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DEPARTMENT OF REVENUE

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

CHASE COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Chase 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 Chase 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: Tori Mueller, Chase County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

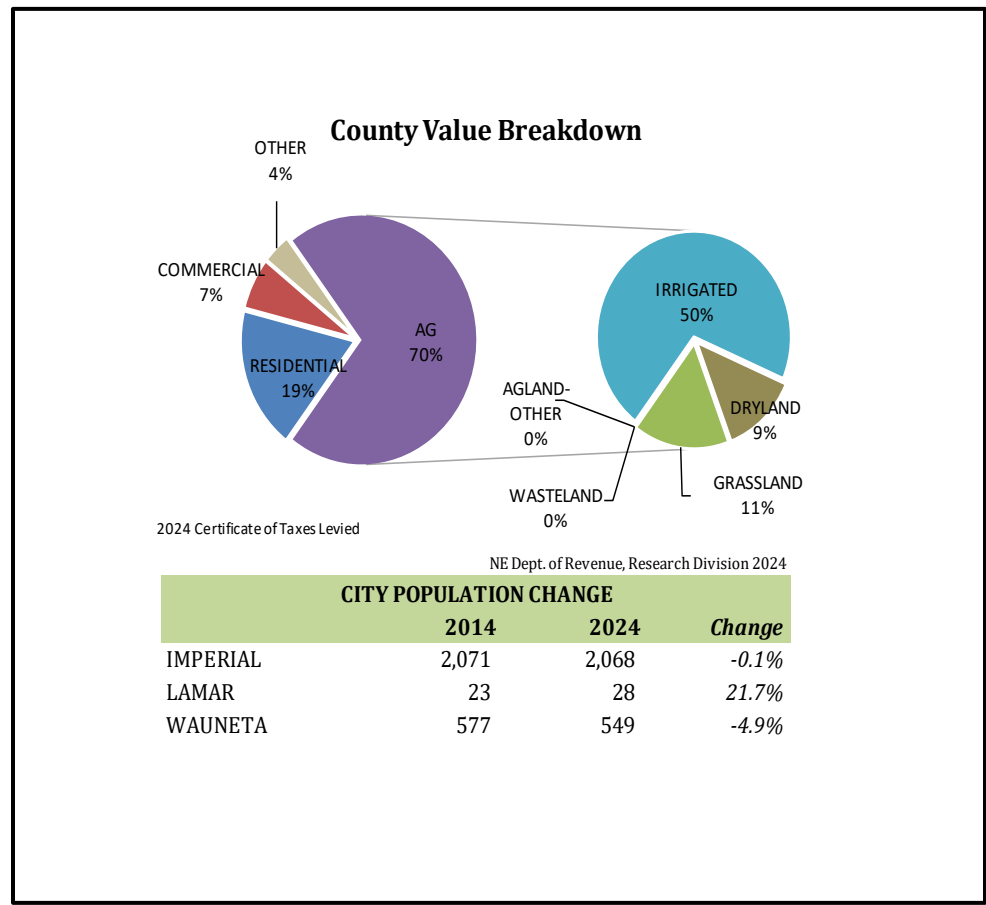
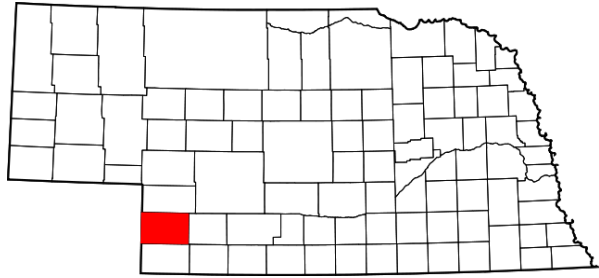
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 894 square miles, Chase County has 3,724 residents, per the Census Bureau Quick Facts for 2023, a 4% decrease from the 2020 U.S. Census. Reports indicate that 78% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$152,330 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Chase County are located in and around Imperial, the county seat. According to the latest information available from the U.S. Census Bureau, there are 172 employer establishments with total employment of 1,078. Agricultural land is the main contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Chase County is included in the Upper Republican Natural Resources Districts (NRD).

2025 Residential Correlation for Chase County

Assessment Practices & Actions

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

The sales qualification and verification procedures of the county were reviewed. The county assessor and staff will contact the parties involved in transactions if further clarification is warranted. The county usability rate for residential sales is slightly higher than the typical statewide range. Sales are qualified without an apparent bias. Non-qualified sales contain sufficient comments, and it is believed that all available arm’s length transactions have been made available for the measurement of the residential class.

The residential class has been divided into three unique and distinct valuation groups based on the economics of the county. Valuation Group 1 is the City of Imperial. Imperial is the county seat and economic hub of the county. Valuation Group 2 is comprised of the smaller villages of Wauneta, Enders, Champion and Lamar. Valuation Group 3 includes all rural residential parcels located throughout the county.

Chase County is in compliance with the six-year inspection and review cycle. For the 2025 assessment year, the rural parcels were physically inspected by the office staff.

2025 Residential Assessment Details for Chase 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	Imperial	2023	2020	2024	2023	8-14% increase by neighborhood
2	Wauneta, Enders, Champion, Lamar	2023	2020	2019-*2024	2021-2023	
3	Rural Residential	*2023	*2020	*2024	*2024	complete re-appraisal
Additional comments: New Costing, land and depreciation models were applied. Rural homes were put on Imperial depreciation models. Parcels with only outbuildings were inspected using the latest aerial imagery. Outbuildings were put on CAMA driven depreciation models. Wauneta land tables were studied and updated for the 2025 assessment year. In addition, Wauneta received an eight percent increase to improvements. * = assessment action for current year						

Description of Analysis

Analysis of the sales sample shows two of the three measures of central tendency are within the acceptable range overall. The weighted mean is low at 90%. Review of the qualitative statistics show that the COD is within the acceptable guidelines while the PRD is slightly high at 104%.

2025 Residential Correlation for Chase County

Two low dollar sales are affecting the PRD. Additionally, review of the incremental ranges stratified by sales price do not indicate a clear pattern of regressivity.

Examination of the three individual valuation groups show that all have a median within the acceptable range; and qualitative statistics that generally support assessment uniformity.

When compared to the 2025 County Abstract of Assessment, Form 45, Compared with the 2024 Certificate of Taxes Levied Report (CTL), the sales profile indicates the overall population changed in a similar manner. Overall, the changes to the population and the sales reflect the actions reported by the county assessor.

Equalization and Quality of Assessment

The assessment practice review and the statistical analysis of the study period support that residential property is valued uniformly and complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	71	92.07	93.46	90.79	18.96	102.94
2	33	93.57	96.96	92.55	21.43	104.76
3	5	92.10	92.06	89.36	19.21	103.02
____ALL____	109	92.09	94.46	90.96	19.84	103.85

Level of Value

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

2025 Commercial Correlation for Chase County

Assessment Practices & Actions

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

Review of the sales qualification and verification processes was conducted. The usability rate of commercial sales was similar to the statewide average. If questions arise with transactions, the county assessor and staff will reach out to the parties involved for further clarification. All non-qualified sales contain sufficient comments. All arm's-length commercial sales are made available for measurement.

For the commercial class, Chase County utilizes a singular valuation group. The Chase County Assessor is in compliance with the six-year inspection and review cycle, having completed an on-site inspection in 2023.

2025 Commercial Assessment Details for Chase 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	All commercial parcels within the county	2023	2022	2023	2022	
<u>Additional comments:</u> pick-up work was completed timely * = assessment action for current year						

Description of Analysis

The statistical profile is comprised of 24 sales over a three-year study period. Both the median and mean are within the acceptable range while the weighted mean is low. Of the qualitative statistics the COD falls within the acceptable guidelines. However, the relatively small sample size displays some regressivity as the PRD is above the acceptable guidelines.

Comparison the statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied (CTL), show similar movements to the population and sample. The changes mirror the reported assessment actions by the Chase County Assessor of only pick-up work for the 2025 assessment year.

2025 Commercial Correlation for Chase County

Equalization and Quality of Assessment

Both the assessment actions and the statistics indicate that the commercial class has achieved uniform and equalized assessment. The quality of assessment for the commercial class in Chase County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	94.76	93.07	85.09	11.49	109.38
____ALL____	24	94.76	93.07	85.09	11.49	109.38

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Chase County is 95%.

2025 Agricultural Correlation for Chase County

Assessment Practices & Actions

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

Evaluation of agricultural sales in Chase County showed the usability rate was typical when compared to the rest of the state. Review of the non-qualified sales showed adequate comments. All arm’s length transactions were made available for measurement.

Only one market area exists for the agricultural land in Chase County. For the 2025 assessment year, agricultural homes and outbuildings were inspected either with a physical on-site review or if there were only outbuildings present a review of aerial imagery was conducted. Feedlots have been identified as intensive use. Land in conservation programs including Conservation Reserve Program (CRP), Conservation Reserve Enhancement Program (CREP), and Wetland Reserve Program (WRP) have been properly identified and valued.

2025 Agricultural Assessment Details for Chase County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	*2023	*2020	*2024	*2024	complete reappraisal
AB DW	Agricultural dwellings	*2023	*2020	*2024	*2024	complete reappraisal
<u>Additional comments:</u> Agricultural homes were physically inspected with new photos, sketches, and measurements. Parcels with only outbuildings were inspected using the latest aerial imagery. New Costing, land and depreciation models were applied. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Only one market area is recognized in Chase County	2022	Irrigated land 12% increase Grassland 5% increase CREP increased 12%
<u>Additional comments:</u> 			

Description of Analysis

Analysis of the overall sales statistics reveal that all three measures of central tendency are within the acceptable range with a COD that support the reliability of the median. Review of the 80%

2025 Agricultural Correlation for Chase County

Majority Land Use (MLU) show that all three subclasses have a median within the range. The comparison of values set by the surrounding counties also support that the agricultural values in Chase County are at an acceptable level of value.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 compared with the 2024 Certificate of Taxes Levied Report (CTL) is consistent with the reported assessment actions of a reappraisal.

Equalization and Quality of Assessment

Agricultural dwellings and outbuildings are inspected and valued the same as rural residential parcels. Farm home sites and rural residential home sites are valued the same. Agricultural improvements have been assessed a market value. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	25	71.77	75.37	73.88	16.37	102.02
1	25	71.77	75.37	73.88	16.37	102.02
____ Dry ____						
County	9	74.69	71.66	68.99	07.46	103.87
1	9	74.69	71.66	68.99	07.46	103.87
____ Grass ____						
County	13	70.76	71.61	71.52	14.10	100.13
1	13	70.76	71.61	71.52	14.10	100.13
____ ALL ____	51	71.91	74.27	73.36	14.91	101.24

Level of Value

Based on analysis of all available information, the level of value of agricultural land class in Chase County is 72%.

2025 Opinions of the Property Tax Administrator for Chase County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Chase County

Residential Real Property - Current

Number of Sales	109	Median	92.09
Total Sales Price	\$22,402,674	Mean	94.46
Total Adj. Sales Price	\$22,402,674	Wgt. Mean	90.96
Total Assessed Value	\$20,378,275	Average Assessed Value of the Base	\$150,267
Avg. Adj. Sales Price	\$205,529	Avg. Assessed Value	\$186,957

Confidence Interval - Current

95% Median C.I	84.61 to 94.10
95% Wgt. Mean C.I	86.88 to 95.05
95% Mean C.I	89.81 to 99.11
% of Value of the Class of all Real Property Value in the County	15.87
% of Records Sold in the Study Period	6.13
% of Value Sold in the Study Period	7.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	125	96	95.83
2023	145	98	97.73
2022	129	93	92.57
2021	103	94	93.88

2025 Commission Summary for Chase County

Commercial Real Property - Current

Number of Sales	24	Median	94.76
Total Sales Price	\$4,590,500	Mean	93.07
Total Adj. Sales Price	\$4,590,500	Wgt. Mean	85.09
Total Assessed Value	\$3,906,182	Average Assessed Value of the Base	\$233,454
Avg. Adj. Sales Price	\$191,271	Avg. Assessed Value	\$162,758

Confidence Interval - Current

95% Median C.I	85.01 to 100.20
95% Wgt. Mean C.I	72.02 to 98.16
95% Mean C.I	86.87 to 99.27
% of Value of the Class of all Real Property Value in the County	6.58
% of Records Sold in the Study Period	5.05
% of Value Sold in the Study Period	3.52

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	21	98	97.64
2023	17	100	98.86
2022	14	100	88.61
2021	13	100	85.35

**15 Chase
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 : 109
 Total Sales Price : 22,402,674
 Total Adj. Sales Price : 22,402,674
 Total Assessed Value : 20,378,275
 Avg. Adj. Sales Price : 205,529
 Avg. Assessed Value : 186,957

MEDIAN : 92
 WGT. MEAN : 91
 MEAN : 94
 COD : 19.84
 PRD : 103.85

COV : 26.24
 STD : 24.79
 Avg. Abs. Dev : 18.27
 MAX Sales Ratio : 191.97
 MIN Sales Ratio : 51.68

95% Median C.I. : 84.61 to 94.10
 95% Wgt. Mean C.I. : 86.88 to 95.05
 95% Mean C.I. : 89.81 to 99.11

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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-22 To 31-DEC-22	14	92.09	105.20	95.57	27.83	110.08	70.24	191.97	75.68 to 133.98	162,637	155,426	
01-JAN-23 To 31-MAR-23	8	89.21	97.34	97.74	18.35	99.59	76.46	125.56	76.46 to 125.56	134,875	131,827	
01-APR-23 To 30-JUN-23	16	97.44	103.66	98.53	16.75	105.21	66.01	163.20	92.09 to 118.58	286,906	282,696	
01-JUL-23 To 30-SEP-23	18	102.24	99.24	98.88	17.89	100.36	60.18	143.30	78.82 to 109.05	214,278	211,877	
01-OCT-23 To 31-DEC-23	12	77.10	87.56	87.13	22.81	100.49	61.92	134.31	66.48 to 110.54	195,208	170,079	
01-JAN-24 To 31-MAR-24	10	85.72	85.48	76.72	20.47	111.42	57.56	112.34	61.92 to 108.40	217,400	166,793	
01-APR-24 To 30-JUN-24	14	84.22	82.24	81.76	15.17	100.59	51.68	109.35	62.76 to 96.57	213,857	174,845	
01-JUL-24 To 30-SEP-24	17	86.55	90.73	85.93	16.28	105.59	63.22	155.44	72.09 to 102.00	181,691	156,121	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	56	93.75	101.72	98.00	20.92	103.80	60.18	191.97	92.07 to 104.89	210,775	206,562	
01-OCT-23 To 30-SEP-24	53	84.33	86.78	83.13	18.40	104.39	51.68	155.44	77.10 to 93.38	199,986	166,241	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	54	93.37	97.67	96.32	19.80	101.40	60.18	163.20	85.02 to 104.89	219,796	211,713	
<u>ALL</u>	109	92.09	94.46	90.96	19.84	103.85	51.68	191.97	84.61 to 94.10	205,529	186,957	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	71	92.07	93.46	90.79	18.96	102.94	53.68	171.19	84.09 to 93.83	253,564	230,211	
2	33	93.57	96.96	92.55	21.43	104.76	51.68	191.97	82.26 to 105.21	96,505	89,319	
3	5	92.10	92.06	89.36	19.21	103.02	62.07	119.93	N/A	243,000	217,149	
<u>ALL</u>	109	92.09	94.46	90.96	19.84	103.85	51.68	191.97	84.61 to 94.10	205,529	186,957	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	108	92.10	94.55	91.01	19.95	103.89	51.68	191.97	84.70 to 94.10	205,904	187,404	
06												
07	1	84.05	84.05	84.05	00.00	100.00	84.05	84.05	N/A	165,000	138,679	
<u>ALL</u>	109	92.09	94.46	90.96	19.84	103.85	51.68	191.97	84.61 to 94.10	205,529	186,957	

**15 Chase
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 : 109
 Total Sales Price : 22,402,674
 Total Adj. Sales Price : 22,402,674
 Total Assessed Value : 20,378,275
 Avg. Adj. Sales Price : 205,529
 Avg. Assessed Value : 186,957

MEDIAN : 92
 WGT. MEAN : 91
 MEAN : 94
 COD : 19.84
 PRD : 103.85

COV : 26.24
 STD : 24.79
 Avg. Abs. Dev : 18.27
 MAX Sales Ratio : 191.97
 MIN Sales Ratio : 51.68

95% Median C.I. : 84.61 to 94.10
 95% Wgt. Mean C.I. : 86.88 to 95.05
 95% Mean C.I. : 89.81 to 99.11

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	173.71	173.71	172.22	10.52	100.87	155.44	191.97	N/A	18,500	31,861	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	109	92.09	94.46	90.96	19.84	103.85	51.68	191.97	84.61 to 94.10	205,529	186,957	
Greater Than 14,999	109	92.09	94.46	90.96	19.84	103.85	51.68	191.97	84.61 to 94.10	205,529	186,957	
Greater Than 29,999	107	92.07	92.98	90.83	18.56	102.37	51.68	171.19	84.49 to 93.83	209,025	189,856	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	173.71	173.71	172.22	10.52	100.87	155.44	191.97	N/A	18,500	31,861	
30,000 TO 59,999	7	87.69	88.26	86.90	16.32	101.57	61.92	112.34	61.92 to 112.34	50,321	43,731	
60,000 TO 99,999	12	99.47	104.43	104.42	23.00	100.01	70.25	171.19	82.26 to 124.03	78,283	81,746	
100,000 TO 149,999	25	93.40	95.73	94.62	22.74	101.17	51.68	163.20	78.82 to 108.40	125,396	118,645	
150,000 TO 249,999	34	85.99	89.35	89.52	18.68	99.81	53.68	137.33	77.60 to 100.25	188,504	168,744	
250,000 TO 499,999	26	92.78	92.48	91.77	13.49	100.77	63.22	142.26	80.36 to 103.86	330,962	303,732	
500,000 TO 999,999	2	74.83	74.83	71.89	23.08	104.09	57.56	92.10	N/A	662,500	476,303	
1,000,000 +	1	92.15	92.15	92.15	00.00	100.00	92.15	92.15	N/A	1,600,000	1,474,407	
<u>ALL</u>	109	92.09	94.46	90.96	19.84	103.85	51.68	191.97	84.61 to 94.10	205,529	186,957	

15 Chase
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 : 24
Total Sales Price : 4,590,500
Total Adj. Sales Price : 4,590,500
Total Assessed Value : 3,906,182
Avg. Adj. Sales Price : 191,271
Avg. Assessed Value : 162,758

MEDIAN : 95
WGT. MEAN : 85
MEAN : 93
COD : 11.49
PRD : 109.38

COV : 15.78
STD : 14.69
Avg. Abs. Dev : 10.89
MAX Sales Ratio : 124.58
MIN Sales Ratio : 57.03

95% Median C.I. : 85.01 to 100.20
95% Wgt. Mean C.I. : 72.02 to 98.16
95% Mean C.I. : 86.87 to 99.27

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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	1	87.43	87.43	87.43	00.00	100.00	87.43	87.43	N/A	139,000	121,529	
01-JAN-22 To 31-MAR-22	4	94.05	93.89	93.98	00.93	99.90	92.65	94.79	N/A	80,000	75,185	
01-APR-22 To 30-JUN-22	2	103.63	103.63	100.11	04.60	103.52	98.86	108.39	N/A	95,000	95,104	
01-JUL-22 To 30-SEP-22	1	98.87	98.87	98.87	00.00	100.00	98.87	98.87	N/A	60,000	59,323	
01-OCT-22 To 31-DEC-22	1	91.68	91.68	91.68	00.00	100.00	91.68	91.68	N/A	200,000	183,352	
01-JAN-23 To 31-MAR-23	5	98.07	99.74	87.01	13.76	114.63	81.57	124.58	N/A	378,000	328,915	
01-APR-23 To 30-JUN-23	1	100.89	100.89	100.89	00.00	100.00	100.89	100.89	N/A	130,000	131,153	
01-JUL-23 To 30-SEP-23												
01-OCT-23 To 31-DEC-23	1	102.79	102.79	102.79	00.00	100.00	102.79	102.79	N/A	39,000	40,087	
01-JAN-24 To 31-MAR-24	4	78.03	82.63	77.36	08.25	106.81	75.61	98.84	N/A	221,250	171,158	
01-APR-24 To 30-JUN-24	2	85.60	85.60	94.65	17.06	90.44	71.00	100.20	N/A	100,000	94,651	
01-JUL-24 To 30-SEP-24	2	84.40	84.40	67.22	32.43	125.56	57.03	111.76	N/A	268,750	180,641	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	8	94.76	96.14	94.75	04.32	101.47	87.43	108.39	87.43 to 108.39	88,625	83,975	
01-OCT-22 To 30-SEP-23	7	98.07	98.75	88.25	11.17	111.90	81.57	124.58	81.57 to 124.58	317,143	279,869	
01-OCT-23 To 30-SEP-24	9	79.29	85.92	76.76	18.67	111.93	57.03	111.76	71.00 to 102.79	184,611	141,700	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	8	94.76	96.67	95.28	03.76	101.46	91.68	108.39	91.68 to 108.39	96,250	91,703	
01-JAN-23 To 31-DEC-23	7	100.89	100.34	88.19	10.22	113.78	81.57	124.58	81.57 to 124.58	294,143	259,402	
<u>ALL</u>	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758	
<u>ALL</u>	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758	
04												
<u>ALL</u>	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758	

**15 Chase
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 : 24
 Total Sales Price : 4,590,500
 Total Adj. Sales Price : 4,590,500
 Total Assessed Value : 3,906,182
 Avg. Adj. Sales Price : 191,271
 Avg. Assessed Value : 162,758

MEDIAN : 95
 WGT. MEAN : 85
 MEAN : 93
 COD : 11.49
 PRD : 109.38

COV : 15.78
 STD : 14.69
 Avg. Abs. Dev : 10.89
 MAX Sales Ratio : 124.58
 MIN Sales Ratio : 57.03

95% Median C.I. : 85.01 to 100.20
 95% Wgt. Mean C.I. : 72.02 to 98.16
 95% Mean C.I. : 86.87 to 99.27

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	108.39	108.39	108.39	00.00	100.00	108.39	108.39	N/A	25,000	27,097
Ranges Excl. Low \$											
Greater Than 4,999	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758
Greater Than 14,999	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758
Greater Than 29,999	23	94.72	92.40	84.97	11.37	108.74	57.03	124.58	85.01 to 98.87	198,500	168,656
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	108.39	108.39	108.39	00.00	100.00	108.39	108.39	N/A	25,000	27,097
30,000 TO 59,999	7	98.07	93.26	92.01	09.82	101.36	71.00	109.46	71.00 to 109.46	41,000	37,724
60,000 TO 99,999	5	94.79	101.12	100.74	07.62	100.38	92.65	124.58	N/A	82,000	82,607
100,000 TO 149,999	3	100.89	100.03	98.76	08.04	101.29	87.43	111.76	N/A	123,000	121,479
150,000 TO 249,999	4	95.27	93.08	92.97	06.77	100.12	81.57	100.20	N/A	173,000	160,844
250,000 TO 499,999	3	75.61	69.80	69.33	08.70	100.68	57.03	76.76	N/A	409,167	283,671
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	85.01	85.01	85.01	00.00	100.00	85.01	85.01	N/A	1,580,000	1,343,157
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	24	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758

**15 Chase
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 : 24
 Total Sales Price : 4,590,500
 Total Adj. Sales Price : 4,590,500
 Total Assessed Value : 3,906,182
 Avg. Adj. Sales Price : 191,271
 Avg. Assessed Value : 162,758

MEDIAN : 95
 WGT. MEAN : 85
 MEAN : 93
 COD : 11.49
 PRD : 109.38

COV : 15.78
 STD : 14.69
 Avg. Abs. Dev : 10.89
 MAX Sales Ratio : 124.58
 MIN Sales Ratio : 57.03

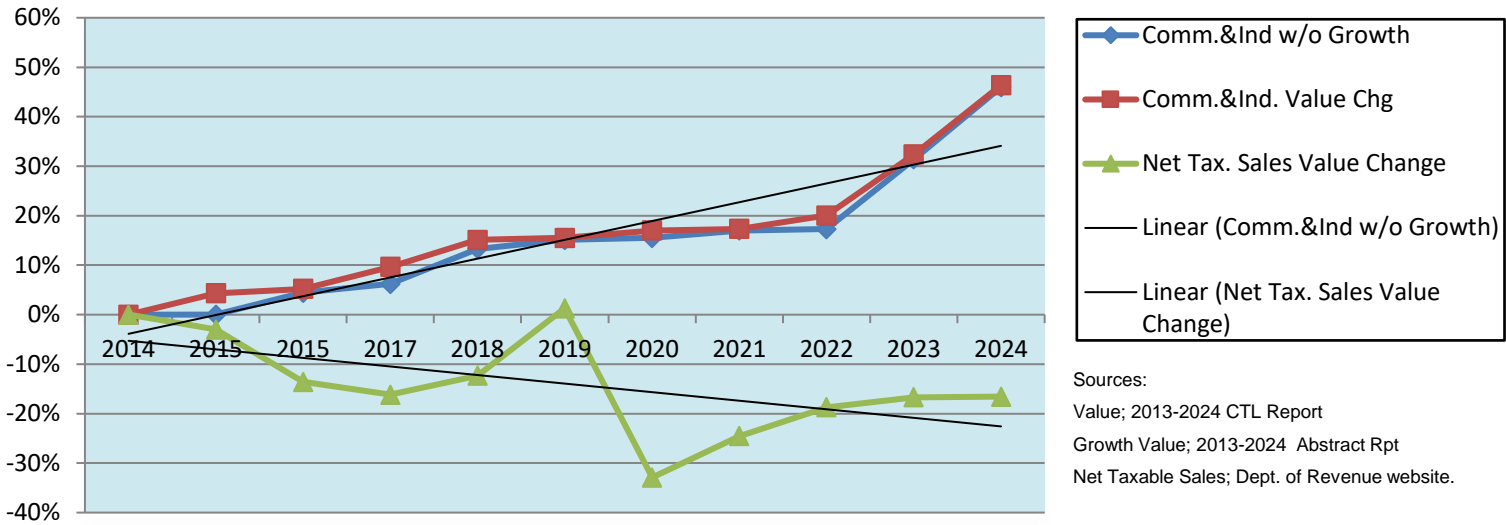
95% Median C.I. : 85.01 to 100.20
 95% Wgt. Mean C.I. : 72.02 to 98.16
 95% Mean C.I. : 86.87 to 99.27

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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
341	1	100.20	100.20	100.20	00.00	100.00	100.20	100.20	N/A	162,000	162,323
342	1	75.61	75.61	75.61	00.00	100.00	75.61	75.61	N/A	425,000	321,326
344	4	93.14	94.06	87.47	10.26	107.53	81.57	108.39	N/A	92,250	80,688
346	1	102.79	102.79	102.79	00.00	100.00	102.79	102.79	N/A	39,000	40,087
349	1	111.76	111.76	111.76	00.00	100.00	111.76	111.76	N/A	100,000	111,755
353	3	79.29	84.71	78.70	08.95	107.64	76.76	98.07	N/A	151,667	119,365
386	1	94.79	94.79	94.79	00.00	100.00	94.79	94.79	N/A	95,000	90,051
406	2	74.84	74.84	62.83	23.80	119.12	57.03	92.65	N/A	261,250	164,140
408	1	109.46	109.46	109.46	00.00	100.00	109.46	109.46	N/A	30,000	32,839
410	1	98.87	98.87	98.87	00.00	100.00	98.87	98.87	N/A	60,000	59,323
436	1	98.86	98.86	98.86	00.00	100.00	98.86	98.86	N/A	165,000	163,111
442	1	94.72	94.72	94.72	00.00	100.00	94.72	94.72	N/A	90,000	85,245
494	2	85.95	85.95	94.13	17.39	91.31	71.00	100.89	N/A	84,000	79,066
530	2	92.53	92.53	92.02	00.92	100.55	91.68	93.38	N/A	125,000	115,021
601	1	85.01	85.01	85.01	00.00	100.00	85.01	85.01	N/A	1,580,000	1,343,157
701	1	124.58	124.58	124.58	00.00	100.00	124.58	124.58	N/A	80,000	99,664
<u>ALL</u>	<u>24</u>	94.76	93.07	85.09	11.49	109.38	57.03	124.58	85.01 to 100.20	191,271	162,758

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	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547		\$ 54,534,234	
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2015	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
2017	\$ 79,349,679	\$ 1,253,546	1.58%	\$ 78,096,133	3.31%	\$ 47,812,239	4.60%
2018	\$ 79,613,194	\$ 260,046	0.33%	\$ 79,353,148	0.00%	\$ 55,232,557	15.52%
2019	\$ 80,658,178	\$ 1,029,315	1.28%	\$ 79,628,863	0.02%	\$ 36,590,334	-33.75%
2020	\$ 80,887,002	\$ 219,670	0.27%	\$ 80,667,332	0.01%	\$ 41,157,718	12.48%
2021	\$ 82,749,724	\$ 1,893,779	2.29%	\$ 80,855,945	-0.04%	\$ 44,316,264	7.67%
2022	\$ 91,244,215	\$ 662,815	0.73%	\$ 90,581,400	9.46%	\$ 45,436,365	2.53%
2023	\$ 100,894,040	\$ 265,875	0.26%	\$ 100,628,165	10.28%	\$ 45,499,509	0.14%
2024	\$ 103,675,361	\$ 3,655,852	3.53%	\$ 100,019,509	-0.87%	\$ 44,535,772	-2.12%
Ann %chg	3.73%			Average	2.12%	-1.71%	-0.89%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.01%	4.32%	-2.98%
2015	4.44%	5.21%	-13.60%
2016	6.24%	9.66%	-16.18%
2017	13.30%	15.11%	-12.33%
2018	15.12%	15.50%	1.28%
2019	15.52%	17.01%	-32.90%
2020	17.03%	17.34%	-24.53%
2021	17.30%	20.05%	-18.74%
2022	31.41%	32.37%	-16.68%
2023	45.98%	46.37%	-16.57%
2024	45.10%	50.40%	-18.33%

County Number	15
County Name	Chase

15 Chase
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 : 51
Total Sales Price : 63,371,731
Total Adj. Sales Price : 63,371,731
Total Assessed Value : 46,486,411
Avg. Adj. Sales Price : 1,242,583
Avg. Assessed Value : 911,498

MEDIAN : 72
WGT. MEAN : 73
MEAN : 74
COD : 14.91
PRD : 101.24

COV : 17.95
STD : 13.33
Avg. Abs. Dev : 10.72
MAX Sales Ratio : 107.52
MIN Sales Ratio : 54.00

95% Median C.I. : 66.47 to 76.81
95% Wgt. Mean C.I. : 68.91 to 77.80
95% Mean C.I. : 70.61 to 77.93

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	5	74.30	77.07	72.47	14.47	106.35	62.18	107.52	N/A	551,206	399,448
01-JAN-22 To 31-MAR-22	2	74.11	74.11	79.77	10.96	92.90	65.99	82.23	N/A	412,500	329,058
01-APR-22 To 30-JUN-22	3	77.53	77.08	76.96	01.86	100.16	74.69	79.02	N/A	147,841	113,773
01-JUL-22 To 30-SEP-22	2	78.29	78.29	74.35	21.79	105.30	61.23	95.34	N/A	812,500	604,099
01-OCT-22 To 31-DEC-22	6	68.49	71.59	67.90	12.92	105.43	54.00	92.77	54.00 to 92.77	2,406,150	1,633,877
01-JAN-23 To 31-MAR-23	3	69.35	74.69	72.21	11.06	103.43	65.85	88.87	N/A	1,524,417	1,100,713
01-APR-23 To 30-JUN-23	7	64.52	68.39	67.08	14.65	101.95	55.70	90.35	55.70 to 90.35	926,386	621,446
01-JUL-23 To 30-SEP-23	5	73.66	78.79	78.30	17.06	100.63	60.21	102.55	N/A	1,873,050	1,466,632
01-OCT-23 To 31-DEC-23	6	83.65	84.07	86.92	11.84	96.72	71.91	99.61	71.91 to 99.61	1,809,890	1,573,184
01-JAN-24 To 31-MAR-24	4	62.60	68.87	66.89	10.77	102.96	61.74	88.54	N/A	901,250	602,809
01-APR-24 To 30-JUN-24	6	67.16	71.75	68.14	16.36	105.30	58.99	90.31	58.99 to 90.31	1,070,457	729,398
01-JUL-24 To 30-SEP-24	2	64.99	64.99	64.11	11.88	101.37	57.27	72.71	N/A	987,500	633,064
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	12	74.79	76.78	74.43	12.45	103.16	61.23	107.52	65.99 to 82.23	470,796	350,406
01-OCT-22 To 30-SEP-23	21	69.14	72.68	71.11	14.77	102.21	54.00	102.55	64.52 to 79.42	1,660,005	1,180,413
01-OCT-23 To 30-SEP-24	18	72.31	74.47	76.51	15.36	97.33	57.27	99.61	62.53 to 88.54	1,270,116	971,825
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	13	74.69	74.27	69.31	12.53	107.16	54.00	95.34	65.99 to 82.23	1,333,109	923,915
01-JAN-23 To 31-DEC-23	21	73.66	76.25	78.08	15.34	97.66	55.70	102.55	65.85 to 89.02	1,489,645	1,163,073
<u>ALL</u>	51	71.91	74.27	73.36	14.91	101.24	54.00	107.52	66.47 to 76.81	1,242,583	911,498

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	51	71.91	74.27	73.36	14.91	101.24	54.00	107.52	66.47 to 76.81	1,242,583	911,498
<u>ALL</u>	51	71.91	74.27	73.36	14.91	101.24	54.00	107.52	66.47 to 76.81	1,242,583	911,498

15 Chase
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 : 51
 Total Sales Price : 63,371,731
 Total Adj. Sales Price : 63,371,731
 Total Assessed Value : 46,486,411
 Avg. Adj. Sales Price : 1,242,583
 Avg. Assessed Value : 911,498

MEDIAN : 72
 WGT. MEAN : 73
 MEAN : 74
 COD : 14.91
 PRD : 101.24

COV : 17.95
 STD : 13.33
 Avg. Abs. Dev : 10.72
 MAX Sales Ratio : 107.52
 MIN Sales Ratio : 54.00

95% Median C.I. : 66.47 to 76.81
 95% Wgt. Mean C.I. : 68.91 to 77.80
 95% Mean C.I. : 70.61 to 77.93

Printed:3/20/2025 1:47:12PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	84.18	79.06	77.56	10.04	101.93	58.99	88.87	N/A	845,125	655,502
1	4	84.18	79.06	77.56	10.04	101.93	58.99	88.87	N/A	845,125	655,502
Dry											
County	8	74.59	71.28	68.80	08.39	103.60	54.00	79.42	54.00 to 79.42	418,154	287,670
1	8	74.59	71.28	68.80	08.39	103.60	54.00	79.42	54.00 to 79.42	418,154	287,670
Grass											
County	10	66.72	68.86	70.00	14.07	98.37	55.70	90.31	55.70 to 79.02	799,727	559,779
1	10	66.72	68.86	70.00	14.07	98.37	55.70	90.31	55.70 to 79.02	799,727	559,779
ALL	51	71.91	74.27	73.36	14.91	101.24	54.00	107.52	66.47 to 76.81	1,242,583	911,498

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	25	71.77	75.37	73.88	16.37	102.02	57.27	99.61	64.52 to 88.87	1,802,508	1,331,764
1	25	71.77	75.37	73.88	16.37	102.02	57.27	99.61	64.52 to 88.87	1,802,508	1,331,764
Dry											
County	9	74.69	71.66	68.99	07.46	103.87	54.00	79.42	62.62 to 79.06	384,137	265,001
1	9	74.69	71.66	68.99	07.46	103.87	54.00	79.42	62.62 to 79.06	384,137	265,001
Grass											
County	13	70.76	71.61	71.52	14.10	100.13	55.70	102.55	60.74 to 79.02	975,909	697,956
1	13	70.76	71.61	71.52	14.10	100.13	55.70	102.55	60.74 to 79.02	975,909	697,956
ALL	51	71.91	74.27	73.36	14.91	101.24	54.00	107.52	66.47 to 76.81	1,242,583	911,498

Chase County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	4,669	4,670	4,545	4,545	4,415	4,415	4,415	4,398	4,565
Dundy	1	3,400	3,253	1,690	3,316	3,297	2,644	3,229	1,969	3,252
Hayes	1	3,810	3,810	3,680	3,680	3,545	3,545	3,410	3,410	3,684
Hitchcock	1	3,842	3,849	3,750	3,711	3,461	3,600	3,417	3,457	3,799
Perkins	1	5,692	5,718	4,903	5,553	5,488	5,020	5,373	5,362	5,578

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350
Dundy	1	n/a	1,690	n/a	1,290	1,290	n/a	1,050	1,050	1,476
Hayes	1	n/a	1,455	1,310	1,310	1,270	1,270	1,210	1,210	1,404
Hitchcock	1	1,570	1,570	1,470	1,470	1,370	1,370	1,220	1,220	1,528
Perkins	1	n/a	1,400	1,400	1,315	1,315	n/a	1,235	1,235	1,356

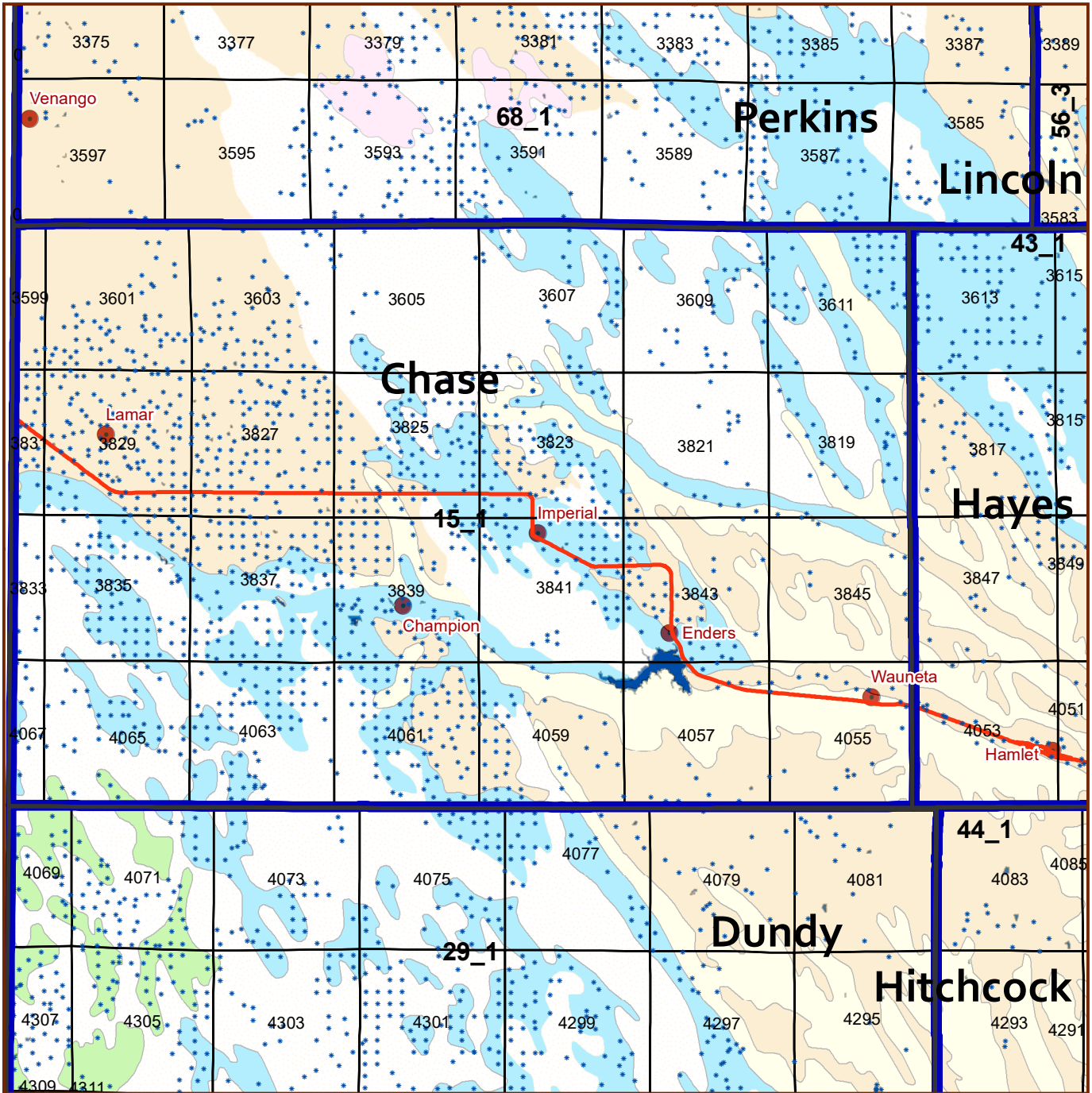
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	821	n/a	1,050	834	660	708	692	698	706
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Hayes	1	600	600	n/a	600	600	600	600	600	600
Hitchcock	1	650	650	650	650	n/a	650	650	650	650
Perkins	1	690	n/a	n/a	690	n/a	690	690	690	690

County	Mkt Area	CRP	TIMBER	WASTE
Chase	1	787	n/a	20
Dundy	1	800	n/a	75
Hayes	1	1,187	n/a	294
Hitchcock	1	1,676	n/a	n/a
Perkins	1	766	n/a	80

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.

CHASE COUNTY



Legend

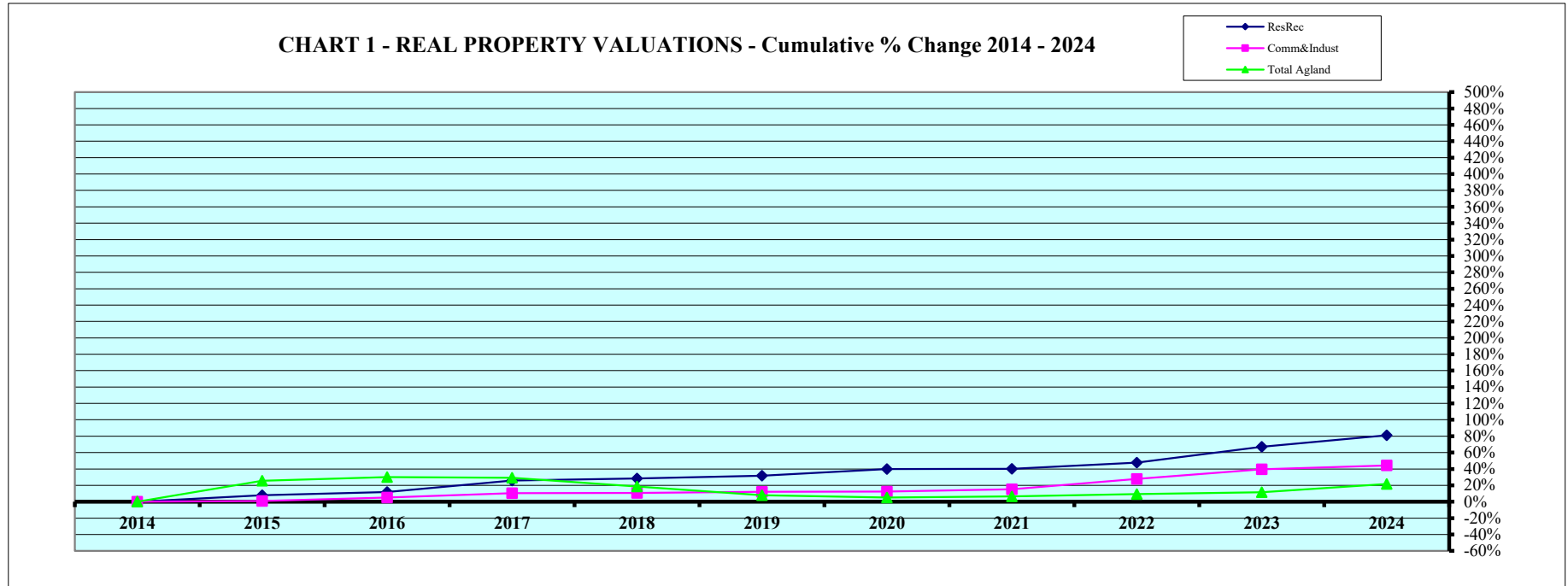
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excessively 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	130,590,257	-	-	-	71,909,127	-	-	-	887,347,091	-	-	-
2015	140,837,993	10,247,736	7.85%	7.85%	72,524,646	615,519	0.86%	0.86%	1,113,914,369	226,567,278	25.53%	25.53%
2016	146,226,343	5,388,350	3.83%	11.97%	75,590,358	3,065,712	4.23%	5.12%	1,154,093,816	40,179,447	3.61%	30.06%
2017	164,506,632	18,280,289	12.50%	25.97%	79,349,679	3,759,321	4.97%	10.35%	1,146,945,954	-7,147,862	-0.62%	29.26%
2018	167,794,361	3,287,729	2.00%	28.49%	79,613,194	263,515	0.33%	10.71%	1,053,147,662	-93,798,292	-8.18%	18.68%
2019	171,903,055	4,108,694	2.45%	31.64%	80,658,178	1,044,984	1.31%	12.17%	957,791,534	-95,356,128	-9.05%	7.94%
2020	182,566,949	10,663,894	6.20%	39.80%	80,887,002	228,824	0.28%	12.49%	933,430,835	-24,360,699	-2.54%	5.19%
2021	182,883,985	317,036	0.17%	40.04%	82,749,724	1,862,722	2.30%	15.08%	944,475,386	11,044,551	1.18%	6.44%
2022	192,791,039	9,907,054	5.42%	47.63%	91,956,901	9,207,177	11.13%	27.88%	970,254,594	25,779,208	2.73%	9.34%
2023	218,277,449	25,486,410	13.22%	67.15%	100,418,294	8,461,393	9.20%	39.65%	988,804,169	18,549,575	1.91%	11.43%
2024	236,472,403	18,194,954	8.34%	81.08%	103,706,051	3,287,757	3.27%	44.22%	1,080,326,950	91,522,781	9.26%	21.75%

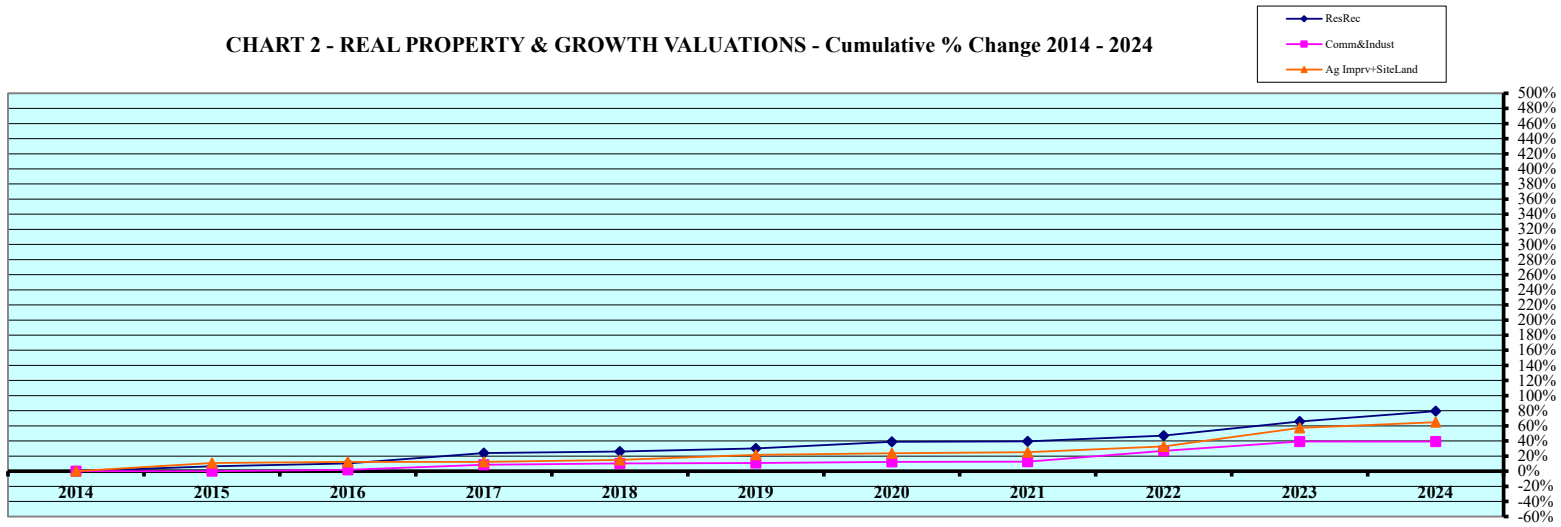
Rate Annual %chg: Residential & Recreational **6.12%** Commercial & Industrial **3.73%** Agricultural Land **1.99%**

Cnty# **15**
County **CHASE**

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	130,590,257	1,632,434	1.25%	128,957,823	--	--	71,909,127	2,971,128	4.13%	68,937,999	--	--
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	6.45%	72,524,646	532,357	0.73%	71,992,289	0.12%	0.12%
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	10.37%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	1.84%
2017	164,506,632	2,499,046	1.52%	162,007,586	10.79%	24.06%	79,349,679	1,253,546	1.58%	78,096,133	3.31%	8.60%
2018	167,794,361	3,124,766	1.86%	164,669,595	0.10%	26.10%	79,613,194	260,046	0.33%	79,353,148	0.00%	10.35%
2019	171,903,055	1,906,020	1.11%	169,997,035	1.31%	30.18%	80,658,178	1,029,315	1.28%	79,628,863	0.02%	10.74%
2020	182,566,949	1,183,489	0.65%	181,383,460	5.51%	38.90%	80,887,002	219,670	0.27%	80,667,332	-0.01%	12.18%
2021	182,883,985	773,820	0.42%	182,110,165	-0.25%	39.45%	82,749,724	1,893,779	2.29%	80,855,945	-0.04%	12.44%
2022	192,791,039	842,024	0.44%	191,949,015	4.96%	46.99%	91,956,901	662,815	0.72%	91,294,086	10.33%	26.96%
2023	218,277,449	1,653,035	0.76%	216,624,414	12.36%	65.88%	100,418,294	265,875	0.26%	100,152,419	8.91%	39.28%
2024	236,472,403	2,202,707	0.93%	234,269,696	7.33%	79.39%	103,706,051	3,655,852	3.53%	100,050,199	-0.37%	39.13%
Rate Ann%chg	6.12%		Resid & Recreat w/o growth			5.09%	3.73%		C & I w/o growth			2.33%

Tax Year	Ag Improvements & Site Land (1)						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	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	60,863,164	--
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	72,762,261	10.90%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	73,625,930	-0.37%
2017	39,137,703	36,660,742	75,798,445	2,034,464	2.68%	73,763,981	-1.11%
2018	38,823,832	37,068,391	75,892,223	511,180	0.67%	75,381,043	-0.55%
2019	41,812,378	39,161,866	80,974,244	1,089,672	1.35%	79,884,572	5.26%
2020	41,037,293	40,973,603	82,010,896	877,227	1.07%	81,133,669	0.20%
2021	41,482,399	42,118,154	83,600,553	1,564,632	1.87%	82,035,921	0.03%
2022	42,452,578	47,431,451	89,884,029	2,813,798	3.13%	87,070,231	4.15%
2023	47,217,060	56,743,252	103,960,312	808,525	0.78%	103,151,787	14.76%
2024	49,156,807	59,808,941	108,965,748	842,309	0.77%	108,123,439	4.00%
Rate Ann%chg	4.08%	6.23%	5.20%	Ag Imprv+Site w/o growth		3.73%	

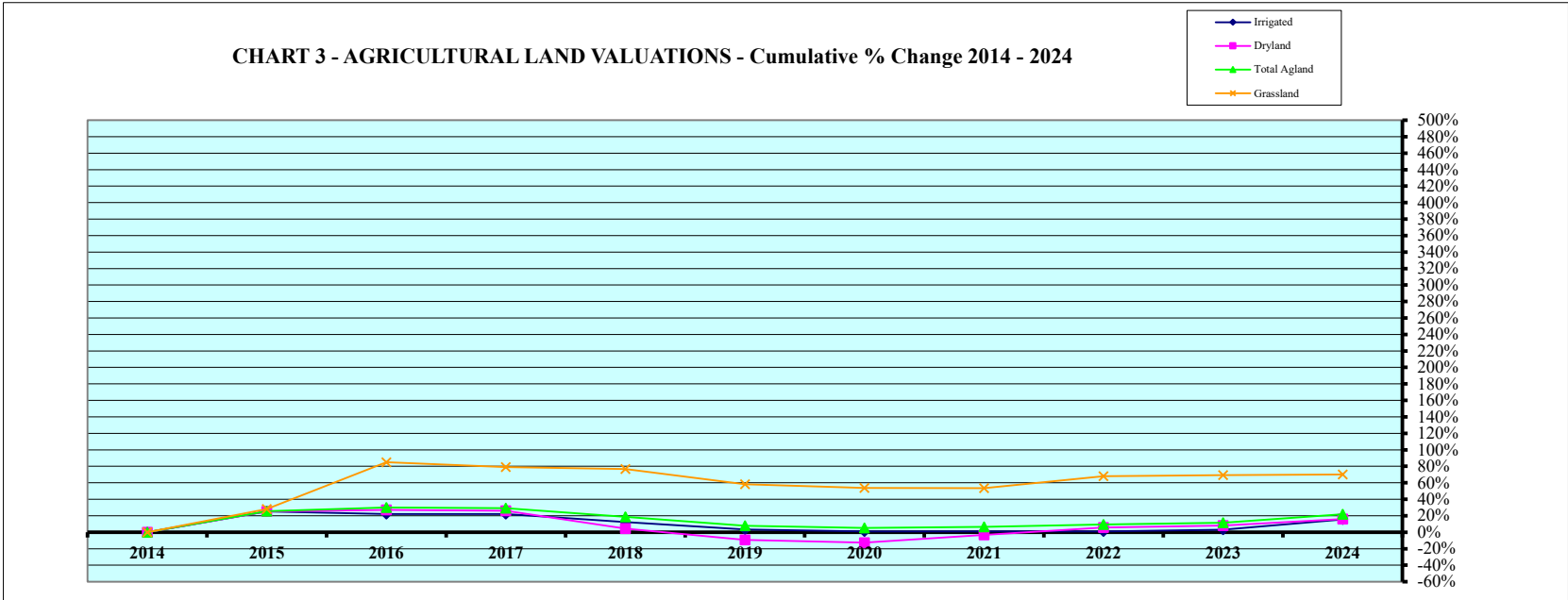
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 15
County CHASE

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	666,469,903	-	-	-	119,039,542	-	-	-	101,800,036	-	-	-
2015	834,531,384	168,061,481	25.22%	25.22%	148,956,123	29,916,581	25.13%	25.13%	130,388,562	28,588,526	28.08%	28.08%
2016	814,388,372	-20,143,012	-2.41%	22.19%	151,339,326	2,383,203	1.60%	27.13%	188,328,903	57,940,341	44.44%	85.00%
2017	814,579,610	191,238	0.02%	22.22%	150,080,349	-1,258,977	-0.83%	26.08%	182,243,064	-6,085,839	-3.23%	79.02%
2018	748,902,447	-65,677,163	-8.06%	12.37%	124,435,498	-25,644,851	-17.09%	4.53%	179,762,310	-2,480,754	-1.36%	76.58%
2019	688,687,727	-60,214,720	-8.04%	3.33%	107,954,381	-16,481,117	-13.24%	-9.31%	161,101,209	-18,661,101	-10.38%	58.25%
2020	672,855,179	-15,832,548	-2.30%	0.96%	104,047,002	-3,907,379	-3.62%	-12.59%	156,478,913	-4,622,296	-2.87%	53.71%
2021	673,130,341	275,162	0.04%	1.00%	115,062,090	11,015,088	10.59%	-3.34%	156,232,840	-246,073	-0.16%	53.47%
2022	673,364,635	234,294	0.03%	1.03%	125,950,387	10,888,297	9.46%	5.81%	170,889,277	14,656,437	9.38%	67.87%
2023	687,774,661	14,410,026	2.14%	3.20%	128,543,325	2,592,938	2.06%	7.98%	172,434,511	1,545,234	0.90%	69.39%
2024	769,098,977	81,324,316	11.82%	15.40%	138,012,363	9,469,038	7.37%	15.94%	173,163,852	729,341	0.42%	70.10%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	21,222	-	-	-	16,388	-	-	-	887,347,091	-	-	-
2015	21,063	-159	-0.75%	-0.75%	17,237	849	5.18%	5.18%	1,113,914,369	226,567,278	25.53%	25.53%
2016	19,859	-1,204	-5.72%	-6.42%	17,356	119	0.69%	5.91%	1,154,093,816	40,179,447	3.61%	30.06%
2017	20,516	657	3.31%	-3.33%	22,415	5,059	29.15%	36.78%	1,146,945,954	-7,147,862	-0.62%	29.26%
2018	20,359	-157	-0.77%	-4.07%	27,048	4,633	20.67%	65.05%	1,053,147,662	-93,798,292	-8.18%	18.68%
2019	20,046	-313	-1.54%	-5.54%	28,171	1,123	4.15%	71.90%	957,791,534	-95,356,128	-9.05%	7.94%
2020	19,959	-87	-0.43%	-5.95%	29,782	1,611	5.72%	81.73%	933,430,835	-24,360,699	-2.54%	5.19%
2021	20,029	70	0.35%	-5.62%	30,086	304	1.02%	83.59%	944,475,386	11,044,551	1.18%	6.44%
2022	20,309	280	1.40%	-4.30%	29,986	-100	-0.33%	82.98%	970,254,594	25,779,208	2.73%	9.34%
2023	20,751	442	2.18%	-2.22%	30,921	935	3.12%	88.68%	988,804,169	18,549,575	1.91%	11.43%
2024	20,947	196	0.94%	-1.30%	30,811	-110	-0.36%	88.01%	1,080,326,950	91,522,781	9.26%	21.75%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	666,498,703	195,237	3,414			119,133,882	107,297	1,110			101,763,061	248,202	410		
2015	834,934,414	195,161	4,278	25.32%	25.32%	149,267,645	107,426	1,389	25.14%	25.14%	130,218,422	248,034	525	28.05%	28.05%
2016	815,415,005	189,098	4,312	0.79%	26.31%	152,381,467	102,885	1,481	6.59%	33.39%	187,155,298	258,676	724	37.81%	76.47%
2017	814,861,003	188,968	4,312	0.00%	26.32%	150,494,216	101,596	1,481	0.01%	33.41%	181,832,281	259,602	700	-3.19%	70.84%
2018	748,905,946	188,756	3,968	-7.99%	16.22%	124,561,653	101,403	1,228	-17.07%	10.63%	179,665,490	259,776	692	-1.26%	68.69%
2019	688,687,726	188,534	3,653	-7.93%	7.00%	108,035,799	102,077	1,058	-13.84%	-4.68%	161,039,323	259,289	621	-10.20%	51.48%
2020	673,065,273	188,729	3,566	-2.37%	4.47%	104,100,527	101,794	1,023	-3.37%	-7.89%	156,280,447	259,437	602	-3.01%	46.92%
2021	675,838,255	189,504	3,566	0.00%	4.47%	115,410,029	102,271	1,128	10.35%	1.64%	156,546,312	258,158	606	0.67%	47.90%
2022	676,245,984	189,611	3,566	0.00%	4.47%	126,304,816	102,316	1,234	9.39%	11.18%	170,735,923	257,754	662	9.23%	61.56%
2023	687,774,661	188,891	3,641	2.09%	6.66%	128,543,324	101,994	1,260	2.09%	13.51%	172,399,809	258,897	666	0.53%	62.41%
2024	769,598,126	188,791	4,076	11.96%	19.41%	137,845,524	102,122	1,350	7.10%	21.57%	174,834,369	258,920	675	1.40%	64.69%

Rate Annual %chg Average Value/Acre: 1.45%

1.47%

5.56%

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	21,163	1,058	20			16,370	819	20			887,433,179	552,613	1,606		
2015	21,063	1,053	20	0.00%	0.00%	17,237	862	20	0.00%	0.00%	1,114,458,781	552,536	2,017	25.60%	25.60%
2016	19,708	985	20	-0.01%	-0.01%	17,356	868	20	0.00%	0.00%	1,154,988,834	552,513	2,090	3.64%	30.17%
2017	20,516	1,026	20	0.01%	0.00%	22,164	1,108	20	-0.01%	-0.01%	1,147,230,180	552,301	2,077	-0.63%	29.35%
2018	20,564	1,028	20	0.00%	0.00%	26,836	1,342	20	0.02%	0.01%	1,053,180,489	552,304	1,907	-8.20%	18.74%
2019	20,046	1,002	20	0.00%	0.00%	28,125	1,408	20	-0.13%	-0.12%	957,811,019	552,310	1,734	-9.06%	7.99%
2020	19,959	998	20	0.01%	0.01%	29,795	1,490	20	0.13%	0.01%	933,496,001	552,447	1,690	-2.56%	5.22%
2021	20,309	1,015	20	0.00%	0.00%	30,104	1,505	20	0.00%	0.01%	947,845,009	552,453	1,716	1.54%	6.84%
2022	20,309	1,015	20	0.00%	0.00%	29,973	1,499	20	0.00%	0.01%	973,337,005	552,196	1,763	2.74%	9.76%
2023	20,751	1,037	20	-0.01%	0.00%	30,871	1,544	20	-0.02%	-0.01%	988,769,416	552,364	1,790	1.55%	11.47%
2024	20,947	1,047	20	0.00%	0.00%	30,811	1,541	20	0.00%	-0.01%	1,082,329,777	552,421	1,959	9.45%	22.00%

15
CHASE

Rate Annual %chg Average Value/Acre: 2.01%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 5,017	Value : 1,684,931,765	Growth 10,309,680	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	166	1,692,444	2	53,254	11	290,222	179	2,035,920	
02. Res Improve Land	1,231	15,073,141	30	1,209,636	181	7,908,285	1,442	24,191,062	
03. Res Improvements	1,326	175,035,055	31	12,830,589	214	51,737,960	1,571	239,603,604	
04. Res Total	1,492	191,800,640	33	14,093,479	225	59,936,467	1,750	265,830,586	1,125,262
% of Res Total	85.26	72.15	1.89	5.30	12.86	22.55	34.88	15.78	10.91
05. Com UnImp Land	39	1,141,184	2	163,842	4	101,388	45	1,406,414	
06. Com Improve Land	373	6,840,009	5	320,709	29	3,209,997	407	10,370,715	
07. Com Improvements	390	73,235,537	6	2,619,554	34	23,258,363	430	99,113,454	
08. Com Total	429	81,216,730	8	3,104,105	38	26,569,748	475	110,890,583	7,327,544
% of Com Total	90.32	73.24	1.68	2.80	8.00	23.96	9.47	6.58	71.07
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	20,130	1	20,130	
15. Rec Improvements	0	0	0	0	29	1,475,075	29	1,475,075	
16. Rec Total	0	0	0	0	29	1,495,205	29	1,495,205	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.58	0.09	0.00
Res & Rec Total	1,492	191,800,640	33	14,093,479	254	61,431,672	1,779	267,325,791	1,125,262
% of Res & Rec Total	83.87	71.75	1.85	5.27	14.28	22.98	35.46	15.87	10.91
Com & Ind Total	429	81,216,730	8	3,104,105	38	26,569,748	475	110,890,583	7,327,544
% of Com & Ind Total	90.32	73.24	1.68	2.80	8.00	23.96	9.47	6.58	71.07
17. Taxable Total	1,921	273,017,370	41	17,197,584	292	88,001,420	2,254	378,216,374	8,452,806
% of Taxable Total	85.23	72.19	1.82	4.55	12.95	23.27	44.93	22.45	81.99

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	23,889	5,433,472	0	0	0
19. Commercial	5	205,567	5,626,756	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	7	23,889	5,433,472
19. Commercial	0	0	0	5	205,567	5,626,756
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	229,456	11,060,228

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	20	1,488,523	20	1,488,523	0
24. Non-Producing	0	0	0	0	29	15,665	29	15,665	0
25. Total	0	0	0	0	0	0	49	1,504,188	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	242	28	63	333

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	185,342	37	15,206,559	2,039	876,504,082	2,081	891,895,983
28. Ag-Improved Land	6	184,226	21	7,826,594	577	303,608,746	604	311,619,566
29. Ag Improvements	6	73,311	21	5,291,094	606	96,331,249	633	101,695,654

30. Ag Total				2,714	1,305,211,203
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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	8	9.00	245,000	
33. HomeSite Improvements	0	0.00	0	7	0.00	2,019,643	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	26,500	
36. FarmSite Improv Land	6	14.03	70,150	17	45.51	255,025	
37. FarmSite Improvements	6	0.00	73,311	19	0.00	3,271,451	
38. FarmSite Total							
39. Road & Ditches	0	1.65	0	0	81.94	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	6	6.00	180,000	6	6.00	180,000	
32. HomeSite Improv Land	264	283.00	8,410,000	272	292.00	8,655,000	
33. HomeSite Improvements	316	0.00	50,161,351	323	0.00	52,180,994	822,921
34. HomeSite Total				329	298.00	61,015,994	
35. FarmSite UnImp Land	61	168.63	796,684	64	177.23	823,184	
36. FarmSite Improv Land	521	2,229.43	10,890,825	544	2,288.97	11,216,000	
37. FarmSite Improvements	574	0.00	46,169,898	599	0.00	49,514,660	1,033,953
38. FarmSite Total				663	2,466.20	61,553,844	
39. Road & Ditches	0	5,746.39	0	0	5,829.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				992	8,594.18	122,569,838	1,856,874

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	48,431.32	25.66%	226,137,814	26.25%	4,669.25
46. 1A	36,463.98	19.32%	170,286,844	19.76%	4,670.00
47. 2A1	2,482.52	1.32%	11,283,054	1.31%	4,545.00
48. 2A	50,278.10	26.64%	228,513,972	26.52%	4,545.00
49. 3A1	22,897.97	12.13%	101,094,556	11.73%	4,415.00
50. 3A	1,563.43	0.83%	6,902,543	0.80%	4,415.00
51. 4A1	22,322.18	11.83%	98,552,444	11.44%	4,415.00
52. 4A	4,277.59	2.27%	18,811,164	2.18%	4,397.61
53. Total	188,717.09	100.00%	861,582,391	100.00%	4,565.47
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	65,719.97	64.30%	94,636,771	68.60%	1,440.00
56. 2D1	4,575.04	4.48%	5,787,434	4.20%	1,265.00
57. 2D	15,810.66	15.47%	20,000,503	14.50%	1,265.00
58. 3D1	6,700.07	6.56%	7,504,078	5.44%	1,120.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,762.32	2.70%	2,941,881	2.13%	1,065.00
61. 4D	6,642.55	6.50%	7,074,339	5.13%	1,065.00
62. Total	102,210.61	100.00%	137,945,006	100.00%	1,349.62
Grass					
63. 1G1	5,495.98	2.12%	4,512,718	2.47%	821.09
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	649.36	0.25%	681,334	0.37%	1,049.24
66. 2G	936.48	0.36%	781,046	0.43%	834.02
67. 3G1	6.36	0.00%	4,198	0.00%	660.06
68. 3G	155,848.83	60.19%	110,521,028	60.37%	709.16
69. 4G1	89,056.61	34.40%	61,726,279	33.72%	693.11
70. 4G	6,918.85	2.67%	4,835,598	2.64%	698.90
71. Total	258,912.47	100.00%	183,062,201	100.00%	707.04
Irrigated Total					
Irrigated Total	188,717.09	34.16%	861,582,391	72.85%	4,565.47
Dry Total					
Dry Total	102,210.61	18.50%	137,945,006	11.66%	1,349.62
Grass Total					
Grass Total	258,912.47	46.87%	183,062,201	15.48%	707.04
72. Waste	1,047.21	0.19%	20,947	0.00%	20.00
73. Other	1,541.16	0.28%	30,820	0.00%	20.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	552,428.54	100.00%	1,182,641,365	100.00%	2,140.80

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	37.68	172,669	4,520.58	20,665,872	184,158.83	840,743,850	188,717.09	861,582,391
77. Dry Land	55.75	79,214	838.59	1,105,985	101,316.27	136,759,807	102,210.61	137,945,006
78. Grass	72.02	47,535	1,112.05	733,956	257,728.40	182,280,710	258,912.47	183,062,201
79. Waste	0.00	0	14.38	287	1,032.83	20,660	1,047.21	20,947
80. Other	0.00	0	26.47	528	1,514.69	30,292	1,541.16	30,820
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	165.45	299,418	6,512.07	22,506,628	545,751.02	1,159,835,319	552,428.54	1,182,641,365

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,717.09	34.16%	861,582,391	72.85%	4,565.47
Dry Land	102,210.61	18.50%	137,945,006	11.66%	1,349.62
Grass	258,912.47	46.87%	183,062,201	15.48%	707.04
Waste	1,047.21	0.19%	20,947	0.00%	20.00
Other	1,541.16	0.28%	30,820	0.00%	20.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	552,428.54	100.00%	1,182,641,365	100.00%	2,140.80

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 None	0	0	3	0	3	0	3	0	0
83.2 01-imperial	79	1,298,913	784	12,566,168	872	144,407,117	951	158,272,198	245,407
83.3 02-wauneta	46	231,401	322	1,704,367	323	21,230,636	369	23,166,404	400,452
83.4 03-lamar	21	54,073	22	60,866	22	1,119,417	43	1,234,356	0
83.5 04-champion	12	84,220	65	547,631	71	5,131,214	83	5,763,065	59,098
83.6 05-enders	8	23,837	34	150,785	36	3,324,527	44	3,499,149	0
83.7 06-rural Res	13	343,476	212	9,141,375	272	65,415,223	285	74,900,074	420,305
83.8 Ag-ag	0	0	1	40,000	1	450,545	1	490,545	0
84 Residential Total	179	2,035,920	1,443	24,211,192	1,600	241,078,679	1,779	267,325,791	1,125,262

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 None	1	0	0	0	0	0	1	0	0
85.2 01-imperial	29	1,024,315	299	6,091,052	314	65,416,654	343	72,532,021	6,634,480
85.3 02-wauneta	7	46,930	53	489,469	54	7,012,734	61	7,549,133	0
85.4 03-lamar	1	28,200	2	37,010	2	110,129	3	175,339	0
85.5 04-champion	1	21,701	9	69,848	9	370,684	10	462,233	0
85.6 05-enders	1	21,780	10	178,450	10	696,263	11	896,493	0
85.7 Rc-rural Com	5	263,488	34	3,504,886	41	25,506,990	46	29,275,364	693,064
86 Commercial Total	45	1,406,414	407	10,370,715	430	99,113,454	475	110,890,583	7,327,544

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	5,489.22	2.15%	4,505,722	2.50%	820.83
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	647.76	0.25%	679,878	0.38%	1,049.58
90. 2G	936.48	0.37%	781,046	0.43%	834.02
91. 3G1	6.36	0.00%	4,198	0.00%	660.06
92. 3G	153,804.45	60.28%	108,875,299	60.45%	707.88
93. 4G1	87,437.62	34.27%	60,487,750	33.58%	691.78
94. 4G	6,847.55	2.68%	4,781,053	2.65%	698.21
95. Total	255,169.44	100.00%	180,114,946	100.00%	705.86
CRP					
96. 1C1	6.76	0.18%	6,996	0.24%	1,034.91
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	1.60	0.04%	1,456	0.05%	910.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,044.38	54.62%	1,645,729	55.84%	805.00
102. 4C1	1,618.99	43.25%	1,238,529	42.02%	765.00
103. 4C	71.30	1.90%	54,545	1.85%	765.01
104. Total	3,743.03	100.00%	2,947,255	100.00%	787.40
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	255,169.44	98.55%	180,114,946	98.39%	705.86
CRP Total	3,743.03	1.45%	2,947,255	1.61%	787.40
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	258,912.47	100.00%	183,062,201	100.00%	707.04

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

15 Chase

	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	235,024,010	265,830,586	30,806,576	13.11%	1,125,262	12.63%
02. Recreational	1,448,393	1,495,205	46,812	3.23%	0	3.23%
03. Ag-Homesite Land, Ag-Res Dwelling	49,156,807	61,015,994	11,859,187	24.13%	822,921	22.45%
04. Total Residential (sum lines 1-3)	285,629,210	328,341,785	42,712,575	14.95%	1,948,183	14.27%
05. Commercial	103,706,051	110,890,583	7,184,532	6.93%	7,327,544	-0.14%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	103,706,051	110,890,583	7,184,532	6.93%	7,327,544	-0.14%
08. Ag-Farmsite Land, Outbuildings	59,808,941	61,553,844	1,744,903	2.92%	1,033,953	1.19%
09. Minerals	1,653,381	1,504,188	-149,193	-9.02	0	-9.02%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	61,462,322	63,058,032	1,595,710	2.60%	1,033,953	0.91%
12. Irrigated	769,098,977	861,582,391	92,483,414	12.02%		
13. Dryland	138,012,363	137,945,006	-67,357	-0.05%		
14. Grassland	173,163,852	183,062,201	9,898,349	5.72%		
15. Wasteland	20,947	20,947	0	0.00%		
16. Other Agland	30,811	30,820	9	0.03%		
17. Total Agricultural Land	1,080,326,950	1,182,641,365	102,314,415	9.47%		
18. Total Value of all Real Property (Locally Assessed)	1,531,124,533	1,684,931,765	153,807,232	10.05%	10,309,680	9.37%

2025 Assessment Survey for Chase County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$213,200
7.	Adopted budget, or granted budget if different from above:
	\$213,200
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$17,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$56,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	\$20,793.15

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The cadastral maps are found in the clerk's office, not currently being maintained
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - chase.gworks.com
8.	Who maintains the GIS software and maps?
	The County Assessor's Office with the assistance of GWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View
10.	When was the aerial imagery last updated?
	GIS- 2022 and Eagle View was updated for 2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Imperial and Wauneta are zoned.
4.	When was zoning implemented?
	2000, updated in 2018

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott is contracted for producing mineral valuations. Lake Mac Assessment was contracted for pick-up work for the commercial class.
2.	GIS Services:
	gWorks
3.	Other services:

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No additional other than what was listed above.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified credentials are required for appraisers to work in the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Operating minerals--the appraisal service sets the values. The county assessor sets values with the help of the appraiser using Vanguard driven tables based off the local market.

2025 Residential Assessment Survey for Chase County

1.	Valuation data collection done by:
	The Chase County Assessor's Office.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is used. Sales from the local market are used to establish depreciation.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Previously, when the county had TerraScan, depreciation models were built from market data. As the county converts assessor location data into Vanguard, tables will be provided by the CAMA vendor. Depreciation is developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	The same depreciation table will be used for all valuation groups. An economic depreciation of 5% to Enders, Champion, Lamar, 40% to Wauneta have been applied.
5.	Describe the methodology used to determine the residential lot values?
	From the market, a per square foot method has been developed.
6.	How are rural residential site values developed?
	Rural residential sites are valued the same as 1st acre sites for farms.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	No methodology has been implemented for land under development. Vacant lots are valued based on market studies.

2025 Commercial Assessment Survey for Chase County

1.	Valuation data collection done by:
	Lake Mac Assessment
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost approach is primary but income information has been gathered also
2a.	Describe the process used to determine the value of unique commercial properties.
	Lake Mac Assessment
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	For the 2023 assessment year, all sales were reviewed, new map areas were completed, and a land study was completed. Both the local market and CAMA tables were used to create a depreciation table for commercial properties in the county.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	One depreciation table was built for all properties
5.	Describe the methodology used to determine the commercial lot values.
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels. Also a land to build ratio will be studied.

2025 Agricultural Assessment Survey for Chase County

1.	Valuation data collection done by:
	The county assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Property is identified by actual use. Rural residential land is determined when there is no farming activity or not neighboring their active operation. Recreational land is only found around the lake, which is federal (exempt) land. The cabins at the lake are coded as recreational.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes - they are the same value.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Commercial feedlots of over 1,000 head are revalued at the same time as commercial properties with the help of a commercial appraiser. Feed lot site values are used for the smaller feedlots on a ranching operation.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	There are 3 WRP parcels that are currently valued at dryland.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

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

Chase County Assessor

P.O. Box 1299
921 Broadway St.
Imperial, NE 69033
Office: 308-882-7506 Fax: 308-882-7556

Tori K. Mueller, Assessor

Terrie State, Deputy Assessor

Chase County, Nebraska Three-Year Plan of Assessment 2025-2026-2027

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The 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 31st of 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 Property Assessment Division of the Department of Revenue on or before October 31st of each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344. Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

Current Resources:

Staff/Budget/Training

Current Staff include Assessor, Deputy Assessor (part-time), and 2 Clerks(full-time). A valid Nebraska Assessor's Certificate is required in order to file for or assume the position of County Assessor. Assessor and Deputy Assessor currently hold a Nebraska Assessor's Certificate. The county contracts with an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessor's budget for FY 2024-2025 is \$213,450. The requested portion of the budget for reappraisal work is \$10,000.

The assessor believes continuing education is vital to maintaining proper assessment action. The assessor attends as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials and the Property Assessment Division of the Department of Revenue. The assessor is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2026. So far, the assessor has taken a total of 55.5 hours toward the required 60 hours for recertification over the 4-year period.

Record Maintenance

Chase County is contracted with GWorks for their GIS mapping program and all maintenance to the GIS data. The cadastral maps and aerial maps are no longer updated, due to the fact that all information is available on the GIS system.

Property record cards, both electronically and hard copies, are updated as needed with appraisal information, land use and soil worksheets. Each card contains parcel information such as current owner and address, legal description and situs, photographs, sketches, property classification code, tax district, and school district. The property record cards are filed by legal description.

Chase County uses Vanguard CamaVision Software as our CAMA (computer assisted mass appraisal). The county will continue to use the old CAMA software, TerraScan, for record purposes only till reappraisals are completed in 2025 at which that system will be discontinued and the complete transition with Vanguard will be complete.

The public can access county parcel information records via the Internet at <http://Chase.gworks.com>
The county also maintains a website at <http://chasecounty.nebraska.gov>

Assessment Procedures:

Discover/List/Inventory Property

The assessor's office receives copies of all zoning permits from incorporated and unincorporated jurisdictions and deeds from the register of deeds to aid in property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local NRCS, and NRD offices is also useful in tracking land usage.

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with personal knowledge, the sales are verified with the buyer. Most of the verification is done by personal contact or through a questionnaire mailed out to each the buyer.

Chase County processes an average of two-hundred fifty Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 1999, are adhered to.

Data Collection

Chase County will implement procedures to complete a physical routine inspection of all properties over a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. Vanguard 2020 costing manual is used on Residential and Commercial properties to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2023 by the county's assessor, Lake Mac Assessment (commercial appraiser), and Vanguard staff for residential, rural residential and commercial revaluation was used for the current year market values.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2022-2023 by the county's contracted appraiser, Lake Mac Assessment.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process.

Level of Value, Quality and Uniformity for assessment year 2024:

<u>Property Class</u>	<u>Ratio (Level of Value)</u>
Residential	96.00
Commercial	98.00
Agricultural	73.00

For more information regarding statistical measures, see 2024 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2024.

Assessment Actions Planned for Assessment Tax Year 2024:

Residential: Rural Residential Parcels will be reviewed. New measurements and physical inspections of the condition and all improvements and outbuildings on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

The assessor will continue to monitor and review the residential parcels, including farm sites and outbuildings, within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: Commercial property will be reviewed again in tax year 2029.

The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The county will contract with an independent appraiser for any new commercial properties.

Agricultural: Land imagery will be reviewed in tax year 2025.

The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land use review will be completed using the Chase County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

Assessment Actions Planned for Assessment Tax Year 2024:

Residential: Rural Residential Parcels will be reviewed. New measurements and physical inspections of the condition and all improvements and outbuildings on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

The assessor will continue to monitor and review the residential parcels, including farm sites and outbuildings, within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: Commercial property will be reviewed again in tax year 2029.

The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The county will contract with an independent appraiser for any new commercial properties.

Agricultural: Land imagery will be reviewed in tax year 2025.

The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land use review will be completed using the Chase County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

Assessment Actions Planned for Assessment Tax Year 2025:

Residential: Small Towns; Lamar, Champion, Enders, & Lake Cabins, Residential Parcels will be reviewed. New measurements and physical inspections of the condition and all improvements and outbuildings on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

The assessor will continue to monitor and review the residential parcels, including farm sites and outbuildings, within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: Commercial property will be reviewed again in the tax year 2029.

The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios reflect values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The county will contract with an independent appraiser for any new commercial properties.

Agricultural: Land imagery will be reviewed. Imagery of the land is done by comparing land use and any changes from past years and adjustments will be calculated using the land use calculator on the ArcMap software.

The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land use review will be completed using the Chase County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately **40 applications annually**.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; data will be submitted through the Centurion website along with sending the applications to Department of Revenue no later than August 1 annually. This office receives approximately **160 applications annually**.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately **575 personal property schedules annually**.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Board of Educational Land and Funds Report: Compile all valuations for properties and report no later than March 31 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Personal Property Abstract to be filed electronically no later than July 20.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Chase County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Chase County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. However, it is the goal of this office to ultimately complete the majority of the appraisal work by the assessor and office staff, as budgetary concerns exist.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Tori Mueller

Chase County Assessor