physically inspected, and photos taken. Photos will be attached to parcels and changes made in the CAMA program.

#### Agricultural Land:

GWorks was implemented in 2009. We will again be utilizing them to inventory the land classification groupings. A market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine the level and quality of assessment with adjustments if necessary. Land use maps will be inspected, and changes needed, will be applied.

### **Other Functions Performed by the Assessor's Office but not limited to:**

#### **Record Maintenance, Mapping Updates, Ownership changes:**

Deeds are received every 2 weeks from the Register of Deeds office. Sales are updated in the computer and on GWorks Maps. Annexations, Splits and new subdivisions are also completed in the computer system updating the new maps.

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

1. **Abstract**
2. **Assessor survey**
3. **Sales information to PAD rosters & annual Assessed Value Update w Abstract**
4. **Certification of Value to Political Subdivisions**
5. **School District Taxable Value Report**
6. **Homestead Exemption Tax Loss Report**
7. **Certification of Taxes Levied Report**
8. **Report of Current Values for properties owned by Board of Education Lands & Funds**
9. **Report of all Exempt Properties and Taxable Government owned properties**\_\_\_\_\_
10. **Annual plan of Assessment**

#### **Personal Property**

Administer annual filing of 1898+ schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied as required.

## **Permissive Exemptions**

Administer annual filings of applications for new or continued exempt use, review and make recommendations to County Board.

Cedar County currently has 48 approved permissive exemption applications on file.

## **Taxable Government Owned Property**

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

## **Homestead Exemptions**

Administer 365+ annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

## **Centrally Assessed**

Review of valuations as certified by PAD for railroad and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the County.

## **Tax Increment Financing**

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

Cedar County has 9 Tax Increment Financing parcels throughout the county with a total assessed value of 13,334,630. Total Base value of 581,425 and a total excess value of 12,753,205.

## **Tax Districts and Tax Rates**

Management of school districts and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for the billing process. The Assessor, Clerk and Treasurer work together to ensure accuracy.

## **Tax List**

Prepare and certify tax lists to county Treasurer for Real property, personal property, and centrally assessed.

## **Tax List Corrections**

Prepare all tax list correction documents for County Board approval. Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalization agenda. Assessor or Deputy Assessor meets with the Board during the meeting and offers explanation of the Correction(s).

## **County Board of Equalization**

Assessor attends county board of Equalization meetings for valuation protests, assemble and provide information. The County Assessor or Deputy Assessor will sit in on the meeting at the time of the protest. Assessor attends the final hearings of all protests, providing the Board with any additional information they request.

## **TERC Appeals**

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation. The County Assessor meets with the County Attorney prior to the hearing to prepare Exhibits and work on case matters.

## **TERC Statewide Equalization**

Attend hearings if applicable to the county, defend values, and/or implement orders of the TERC. Assessor works directly with the liaison and applicable staff members from PAD in preparation of evidence to bring forward to the Commission.

## **Education**

Assessor and Deputy Assessor attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certificates.

## **Special Valuation (Greenbelt)**

Cedar County does not have any designated Special Valuation market areas at this time.

## **Sales File**

Assessor continues to monitor the sales file statistical information to ensure that the level, quality and uniformity are in the acceptable ranges.

## **Building Permits**

Cedar County has 156 building permits for the 2024 year. Rural permits go thru the Cedar County Zoning Administrator for approval and are then given to the Assessor's Office. Hartington, Randolph, Laurel, Coleridge, Fordyce and Wynot approve their own permits and then send them to our office. Belden, Magnet, Obert and St Helena permits go thru the zoning administrator for approval.

**Conclusion**

The new and revised three-year plan for 2024 has been submitted to the Cedar County Board of Equalization and will be submitted to the Property Tax Administrator on or before October 31, 2024.

Respectfully submitted:

Assessor

Signature

A handwritten signature in cursive script that reads "Beeky Dresden". The signature is written in black ink and is positioned above a horizontal line that extends across the page.