

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

DUNDY COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Dundy 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 Dundy 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: Tish Burrell, Dundy County Assessor

Table of Contents

2025 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

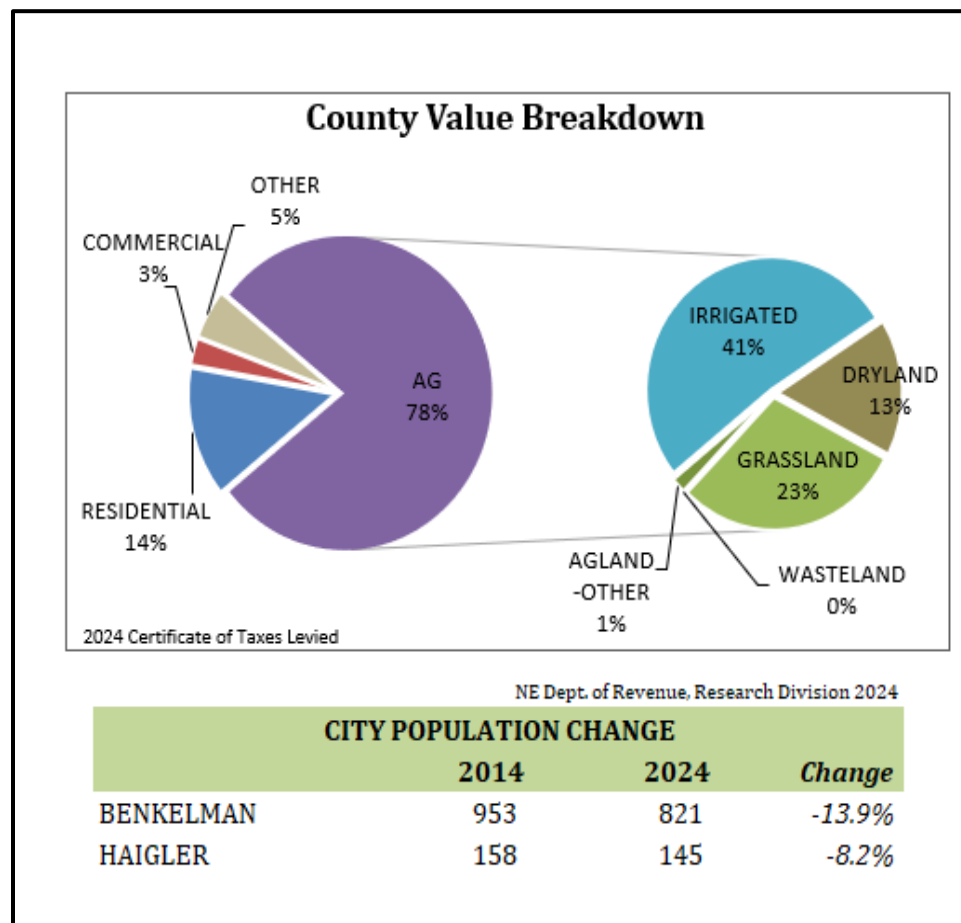
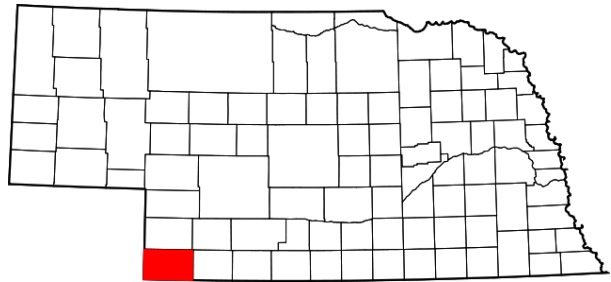
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 920 square miles, Dundy County has 1,561 residents, per the Census Bureau Quick Facts for 2023, reflecting an overall population decline from the 2020 U.S. Census of 6%. Reports indicate that 77% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$111,383 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there are 59 employer establishments with total employment of 336, a 6% decrease since 2019.

Agricultural land is largest contributor to the valuation base of Dundy County. Grassland and irrigated land make up a majority of the land in the county. Dundy County is included in the Upper Republican Natural Resources District (NRD).

2025 Residential Correlation for Dundy 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 verification and qualification processes of the county assessor were conducted. Although the usability for the residential class is below the average range, the county assessor thoroughly reviews all transactions, interacting with parties involved if further clarification is required for qualification purposes. The non-qualified sales show sufficient comments for disqualification. All arm's-length transactions are currently being used for measurement purposes.

The residential class is currently divided into three valuation groups. Valuation Group 1 is Benkelman, the county seat and the largest village. Valuation Group 2 is comprised of Haigler and the unincorporated areas of Max and Parks. Valuation Group 3 contains all other rural residential parcels throughout the county.

The six-year inspection and review cycle was also examined. The review work is completed by a contract appraisal firm, Lake Mac Appraisals, and involves on-site inspections, new photographs, and interviews if possible. A valuation methodology has been documented for Dundy County.

2025 Residential Assessment Details for Dundy 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	Benkelman	*2024	*2024	*2024	*2024	
2	Haigler Village, Unincorporated villages of Max & Parks	*2024	*2024	*2024	*2024	
4	Rural Residential	2024	2022	2024	2020	
<p><u>Additional comments:</u> A contract appraiser was hired to complete a reappraisal of the villages throughout the county for the 2025 assessment year.</p> <p>* = assessment action for current year</p>						

Description of Analysis

Analysis of the statistical profile reveal 49 sales in a two-year study period. Overall, all three measures of central tendency are within the acceptable range. The qualitative statistics are within the recommended guidelines, the COD supports the use of the median as an indicator of the level of value. Whereas both Valuation Group 1 and 2 were reappraised for this year, they exhibit

2025 Residential Correlation for Dundy County

satisfactory levels of value across all three of the central tendencies by individual groups along with acceptable qualitative statistics. Although the COD and PRD are low, this is not typical of a rural market and are a result of the reappraisal this year conducted by the contract appraiser. A singular depreciation table was built for the villages with additional economic depreciation applied to Max and Parks. Valuation Group 3 contains a small number of sales with a median that straddles a ratio within the acceptable range and a ratio that falls below. The median moves 7% points in either direction if a sale is removed on either side of the ratio array. The volatility of the median for the statistics are not reliable for Valuation Group 3.

The 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the residential population changed generally in a similar manner to the sales and supports that assessment changes were equitably applied.

Equalization and Quality of Assessment

The quality of assessment of residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	37	97.02	99.77	97.75	06.25	102.07
2	8	97.79	99.18	98.17	04.93	101.03
3	4	87.21	91.40	82.76	16.59	110.44
____ ALL ____	49	96.96	98.99	96.17	06.88	102.93

Level of Value

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

2025 Commercial Correlation for Dundy 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.

Dundy County’s commercial class usability rate aligns with the statewide average. Non-qualified sales contain adequate comments for disqualification. The county assessor’s qualification practices support that all arm’s-length transactions are available for measurement of the commercial.

Only one valuation group is recognized for the commercial class in Dundy County given the limited number of commercial parcels within the county, especially outside of Benkelman, the county seat.

Evaluation of the six-year inspection and review cycle shows that the commercial class as a whole is physically inspected in the same year. In recent years, the county assessor has saw an increase to the market of income producing parcels. For the 2025 assessment year, a separate depreciation model was created for occupancy codes characterized as income producing including the motel, apartment complex and storage units.

2025 Commercial Assessment Details for Dundy 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 properties within Dundy County	2021- [*] 2024	2021	2021	2021	depreciation model created for income producing properties in the county
<u>Additional comments:</u>						
* = assessment action for current year						

Description of Analysis

Review of the statistical sample shows nine qualified sales over a three-year period. Overall, the median and mean are within the acceptable range while the weighted mean falls below the acceptable range. Both the COD and PRD are above the recommended guidelines. The qualitative statistics are being affected by one outlier over 150%. Analysis without the sale shows the median stays at the low end of the acceptable range and the PRD lowers to 98%, within the acceptable parameters.

Although a review of the 2025 County Abstract of Assessment for Real Property, Form 45, Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows discrepancies between

2025 Commercial Correlation for Dundy County

the population change (4%) and the sales sample (46%). Analysis of the sold sample revealed only the sale of the motel and apartment complex changed. This supports the reported assessment actions of the new depreciation table for income producing properties.

Equalization and Quality of Assessment

The quality of assessment for the commercial class of real property in Dundy County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	9	92.49	96.53	90.25	22.21	106.96
____ ALL ____	9	92.49	96.53	90.25	22.21	106.96

Level of Value

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

2025 Agricultural Correlation for Dundy 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 usability rate of the agricultural land class aligns with the statewide average. All arm's-length sales have been included in the state sales file for measurement purposes.

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. The county assessor hires a contract appraiser to inspect improved parcels. This involves on-site review, new photographs and surveys with owners when possible. Land use is inspected using aerial imagery and updates from the local National Resource District (NRD). The county complies with the six-year inspection and review cycle for the agricultural class.

Feedlots have been identified as intensive use. The county assessor has also identified acres in the Conservation Reserve Program (CRP) and is valuing them at approximately 76% of the lower end dryland values. Likewise, Conservation Reserve Enhancement Program (CREP) acres are identified and valued at 75% of irrigated values.

2025 Agricultural Assessment Details for Dundy 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	2020	2022	2020	2020	pickup work was completed
AB DW	Agricultural dwellings	2024	2022	2024	2020	
<u>Additional comments:</u> Large Feedlot was picked up as new construction. The facility will continue to expand over the next few years. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Dundy County contains no unique characteristics that would warrant more than one market area	2020	Irrigated land 3-7% increase Dryland 17% increase CREP 75% of irrigated values CRP \$800/acre (76% of lower end dryland values)
<u>Additional comments:</u> Land associated with feed yard were increased from \$1,375 per acre to \$1,800 per acre. Corrals are valued at \$1,045 per acre.			

2025 Agricultural Correlation for Dundy County

Description of Analysis

Analysis of the sales sample shows that only the median measure of central tendency is within the acceptable range. Stratifying the sales by 80% Majority Land Use (MLU) shows that all three subclasses have a median within the acceptable range.

Comparison of the weighted average acre price of each land use to that of values set by the surrounding counties shows irrigated values are lower than the neighboring counties while dry land and grass values are similar to surrounding counties. The statistics support the valuation for irrigated land. Removal of two sales on either side fluctuates the median from 71% to 75%, maintaining a median within the acceptable range. The values set by the county for agricultural land are generally comparable to those of the surrounding counties.

A comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared to the 2024 Certificate of Taxes Levied (CTL) shows population and the sales changed at a similar rate supporting the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

Agricultural dwellings and outbuildings are reviewed and valued the same as rural residential parcels. Farm home sites and rural residential home sites are valued the same. Agricultural improvements are equalized and are assessed at the statutory level. The quality of assessment of the agricultural land in Dundy County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	7	73.38	76.93	73.06	12.66	105.30
1	7	73.38	76.93	73.06	12.66	105.30
<u> Dry </u>						
County	10	69.38	79.47	80.69	18.26	98.49
1	10	69.38	79.47	80.69	18.26	98.49
<u> Grass </u>						
County	22	69.85	74.41	59.04	18.97	126.03
1	22	69.85	74.41	59.04	18.97	126.03
<u> ALL </u>						
	55	71.16	77.31	66.81	20.11	115.72

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dundy County is 71%.

2025 Opinions of the Property Tax Administrator for Dundy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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 Dundy County

Residential Real Property - Current

Number of Sales	49	Median	96.96
Total Sales Price	\$6,234,000	Mean	98.99
Total Adj. Sales Price	\$6,234,000	Wgt. Mean	96.17
Total Assessed Value	\$5,995,085	Average Assessed Value of the Base	\$88,597
Avg. Adj. Sales Price	\$127,224	Avg. Assessed Value	\$122,349

Confidence Interval - Current

95% Median C.I	94.94 to 100.37
95% Wgt. Mean C.I	93.19 to 99.15
95% Mean C.I	96.33 to 101.65
% of Value of the Class of all Real Property Value in the County	8.65
% of Records Sold in the Study Period	5.15
% of Value Sold in the Study Period	7.12

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	52	97	96.54
2023	46	99	98.83
2022	60	98	98.12
2021	54	92	91.89

2025 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	9	Median	92.49
Total Sales Price	\$1,290,000	Mean	96.53
Total Adj. Sales Price	\$1,290,000	Wgt. Mean	90.25
Total Assessed Value	\$1,164,195	Average Assessed Value of the Base	\$132,118
Avg. Adj. Sales Price	\$143,333	Avg. Assessed Value	\$129,355

Confidence Interval - Current

95% Median C.I	79.99 to 121.63
95% Wgt. Mean C.I	76.24 to 104.26
95% Mean C.I	69.52 to 123.54
% of Value of the Class of all Real Property Value in the County	2.73
% of Records Sold in the Study Period	4.48
% of Value Sold in the Study Period	4.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	18	94	94.10
2023	15	93	92.69
2022	11	100	92.69
2021	11	100	97.87

29 Dundy
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 : 49
 Total Sales Price : 6,234,000
 Total Adj. Sales Price : 6,234,000
 Total Assessed Value : 5,995,085
 Avg. Adj. Sales Price : 127,224
 Avg. Assessed Value : 122,349

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 99
 COD : 06.88
 PRD : 102.93

COV : 09.61
 STD : 09.51
 Avg. Abs. Dev : 06.67
 MAX Sales Ratio : 128.21
 MIN Sales Ratio : 73.32

95% Median C.I. : 94.94 to 100.37
 95% Wgt. Mean C.I. : 93.19 to 99.15
 95% Mean C.I. : 96.33 to 101.65

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

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	5	95.12	93.07	91.54	06.22	101.67	80.54	101.19	N/A	151,900	139,042
01-JAN-23 To 31-MAR-23	7	94.94	96.63	91.54	09.64	105.56	73.32	113.78	73.32 to 113.78	196,857	180,204
01-APR-23 To 30-JUN-23	5	104.89	107.87	106.32	03.34	101.46	103.98	120.13	N/A	66,600	70,808
01-JUL-23 To 30-SEP-23	11	96.64	96.62	96.91	02.81	99.70	91.14	101.02	92.47 to 100.52	122,909	119,116
01-OCT-23 To 31-DEC-23	4	96.34	101.10	97.88	06.37	103.29	93.87	117.87	N/A	180,750	176,916
01-JAN-24 To 31-MAR-24	4	102.60	103.11	102.76	08.27	100.34	93.97	113.28	N/A	73,875	75,918
01-APR-24 To 30-JUN-24	10	98.00	100.79	98.44	07.73	102.39	90.71	128.21	91.67 to 109.58	122,950	121,031
01-JUL-24 To 30-SEP-24	3	92.97	93.86	93.26	01.90	100.64	91.65	96.96	N/A	54,500	50,828
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	28	97.87	98.00	94.73	06.64	103.45	73.32	120.13	94.84 to 101.02	136,518	129,320
01-OCT-23 To 30-SEP-24	21	96.61	100.30	98.45	07.11	101.88	90.71	128.21	93.83 to 104.69	114,833	113,054
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	27	97.02	99.37	95.97	06.72	103.54	73.32	120.13	94.84 to 103.98	140,222	134,571
<u>ALL</u>	49	96.96	98.99	96.17	06.88	102.93	73.32	128.21	94.94 to 100.37	127,224	122,349

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	37	97.02	99.77	97.75	06.25	102.07	89.78	128.21	95.12 to 100.51	131,419	128,459
2	8	97.79	99.18	98.17	04.93	101.03	92.97	109.92	92.97 to 109.92	86,813	85,225
3	4	87.21	91.40	82.76	16.59	110.44	73.32	117.87	N/A	169,250	140,076
<u>ALL</u>	49	96.96	98.99	96.17	06.88	102.93	73.32	128.21	94.94 to 100.37	127,224	122,349

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	49	96.96	98.99	96.17	06.88	102.93	73.32	128.21	94.94 to 100.37	127,224	122,349
06											
07											
<u>ALL</u>	49	96.96	98.99	96.17	06.88	102.93	73.32	128.21	94.94 to 100.37	127,224	122,349

29 Dundy
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 : 49
 Total Sales Price : 6,234,000
 Total Adj. Sales Price : 6,234,000
 Total Assessed Value : 5,995,085
 Avg. Adj. Sales Price : 127,224
 Avg. Assessed Value : 122,349

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 99
 COD : 06.88
 PRD : 102.93

COV : 09.61
 STD : 09.51
 Avg. Abs. Dev : 06.67
 MAX Sales Ratio : 128.21
 MIN Sales Ratio : 73.32

95% Median C.I. : 94.94 to 100.37
 95% Wgt. Mean C.I. : 93.19 to 99.15
 95% Mean C.I. : 96.33 to 101.65

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

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	1	128.21	128.21	128.21	00.00	100.00	128.21	128.21	N/A	12,000	15,385
Less Than 30,000	1	128.21	128.21	128.21	00.00	100.00	128.21	128.21	N/A	12,000	15,385
Ranges Excl. Low \$											
Greater Than 4,999	49	96.96	98.99	96.17	06.88	102.93	73.32	128.21	94.94 to 100.37	127,224	122,349
Greater Than 14,999	48	96.80	98.38	96.11	06.36	102.36	73.32	120.13	94.84 to 100.37	129,625	124,577
Greater Than 29,999	48	96.80	98.38	96.11	06.36	102.36	73.32	120.13	94.84 to 100.37	129,625	124,577
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	128.21	128.21	128.21	00.00	100.00	128.21	128.21	N/A	12,000	15,385
15,000 TO 29,999											
30,000 TO 59,999	5	100.37	104.07	102.56	07.99	101.47	92.97	120.13	N/A	41,300	42,359
60,000 TO 99,999	19	95.28	100.15	100.11	07.17	100.04	90.71	117.87	93.83 to 105.85	75,579	75,665
100,000 TO 149,999	8	98.77	99.19	98.97	04.70	100.22	92.47	113.28	92.47 to 113.28	111,688	110,535
150,000 TO 249,999	10	96.61	95.51	95.56	04.94	99.95	80.54	104.69	90.99 to 101.19	182,650	174,548
250,000 TO 499,999	6	95.78	91.73	91.45	05.97	100.31	73.32	99.11	73.32 to 99.11	309,917	283,418
500,000 TO 999,999											
1,000,000 +											
ALL	49	96.96	98.99	96.17	06.88	102.93	73.32	128.21	94.94 to 100.37	127,224	122,349

29 Dundy
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 : 9
Total Sales Price : 1,290,000
Total Adj. Sales Price : 1,290,000
Total Assessed Value : 1,164,195
Avg. Adj. Sales Price : 143,333
Avg. Assessed Value : 129,355

MEDIAN : 92
WGT. MEAN : 90
MEAN : 97
COD : 22.21
PRD : 106.96

COV : 36.40
STD : 35.14
Avg. Abs. Dev : 20.54
MAX Sales Ratio : 167.18
MIN Sales Ratio : 34.11

95% Median C.I. : 79.99 to 121.63
95% Wgt. Mean C.I. : 76.24 to 104.26
95% Mean C.I. : 69.52 to 123.54

Printed:3/20/2025 1:47:23PM

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											
01-JAN-22 To 31-MAR-22	2	129.84	129.84	111.16	28.77	116.80	92.49	167.18	N/A	40,000	44,465
01-APR-22 To 30-JUN-22	1	91.07	91.07	91.07	00.00	100.00	91.07	91.07	N/A	14,500	13,205
01-JUL-22 To 30-SEP-22	2	95.87	95.87	97.18	01.45	98.65	94.48	97.26	N/A	317,500	308,533
01-OCT-22 To 31-DEC-22	1	121.63	121.63	121.63	00.00	100.00	121.63	121.63	N/A	55,000	66,895
01-JAN-23 To 31-MAR-23	1	90.53	90.53	90.53	00.00	100.00	90.53	90.53	N/A	55,500	50,245
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	1	34.11	34.11	34.11	00.00	100.00	34.11	34.11	N/A	70,000	23,880
01-JUL-24 To 30-SEP-24	1	79.99	79.99	79.99	00.00	100.00	79.99	79.99	N/A	380,000	303,975
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	5	94.48	108.50	98.59	17.13	110.05	91.07	167.18	N/A	145,900	143,840
01-OCT-22 To 30-SEP-23	2	106.08	106.08	106.01	14.66	100.07	90.53	121.63	N/A	55,250	58,570
01-OCT-23 To 30-SEP-24	2	57.05	57.05	72.86	40.21	78.30	34.11	79.99	N/A	225,000	163,928
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	6	95.87	110.69	100.20	18.79	110.47	91.07	167.18	91.07 to 167.18	130,750	131,016
01-JAN-23 To 31-DEC-23	1	90.53	90.53	90.53	00.00	100.00	90.53	90.53	N/A	55,500	50,245
<u>ALL</u>	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355
<u>ALL</u>	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	97.26	97.26	97.26	00.00	100.00	97.26	97.26	N/A	615,000	598,170
03	8	91.78	96.44	83.86	24.53	115.00	34.11	167.18	34.11 to 167.18	84,375	70,753
04											
<u>ALL</u>	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355

29 Dundy
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 : 9
Total Sales Price : 1,290,000
Total Adj. Sales Price : 1,290,000
Total Assessed Value : 1,164,195
Avg. Adj. Sales Price : 143,333
Avg. Assessed Value : 129,355

MEDIAN : 92
WGT. MEAN : 90
MEAN : 97
COD : 22.21
PRD : 106.96

COV : 36.40
STD : 35.14
Avg. Abs. Dev : 20.54
MAX Sales Ratio : 167.18
MIN Sales Ratio : 34.11

95% Median C.I. : 79.99 to 121.63
95% Wgt. Mean C.I. : 76.24 to 104.26
95% Mean C.I. : 69.52 to 123.54

Printed:3/20/2025 1:47:23PM

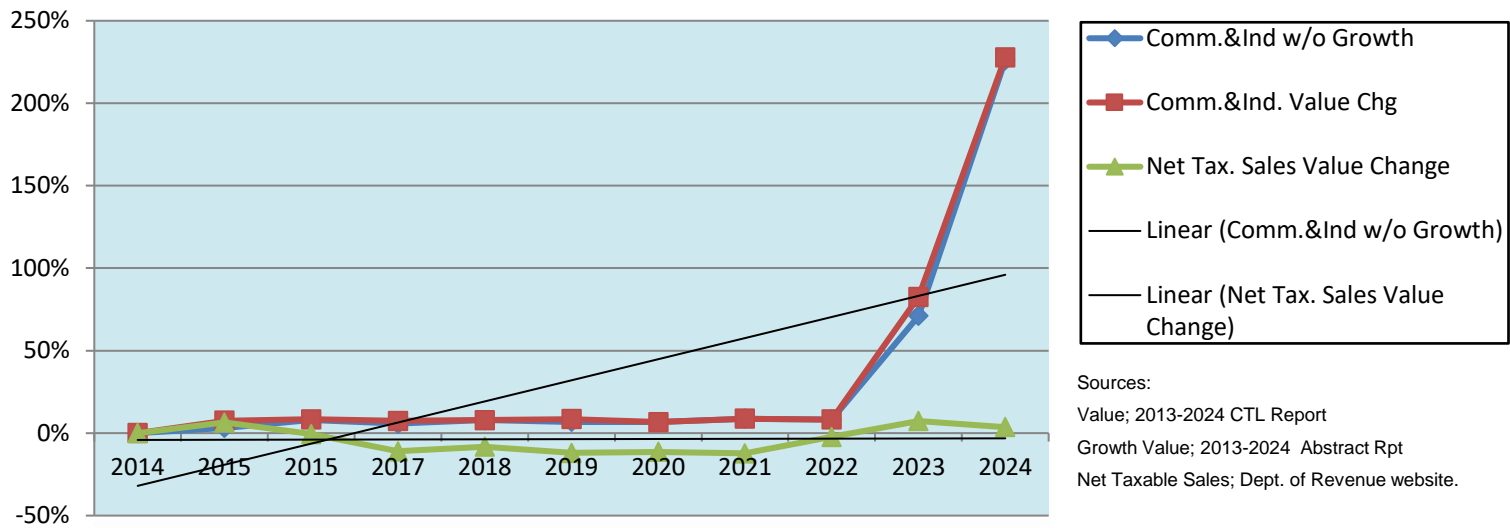
SALE PRICE *

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	1	91.07	91.07	91.07	00.00	100.00	91.07	91.07	N/A	14,500	13,205
Less Than 30,000	3	94.48	117.58	120.25	26.85	97.78	91.07	167.18	N/A	18,167	21,845
Ranges Excl. Low \$											
Greater Than 4,999	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355
Greater Than 14,999	8	93.49	97.21	90.24	24.53	107.72	34.11	167.18	34.11 to 167.18	159,438	143,874
Greater Than 29,999	6	91.51	86.00	88.92	19.44	96.72	34.11	121.63	34.11 to 121.63	205,917	183,110
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	91.07	91.07	91.07	00.00	100.00	91.07	91.07	N/A	14,500	13,205
15,000 TO 29,999	2	130.83	130.83	130.83	27.78	100.00	94.48	167.18	N/A	20,000	26,165
30,000 TO 59,999	2	106.08	106.08	106.01	14.66	100.07	90.53	121.63	N/A	55,250	58,570
60,000 TO 99,999	2	63.30	63.30	61.06	46.11	103.67	34.11	92.49	N/A	65,000	39,688
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	79.99	79.99	79.99	00.00	100.00	79.99	79.99	N/A	380,000	303,975
500,000 TO 999,999	1	97.26	97.26	97.26	00.00	100.00	97.26	97.26	N/A	615,000	598,170
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
343	1	79.99	79.99	79.99	00.00	100.00	79.99	79.99	N/A	380,000	303,975
350	1	90.53	90.53	90.53	00.00	100.00	90.53	90.53	N/A	55,500	50,245
352	1	97.26	97.26	97.26	00.00	100.00	97.26	97.26	N/A	615,000	598,170
353	1	167.18	167.18	167.18	00.00	100.00	167.18	167.18	N/A	20,000	33,435
406	3	91.07	73.22	53.57	22.09	136.68	34.11	94.48	N/A	34,833	18,660
470	2	107.06	107.06	106.43	13.61	100.59	92.49	121.63	N/A	57,500	61,195
ALL	9	92.49	96.53	90.25	22.21	106.96	34.11	167.18	79.99 to 121.63	143,333	129,355

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	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357		\$ 11,636,115	
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
2015	\$ 8,277,883	\$ 130,943	1.58%	\$ 8,146,940	-2.37%	\$ 10,359,670	-10.43%
2017	\$ 8,311,975	\$ 4,192	0.05%	\$ 8,307,783	0.36%	\$ 10,685,388	3.14%
2018	\$ 8,363,394	\$ 137,167	1.64%	\$ 8,226,227	-1.03%	\$ 10,246,460	-4.11%
2019	\$ 8,216,549	\$ -	0.00%	\$ 8,216,549	-1.76%	\$ 10,307,856	0.60%
2020	\$ 8,380,297	\$ -	0.00%	\$ 8,380,297	1.99%	\$ 10,212,874	-0.92%
2021	\$ 8,343,626	\$ 5,415	0.06%	\$ 8,338,211	-0.50%	\$ 11,376,156	11.39%
2022	\$ 14,065,162	\$ 888,000	6.31%	\$ 13,177,162	57.93%	\$ 12,488,613	9.78%
2023	\$ 25,257,907	\$ 138,180	0.55%	\$ 25,119,727	78.60%	\$ 12,056,148	-3.46%
2024	\$ 25,566,613	\$ -	0.00%	\$ 25,566,613	1.22%	\$ 10,778,736	-10.60%
Ann %chg	11.93%			Average	12.54%	-1.38%	-0.43%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	3.13%	7.54%	6.47%
2015	7.93%	8.32%	-0.60%
2016	5.75%	7.45%	-10.97%
2017	7.84%	7.89%	-8.17%
2018	6.78%	8.56%	-11.94%
2019	6.65%	6.65%	-11.41%
2020	8.78%	8.78%	-12.23%
2021	8.23%	8.30%	-2.23%
2022	71.04%	82.57%	7.33%
2023	226.06%	227.85%	3.61%
2024	231.86%	231.86%	-7.37%

County Number	29
County Name	Dundy

29 Dundy
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 : 55
Total Sales Price : 44,394,420
Total Adj. Sales Price : 44,394,420
Total Assessed Value : 29,657,960
Avg. Adj. Sales Price : 807,171
Avg. Assessed Value : 539,236

MEDIAN : 71
WGT. MEAN : 67
MEAN : 77
COD : 20.11
PRD : 115.72

COV : 25.25
STD : 19.52
Avg. Abs. Dev : 14.31
MAX Sales Ratio : 123.84
MIN Sales Ratio : 27.51

95% Median C.I. : 69.41 to 80.93
95% Wgt. Mean C.I. : 59.32 to 74.29
95% Mean C.I. : 72.15 to 82.47

Printed:3/20/2025 1:47:26PM

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											
01-JAN-22 To 31-MAR-22	3	96.94	89.82	88.65	11.59	101.32	69.39	103.12	N/A	570,167	505,447
01-APR-22 To 30-JUN-22	4	85.97	85.94	79.31	12.85	108.36	71.12	100.71	N/A	381,531	302,574
01-JUL-22 To 30-SEP-22	1	123.84	123.84	123.84	00.00	100.00	123.84	123.84	N/A	87,000	107,740
01-OCT-22 To 31-DEC-22	5	70.01	70.47	70.46	03.07	100.01	66.39	74.57	N/A	2,099,480	1,479,361
01-JAN-23 To 31-MAR-23	8	69.21	59.62	45.02	23.59	132.43	27.51	80.93	27.51 to 80.93	1,457,110	655,941
01-APR-23 To 30-JUN-23	7	72.96	75.60	75.04	10.25	100.75	66.76	93.58	66.76 to 93.58	792,857	594,974
01-JUL-23 To 30-SEP-23	2	76.73	76.73	77.20	12.80	99.39	66.91	86.55	N/A	413,808	319,458
01-OCT-23 To 31-DEC-23	8	70.68	78.27	71.48	19.30	109.50	56.71	111.05	56.71 to 111.05	533,732	381,526
01-JAN-24 To 31-MAR-24	7	90.60	84.93	85.89	14.79	98.88	65.11	116.76	65.11 to 116.76	451,622	387,889
01-APR-24 To 30-JUN-24	5	69.41	72.58	67.64	18.38	107.30	49.70	93.54	N/A	451,661	305,504
01-JUL-24 To 30-SEP-24	5	67.94	83.93	73.02	30.98	114.94	58.92	118.05	N/A	569,876	416,114
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	8	95.11	92.13	85.28	14.74	108.03	69.39	123.84	69.39 to 123.84	415,453	354,297
01-OCT-22 To 30-SEP-23	22	69.86	68.73	61.15	14.11	112.40	27.51	93.58	66.91 to 76.21	1,296,904	793,094
01-OCT-23 To 30-SEP-24	25	70.43	80.13	74.77	22.48	107.17	49.70	118.05	67.94 to 90.68	501,556	375,021
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	13	74.57	83.80	74.03	18.39	113.20	66.39	123.84	69.41 to 100.71	1,063,156	787,014
01-JAN-23 To 31-DEC-23	25	70.20	71.43	58.75	17.98	121.58	27.51	111.05	67.60 to 76.97	892,174	524,139
<u>ALL</u>	55	71.16	77.31	66.81	20.11	115.72	27.51	123.84	69.41 to 80.93	807,171	539,236

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	55	71.16	77.31	66.81	20.11	115.72	27.51	123.84	69.41 to 80.93	807,171	539,236
<u>ALL</u>	55	71.16	77.31	66.81	20.11	115.72	27.51	123.84	69.41 to 80.93	807,171	539,236

29 Dundy
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 : 55
 Total Sales Price : 44,394,420
 Total Adj. Sales Price : 44,394,420
 Total Assessed Value : 29,657,960
 Avg. Adj. Sales Price : 807,171
 Avg. Assessed Value : 539,236

MEDIAN : 71
 WGT. MEAN : 67
 MEAN : 77
 COD : 20.11
 PRD : 115.72

COV : 25.25
 STD : 19.52
 Avg. Abs. Dev : 14.31
 MAX Sales Ratio : 123.84
 MIN Sales Ratio : 27.51

95% Median C.I. : 69.41 to 80.93
 95% Wgt. Mean C.I. : 59.32 to 74.29
 95% Mean C.I. : 72.15 to 82.47

Printed:3/20/2025 1:47:26PM

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
<u> Dry </u>											
County	8	67.60	76.16	78.02	14.13	97.62	65.16	116.76	65.16 to 116.76	344,951	269,126
1	8	67.60	76.16	78.02	14.13	97.62	65.16	116.76	65.16 to 116.76	344,951	269,126
<u> Grass </u>											
County	19	70.20	74.58	61.58	14.52	121.11	41.93	111.05	68.71 to 86.55	584,556	359,983
1	19	70.20	74.58	61.58	14.52	121.11	41.93	111.05	68.71 to 86.55	584,556	359,983
<u> ALL </u>	55	71.16	77.31	66.81	20.11	115.72	27.51	123.84	69.41 to 80.93	807,171	539,236

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
<u> Irrigated </u>											
County	7	73.38	76.93	73.06	12.66	105.30	58.92	96.94	58.92 to 96.94	2,212,857	1,616,811
1	7	73.38	76.93	73.06	12.66	105.30	58.92	96.94	58.92 to 96.94	2,212,857	1,616,811
<u> Dry </u>											
County	10	69.38	79.47	80.69	18.26	98.49	65.16	116.76	66.76 to 102.55	379,961	306,609
1	10	69.38	79.47	80.69	18.26	98.49	65.16	116.76	66.76 to 102.55	379,961	306,609
<u> Grass </u>											
County	22	69.85	74.41	59.04	18.97	126.03	27.51	123.84	68.62 to 86.55	593,297	350,283
1	22	69.85	74.41	59.04	18.97	126.03	27.51	123.84	68.62 to 86.55	593,297	350,283
<u> ALL </u>	55	71.16	77.31	66.81	20.11	115.72	27.51	123.84	69.41 to 80.93	807,171	539,236

Dundy County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	3,400	3,253	1,690	3,316	3,297	2,644	3,229	1,969	3,252
Chase	1	4,669	4,670	4,545	4,545	4,415	4,415	4,415	4,398	4,565
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

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1,690	n/a	1,290	1,290	n/a	1,050	1,050	1,476
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350
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

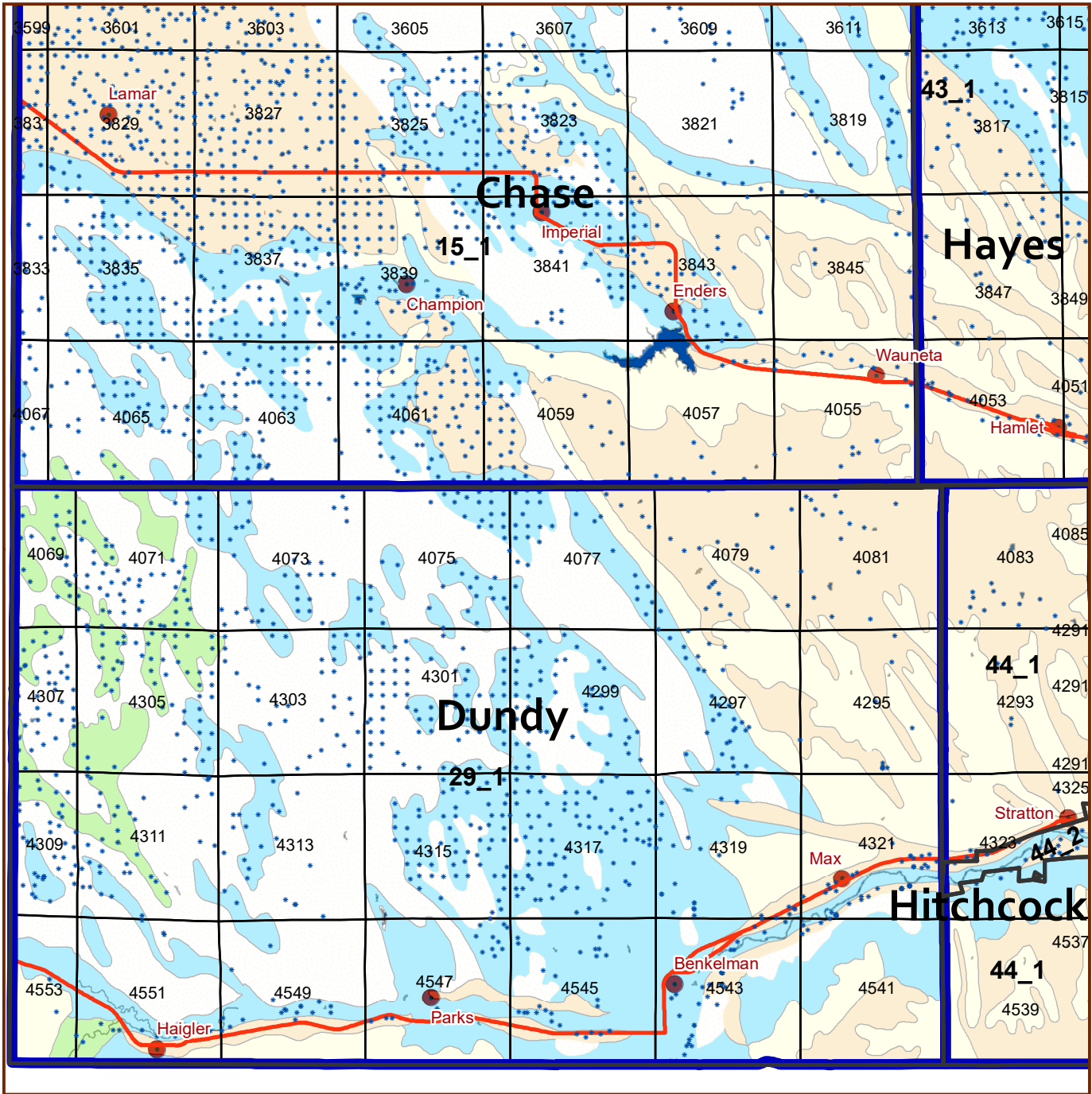
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Chase	1	821	n/a	1,050	834	660	708	692	698	706
Hayes	1	600	600	n/a	600	600	600	600	600	600
Hitchcock	1	650	650	650	650	n/a	650	650	650	650

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






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.

DUNDY COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










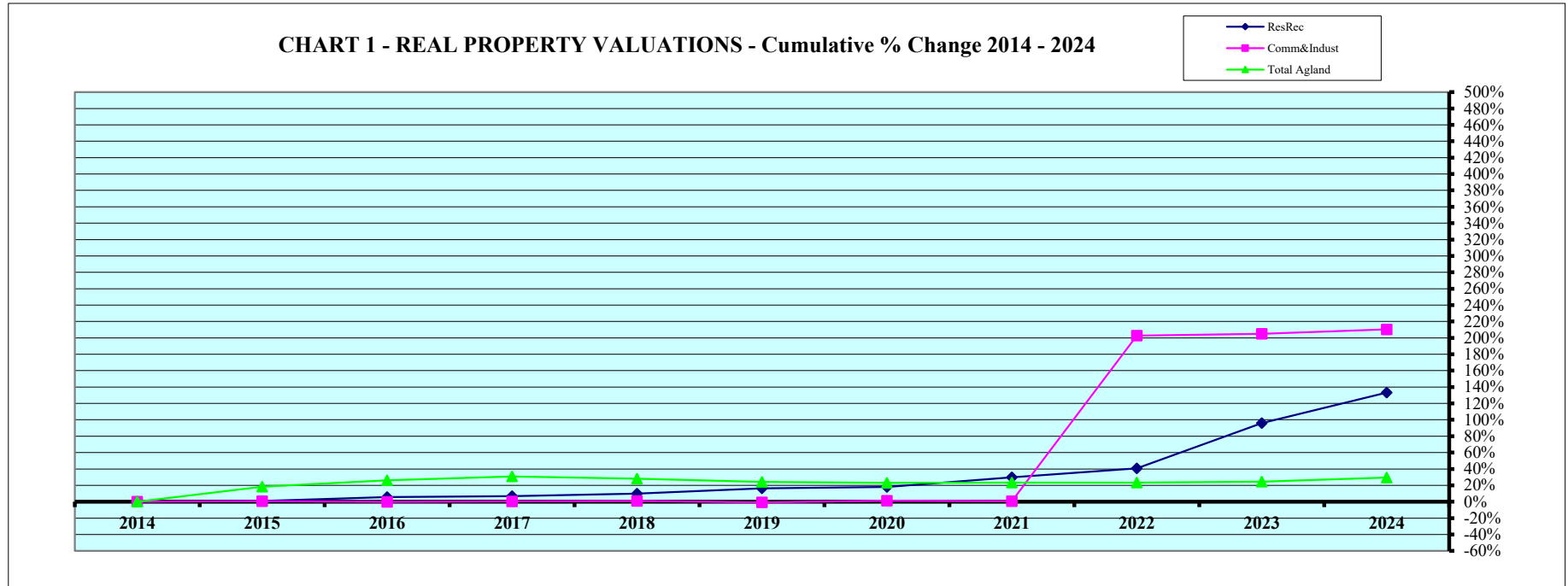
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed in loess on uplands
-  Well drained silty soils formed in loess and alluvium on stream terraces
-  Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
-  Somewhat poorly drained soils formed in alluvium on bottom lands
-  Moderately well drained silty soils with clay subsoils on uplands
-  Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	32,731,197	-	-	-	8,284,947	-	-	-	543,560,230	-	-	-
2015	33,065,405	334,208	1.02%	1.02%	8,345,081	60,134	0.73%	0.73%	642,282,687	98,722,457	18.16%	18.16%
2016	34,617,669	1,552,264	4.69%	5.76%	8,277,883	-67,198	-0.81%	-0.09%	684,894,624	42,611,937	6.63%	26.00%
2017	34,981,465	363,796	1.05%	6.87%	8,311,975	34,092	0.41%	0.33%	711,083,026	26,188,402	3.82%	30.82%
2018	35,996,913	1,015,448	2.90%	9.98%	8,363,394	51,419	0.62%	0.95%	696,059,925	-15,023,101	-2.11%	28.06%
2019	38,097,611	2,100,698	5.84%	16.40%	8,216,549	-146,845	-1.76%	-0.83%	674,489,574	-21,570,351	-3.10%	24.09%
2020	38,642,794	545,183	1.43%	18.06%	8,380,297	163,748	1.99%	1.15%	668,182,395	-6,307,179	-0.94%	22.93%
2021	42,502,902	3,860,108	9.99%	29.85%	8,343,626	-36,671	-0.44%	0.71%	670,899,900	2,717,505	0.41%	23.43%
2022	46,044,486	3,541,584	8.33%	40.67%	25,068,737	16,725,111	200.45%	202.58%	670,831,362	-68,538	-0.01%	23.41%
2023	64,134,714	18,090,228	39.29%	95.94%	25,257,907	189,170	0.75%	204.87%	676,068,709	5,237,347	0.78%	24.38%
2024	76,334,084	12,199,370	19.02%	133.22%	25,714,778	456,871	1.81%	210.38%	704,201,022	28,132,313	4.16%	29.55%

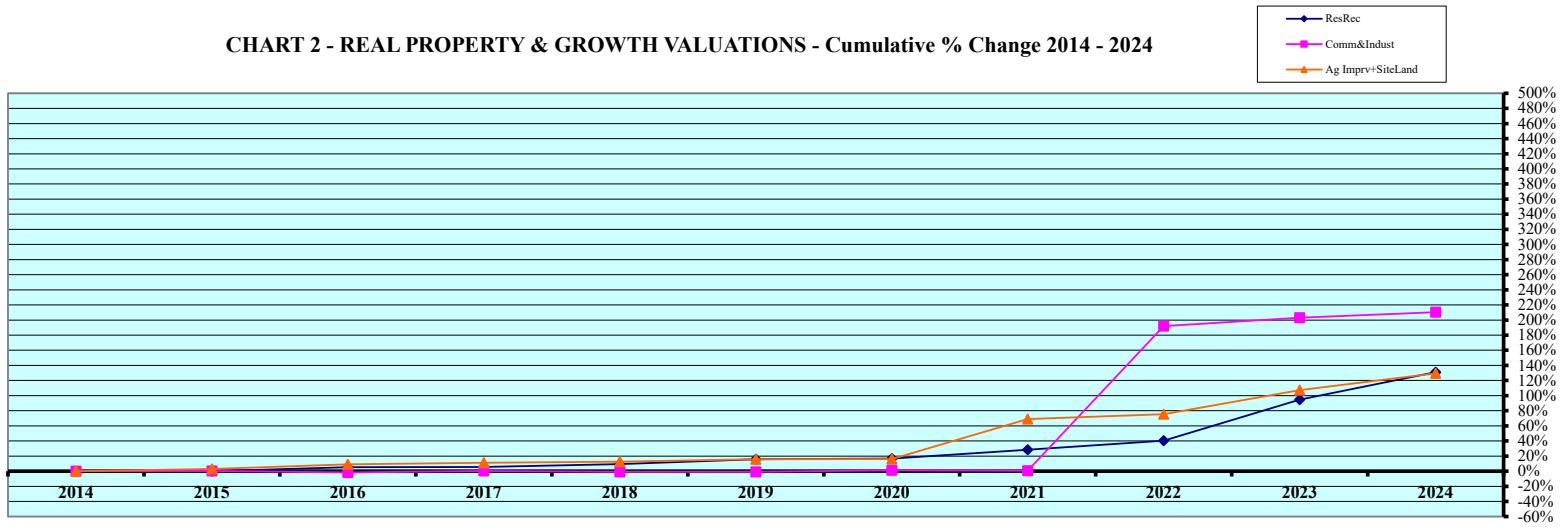
Rate Annual %chg: Residential & Recreational **8.84%** Commercial & Industrial **11.99%** Agricultural Land **2.62%**

Cnty# **29**
County **DUNDY**

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	32,731,197	477,486	1.46%	32,253,711	--	--	8,284,947	339,712	4.10%	7,945,235	--	--
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	-0.07%	8,345,081	29,759	0.36%	8,315,322	0.37%	0.37%
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	5.41%	8,277,883	130,943	1.58%	8,146,940	-2.37%	-1.67%
2017	34,981,465	450,607	1.29%	34,530,858	-0.25%	5.50%	8,311,975	4,192	0.05%	8,307,783	0.36%	0.28%
2018	35,996,913	193,520	0.54%	35,803,393	2.35%	9.39%	8,363,394	137,167	1.64%	8,226,227	-1.03%	-0.71%
2019	38,097,611	151,480	0.40%	37,946,131	5.41%	15.93%	8,216,549	0	0.00%	8,216,549	-1.76%	-0.83%
2020	38,642,794	441,210	1.14%	38,201,584	0.27%	16.71%	8,380,297	0	0.00%	8,380,297	1.99%	1.15%
2021	42,502,902	466,025	1.10%	42,036,877	8.78%	28.43%	8,343,626	5,415	0.06%	8,338,211	-0.50%	0.64%
2022	46,044,486	99,125	0.22%	45,945,361	8.10%	40.37%	25,068,737	888,000	3.54%	24,180,737	189.81%	191.86%
2023	64,134,714	412,805	0.64%	63,721,909	38.39%	94.68%	25,257,907	138,180	0.55%	25,119,727	0.20%	203.20%
2024	76,334,084	723,245	0.95%	75,610,839	17.89%	131.01%	25,714,778	0	0.00%	25,714,778	1.81%	210.38%
Rate Ann%chg	8.84%	Resid & Recreat w/o growth				8.52%	C & I w/o growth				18.89%	

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	30,053,868	--	--
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	2.91%	2.91%
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	9.18%
2017	21,665,530	13,001,668	34,667,198	614,022	1.77%	34,053,176	-0.74%	11.00%
2018	22,239,652	12,989,337	35,228,989	728,980	2.07%	34,500,009	-0.48%	12.45%
2019	22,409,442	13,239,122	35,648,564	138,305	0.39%	35,510,259	0.80%	15.75%
2020	22,423,599	13,539,831	35,963,430	341,750	0.95%	35,621,680	-0.08%	16.11%
2021	30,269,445	21,907,070	52,176,515	333,050	0.64%	51,843,465	44.16%	68.98%
2022	32,433,700	22,562,799	54,996,499	1,143,720	2.08%	53,852,779	3.21%	75.53%
2023	41,138,295	22,652,912	63,791,207	239,934	0.38%	63,551,273	15.56%	107.15%
2024	45,167,655	26,119,043	71,286,698	885,525	1.24%	70,401,173	10.36%	129.47%
Rate Ann%chg	9.87%	7.18%	8.80%	Ag Imprv+Site w/o growth		8.03%		

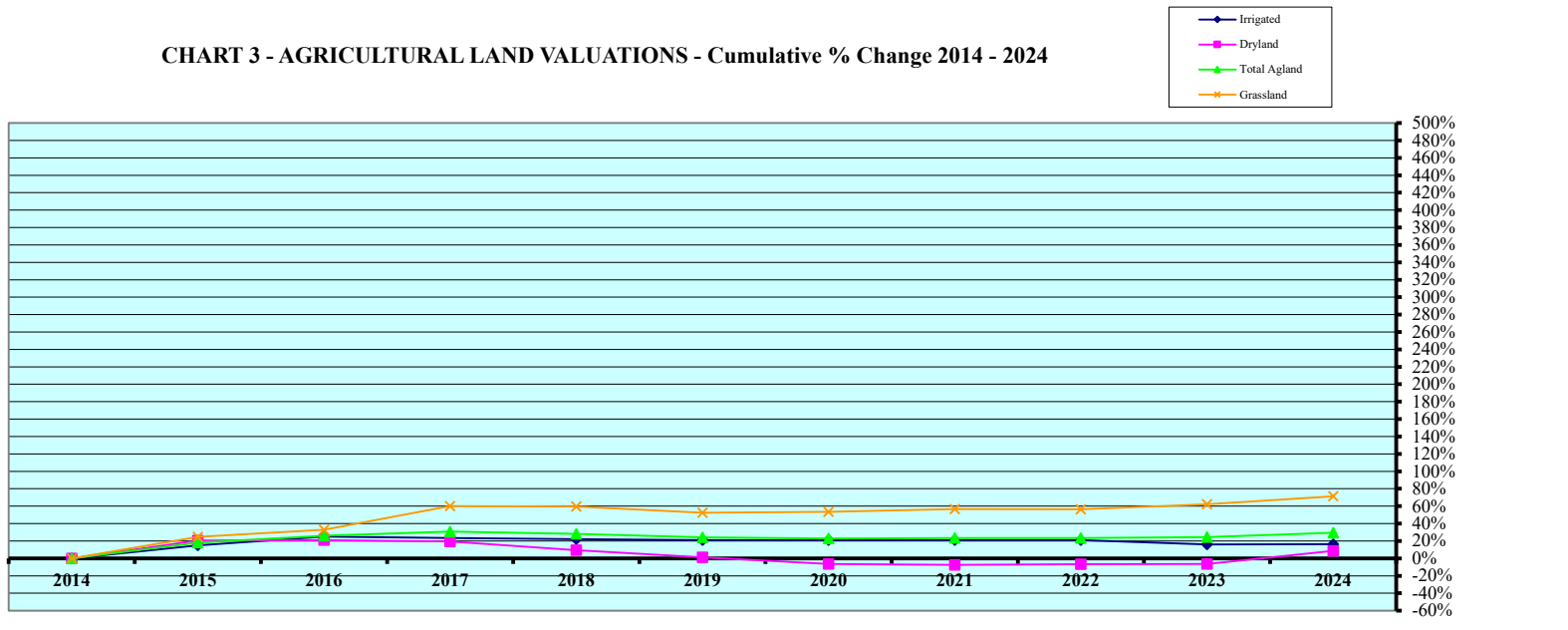
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 29
County DUNDY

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	313,237,978	-	-	-	108,281,959	-	-	-	121,787,433	-	-	-
2015	359,830,001	46,592,023	14.87%	14.87%	130,400,753	22,118,794	20.43%	20.43%	151,770,177	29,982,744	24.62%	24.62%
2016	391,738,922	31,908,921	8.87%	25.06%	130,956,085	555,332	0.43%	20.94%	161,905,477	10,135,300	6.68%	32.94%
2017	386,470,783	-5,268,139	-1.34%	23.38%	129,369,859	-1,586,226	-1.21%	19.47%	194,917,284	33,011,807	20.39%	60.05%
2018	382,646,529	-3,824,254	-0.99%	22.16%	118,630,998	-10,738,861	-8.30%	9.56%	194,457,298	-459,986	-0.24%	59.67%
2019	379,053,166	-3,593,363	-0.94%	21.01%	109,758,076	-8,872,922	-7.48%	1.36%	185,626,084	-8,831,214	-4.54%	52.42%
2020	379,245,603	192,437	0.05%	21.07%	101,271,041	-8,487,035	-7.73%	-6.47%	187,049,747	1,423,663	0.77%	53.59%
2021	379,252,930	7,327	0.00%	21.08%	100,237,617	-1,033,424	-1.02%	-7.43%	190,773,997	3,724,250	1.99%	56.65%
2022	378,773,666	-479,264	-0.13%	20.92%	101,009,427	771,810	0.77%	-6.72%	190,341,141	-432,856	-0.23%	56.29%
2023	363,219,666	-15,554,000	-4.11%	15.96%	101,323,051	313,624	0.31%	-6.43%	197,404,825	7,063,684	3.71%	62.09%
2024	364,335,158	1,115,492	0.31%	16.31%	117,550,773	16,227,722	16.02%	8.56%	208,612,371	11,207,546	5.68%	71.29%

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	0	-	-	-	252,860	-	-	-	543,560,230	-	-	-
2015	0	0	-	-	281,756	28,896	11.43%	11.43%	642,282,687	98,722,457	18.16%	18.16%
2016	0	0	-	-	294,140	12,384	4.40%	16.33%	684,894,624	42,611,937	6.63%	26.00%
2017	0	0	-	-	325,100	30,960	10.53%	28.57%	711,083,026	26,188,402	3.82%	30.82%
2018	0	0	-	-	325,100	0	0.00%	28.57%	696,059,925	-15,023,101	-2.11%	28.06%
2019	0	0	-	-	52,248	-272,852	-83.93%	-79.34%	674,489,574	-21,570,351	-3.10%	24.09%
2020	13,756	13,756	-	-	602,248	550,000	1052.67%	138.17%	668,182,395	-6,307,179	-0.94%	22.93%
2021	15,956	2,200	15.99%	-	619,400	17,152	2.85%	144.96%	670,899,900	2,717,505	0.41%	23.43%
2022	16,088	132	0.83%	-	691,040	71,640	11.57%	173.29%	670,831,362	-68,538	-0.01%	23.41%
2023	16,813	725	4.51%	-	14,104,354	13,413,314	1941.03%	5477.93%	676,068,709	5,237,347	0.78%	24.38%
2024	20,372	3,559	21.17%	-	13,682,348	-422,006	-2.99%	5311.04%	704,201,022	28,132,313	4.16%	29.55%

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	313,586,274	121,741	2,576			108,379,438	107,066	1,012			121,678,738	347,413	350		
2015	361,243,944	121,217	2,980	15.70%	15.70%	130,401,420	97,195	1,342	32.54%	32.54%	150,347,195	357,790	420	19.98%	19.98%
2016	392,747,097	120,991	3,246	8.92%	26.02%	130,443,833	97,026	1,344	0.21%	32.81%	161,723,276	357,982	452	7.51%	28.99%
2017	387,236,124	119,308	3,246	-0.01%	26.00%	129,369,859	95,877	1,349	0.37%	33.30%	194,037,549	360,823	538	19.04%	53.54%
2018	383,474,744	118,197	3,244	-0.04%	25.95%	118,223,858	95,115	1,243	-7.88%	22.79%	197,925,578	362,673	546	1.48%	55.82%
2019	371,169,735	118,022	3,145	-3.07%	22.09%	109,440,259	95,407	1,147	-7.71%	13.32%	194,190,971	356,081	545	-0.07%	55.71%
2020	379,245,603	120,566	3,146	0.02%	22.12%	101,271,040	92,831	1,091	-4.90%	7.77%	187,049,747	356,285	525	-3.73%	49.90%
2021	379,252,930	121,074	3,132	-0.42%	21.61%	100,260,657	91,709	1,093	0.21%	8.00%	190,764,367	356,569	535	1.90%	52.75%
2022	378,773,664	120,923	3,132	0.00%	21.60%	101,010,067	92,549	1,091	-0.17%	7.82%	190,338,444	355,773	535	0.00%	52.75%
2023	363,968,304	116,254	3,131	-0.05%	21.55%	101,214,705	92,711	1,092	0.03%	7.85%	197,444,647	355,756	555	3.74%	58.46%
2024	364,439,123	117,207	3,109	-0.68%	20.71%	117,438,108	92,835	1,265	15.87%	24.97%	208,608,807	353,574	590	6.31%	68.45%

Rate Annual %chg Average Value/Acre: 1.51%

0.81%

5.54%

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	0	0				252,860	521	485			543,897,310	576,742	943		
2015	0	0				281,756	521	541	11.43%	11.43%	642,274,315	576,723	1,114	18.09%	18.09%
2016	0	0				294,140	521	564	4.40%	16.33%	685,208,346	576,520	1,189	6.72%	26.03%
2017	0	0				325,100	521	624	10.53%	28.57%	710,968,632	576,530	1,233	3.76%	30.77%
2018	0	0				325,100	521	624	0.00%	28.57%	699,949,280	576,507	1,214	-1.55%	28.74%
2019	0	0				326,675	524	623	-0.09%	28.45%	675,127,640	570,034	1,184	-2.45%	25.59%
2020	13,756	275	50			52,248	100	525	-15.76%	8.21%	667,632,394	570,056	1,171	-1.11%	24.19%
2021	15,956	319	50	0.00%		619,400	622	996	89.68%	105.25%	670,913,310	570,293	1,176	0.45%	24.75%
2022	16,088	322	50	0.00%		691,040	722	958	-3.82%	97.41%	670,829,303	570,288	1,176	-0.01%	24.73%
2023	16,088	322	50	0.00%		14,104,354	5,371	2,626	174.19%	441.29%	676,748,098	570,413	1,186	0.86%	25.81%
2024	20,297	271	75	49.99%		13,682,348	5,352	2,556	-2.66%	426.89%	704,188,683	569,239	1,237	4.27%	31.18%

29
DUNDY

Rate Annual %chg Average Value/Acre: 2.62%

(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 : 4,108	Value : 973,932,040	Growth 34,396,330	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	127	1,043,335	0	0	52	317,800	179	1,361,135	
02. Res Improve Land	600	5,474,720	0	0	153	4,814,525	753	10,289,245	
03. Res Improvements	601	52,164,825	0	0	165	19,934,845	766	72,099,670	
04. Res Total	728	58,682,880	0	0	217	25,067,170	945	83,750,050	864,785
% of Res Total	77.04	70.07	0.00	0.00	22.96	29.93	23.00	8.60	2.51
05. Com UnImp Land	33	116,245	0	0	19	189,935	52	306,180	
06. Com Improve Land	112	917,725	0	0	28	626,450	140	1,544,175	
07. Com Improvements	116	20,227,815	0	0	33	4,477,540	149	24,705,355	
08. Com Total	149	21,261,785	0	0	52	5,293,925	201	26,555,710	7,580
% of Com Total	74.13	80.06	0.00	0.00	25.87	19.94	4.89	2.73	0.02
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	6	275,285	6	275,285	
15. Rec Improvements	0	0	0	0	6	230,725	6	230,725	
16. Rec Total	0	0	0	0	6	506,010	6	506,010	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.05	0.00
Res & Rec Total	728	58,682,880	0	0	223	25,573,180	951	84,256,060	864,785
% of Res & Rec Total	76.55	69.65	0.00	0.00	23.45	30.35	23.15	8.65	2.51
Com & Ind Total	149	21,261,785	0	0	52	5,293,925	201	26,555,710	7,580
% of Com & Ind Total	74.13	80.06	0.00	0.00	25.87	19.94	4.89	2.73	0.02
17. Taxable Total	877	79,944,665	0	0	275	30,867,105	1,152	110,811,770	872,365
% of Taxable Total	76.13	72.14	0.00	0.00	23.87	27.86	28.04	11.38	2.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	260	17,456,200	260	17,456,200	0
24. Non-Producing	0	0	0	0	191	198,510	191	198,510	0
25. Total	0	0	0	0	451	17,654,710	451	17,654,710	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	89	0	114	203

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,895	522,657,815	1,895	522,657,815
28. Ag-Improved Land	0	0	0	0	577	229,858,430	577	229,858,430
29. Ag Improvements	0	0	0	0	610	92,949,315	610	92,949,315

30. Ag Total				2,505	845,465,560
--------------	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	15	15.00	375,000	15	15.00	375,000	
32. HomeSite Improv Land	277	309.00	7,235,000	277	309.00	7,235,000	
33. HomeSite Improvements	293	0.00	42,389,530	293	0.00	42,389,530	0
34. HomeSite Total				308	324.00	49,999,530	
35. FarmSite UnImp Land	45	111.57	223,140	45	111.57	223,140	
36. FarmSite Improv Land	435	1,898.21	3,756,685	435	1,898.21	3,756,685	
37. FarmSite Improvements	597	0.00	50,559,785	597	0.00	50,559,785	33,523,965
38. FarmSite Total				642	2,009.78	54,539,610	
39. Road & Ditches	1,240	4,675.29	0	1,240	4,675.29	0	
40. Other- Non Ag Use	20	882.00	139,970	20	882.00	139,970	
41. Total Section VI				950	7,891.07	104,679,110	33,523,965

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	7,429.30	6.34%	25,259,620	6.63%	3,400.00
46. 1A	7,190.20	6.14%	23,386,655	6.14%	3,252.57
47. 2A1	112.00	0.10%	189,280	0.05%	1,690.00
48. 2A	16,446.38	14.04%	54,532,070	14.32%	3,315.75
49. 3A1	41,785.37	35.67%	137,756,065	36.16%	3,296.75
50. 3A	2,945.92	2.52%	7,789,585	2.04%	2,644.19
51. 4A1	40,378.94	34.47%	130,368,945	34.22%	3,228.64
52. 4A	841.62	0.72%	1,657,155	0.44%	1,969.01
53. Total	117,129.73	100.00%	380,939,375	100.00%	3,252.29
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,970.99	55.69%	87,830,980	63.77%	1,690.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,045.31	8.62%	10,378,450	7.54%	1,290.00
58. 3D1	18,969.60	20.33%	24,470,760	17.77%	1,290.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,192.60	2.35%	2,302,230	1.67%	1,050.00
61. 4D	12,136.01	13.01%	12,742,810	9.25%	1,050.00
62. Total	93,314.51	100.00%	137,725,230	100.00%	1,475.93
Grass					
63. 1G1	6,356.93	1.81%	3,750,585	1.79%	590.00
64. 1G	20.80	0.01%	16,640	0.01%	800.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	4,317.15	1.23%	2,552,165	1.22%	591.17
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	229,435.68	65.17%	136,266,490	65.17%	593.92
69. 4G1	107,773.62	30.61%	64,049,220	30.63%	594.29
70. 4G	4,166.37	1.18%	2,471,325	1.18%	593.16
71. Total	352,070.55	100.00%	209,106,425	100.00%	593.93
Irrigated Total					
Irrigated Total	117,129.73	20.58%	380,939,375	51.42%	3,252.29
Dry Total					
Dry Total	93,314.51	16.39%	137,725,230	18.59%	1,475.93
Grass Total					
Grass Total	352,070.55	61.85%	209,106,425	28.23%	593.93
72. Waste	264.63	0.05%	19,845	0.00%	74.99
73. Other	6,424.37	1.13%	12,995,575	1.75%	2,022.86
74. Exempt	6,929.70	1.22%	4,062,365	0.55%	586.23
75. Market Area Total	569,203.79	100.00%	740,786,450	100.00%	1,301.44

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	117,129.73	380,939,375	117,129.73	380,939,375
77. Dry Land	0.00	0	0.00	0	93,314.51	137,725,230	93,314.51	137,725,230
78. Grass	0.00	0	0.00	0	352,070.55	209,106,425	352,070.55	209,106,425
79. Waste	0.00	0	0.00	0	264.63	19,845	264.63	19,845
80. Other	0.00	0	0.00	0	6,424.37	12,995,575	6,424.37	12,995,575
81. Exempt	0.00	0	0.00	0	6,929.70	4,062,365	6,929.70	4,062,365
82. Total	0.00	0	0.00	0	569,203.79	740,786,450	569,203.79	740,786,450

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	117,129.73	20.58%	380,939,375	51.42%	3,252.29
Dry Land	93,314.51	16.39%	137,725,230	18.59%	1,475.93
Grass	352,070.55	61.85%	209,106,425	28.23%	593.93
Waste	264.63	0.05%	19,845	0.00%	74.99
Other	6,424.37	1.13%	12,995,575	1.75%	2,022.86
Exempt	6,929.70	1.22%	4,062,365	0.55%	586.23
Total	569,203.79	100.00%	740,786,450	100.00%	1,301.44

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	5	37,670	9	374,720	11	1,305,065	16	1,717,455	0
83.2 Benkelman-res (1505)	78	850,565	483	4,643,665	484	46,168,670	562	51,662,900	370,625
83.3 Haigler-res (1555)	53	265,035	118	841,185	118	5,996,450	171	7,102,670	54,185
83.4 Max-res (1515)	15	64,190	41	272,150	41	1,513,600	56	1,849,940	64,750
83.5 Parks-res (1510)	20	81,235	18	148,380	19	733,025	39	962,640	11,440
83.6 Recreational-rural (7585)	0	0	6	275,285	6	230,725	6	506,010	0
83.7 Rural Home Site (1585)	8	62,440	84	4,009,145	93	16,382,860	101	20,454,445	363,785
84 Residential Total	179	1,361,135	759	10,564,530	772	72,330,395	951	84,256,060	864,785

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Benkelman-com (2505)	18	81,285	102	976,460	104	20,128,705	122	21,186,450	0
85.2	Haigler-com (2555)	15	34,960	15	59,320	17	636,040	32	730,320	7,580
85.3	Max-com (2515)	2	1,650	6	17,545	7	120,670	9	139,865	0
85.4	Parks-com (2510)	3	25,350	4	9,655	5	21,020	8	56,025	0
85.5	Parks-res (1510)	1	1,600	0	0	0	0	1	1,600	0
85.6	Rural Home Site (1585)	1	16,400	0	0	0	0	1	16,400	0
85.7	Rural-commercial (2585)	12	144,935	13	481,195	16	3,798,920	28	4,425,050	0
86	Commercial Total	52	306,180	140	1,544,175	149	24,705,355	201	26,555,710	7,580

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	6,356.93	1.84%	3,750,585	1.84%	590.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	4,293.15	1.24%	2,532,965	1.24%	590.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	225,152.82	65.17%	132,840,195	65.17%	590.00
93. 4G1	105,569.93	30.56%	62,286,265	30.56%	590.00
94. 4G	4,103.67	1.19%	2,421,165	1.19%	590.00
95. Total	345,476.50	100.00%	203,831,175	100.00%	590.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	20.80	0.32%	16,640	0.32%	800.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	24.00	0.36%	19,200	0.36%	800.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,282.86	64.95%	3,426,295	64.95%	800.00
102. 4C1	2,203.69	33.42%	1,762,955	33.42%	800.00
103. 4C	62.70	0.95%	50,160	0.95%	800.00
104. Total	6,594.05	100.00%	5,275,250	100.00%	800.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	345,476.50	98.13%	203,831,175	97.48%	590.00
CRP Total	6,594.05	1.87%	5,275,250	2.52%	800.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	352,070.55	100.00%	209,106,425	100.00%	593.93

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

29 Dundy

	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	75,828,727	83,750,050	7,921,323	10.45%	864,785	9.31%
02. Recreational	505,357	506,010	653	0.13%	0	0.13%
03. Ag-Homesite Land, Ag-Res Dwelling	45,167,655	49,999,530	4,831,875	10.70%	0	10.70%
04. Total Residential (sum lines 1-3)	121,501,739	134,255,590	12,753,851	10.50%	864,785	9.79%
05. Commercial	25,714,778	26,555,710	840,932	3.27%	7,580	3.24%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	25,714,778	26,555,710	840,932	3.27%	7,580	3.24%
08. Ag-Farmsite Land, Outbuildings	25,979,077	54,539,610	28,560,533	109.94%	33,523,965	-19.11%
09. Minerals	20,400,366	17,654,710	-2,745,656	-13.46	0	-13.46%
10. Non Ag Use Land	139,966	139,970	4	0.00%		
11. Total Non-Agland (sum lines 8-10)	46,519,409	72,334,290	25,814,881	55.49%	33,523,965	-16.57%
12. Irrigated	364,335,158	380,939,375	16,604,217	4.56%		
13. Dryland	117,550,773	137,725,230	20,174,457	17.16%		
14. Grassland	208,612,371	209,106,425	494,054	0.24%		
15. Wasteland	20,372	19,845	-527	-2.59%		
16. Other Agland	13,682,348	12,995,575	-686,773	-5.02%		
17. Total Agricultural Land	704,201,022	740,786,450	36,585,428	5.20%		
18. Total Value of all Real Property (Locally Assessed)	897,936,948	973,932,040	75,995,092	8.46%	34,396,330	4.63%

2025 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$175,594
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$7,200 - Operating Minerals /\$63,000 for Lake Mac LLC
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500 MIPS \$11,900 GIS maintenance/support \$1,000 computer/IT support
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$38,030

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS program and online thru MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, dundy.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	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?
	Benkelman is zoned.
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals Lake Mac Appraisals- reappraisal
2.	GIS Services:
	gWorks
3.	Other services:
	none

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Pritchard & Abbott, Inc. - Operating Minerals Lake Mac Appraisals- reappraisal
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraisal services are to be conducted by a licensed appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Operating Minerals: Appraisal service sets values. Lake Mac LLC set the values for residential parcels within the villages for 2025.

2025 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Lake Mac LLC
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property.
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?
	The local market is used to derive depreciation models.
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.
	Valuation Groups 1 & 2 use same depreciation table. Max and Parks use the same table but are given an additional 25% economic factor. Mobile homes use a separate table.
5.	Describe the methodology used to determine the residential lot values?
	A land study was completed by the contract appraiser for the villages for the 2025 assessment year.
6.	How are rural residential site values developed?
	Rural home site 1st acre and farm home site 1st acre are now the same value, \$25,000. Estimates for well drilling, septic and electricity were obtained to establish this value.
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?
	All lots are valued using the square foot method.

2025 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Assessor
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost and Sales Approach
2a.	Describe the process used to determine the value of unique commercial properties.
	There are few commercial sales in the county. The cost and sales approach are used to value commercial properties. Bryan Hill, certified appraiser, provided assistance with reviewing unique commercial properties in 2021, as well as helped with creating depreciation tables.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Assessor developed a straight line depreciation model based on a limited number of sales from the local market. A secondary linear depreciation model was created for income producing properties as the market indicated that they were selling differently than the other commercial sales.
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.
	There is just one valuation group. Straight line depreciation models is used throughout the county. The smaller villages of Haigler, Parks, and Max receive an additional 20% economic factor.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lot values were updated in 2024 based on the recently updated residential lot values. Square foot model is used for downtown. Rural commercial properties are valued similarly to rural residential sites, first acre at \$20,000.

2025 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Assessor
2.	Describe the process used to determine and monitor market areas.
	Sales analysis
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Land use review was conducted in 2020 and physical inspections were done if needed.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same, \$25,000.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Assessor researched available information for intensive use including using feed lot information from another county. Land associated with the feed yard is valued at \$1,800 per acre and agland is valued as such. Corrals are valued at \$1045 an acre. Buildings are costed out and depreciated the same as all other buildings in the county.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP values are calculated based on 100% market value of grass.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Canal irrigation, CREP, CRP
	<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

2024 DUNDY COUNTY PLAN OF ASSESSMENT

Assessment Years 2025, 2026, 2027

Date: June 3, 2024

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements: All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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 "market value of real property in the ordinary course of trade." Neb. Rev. Stat. 77-112 (Reissue2003).

Assessment levels required for real property are as follows:

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

Office Staff

Dundy County Assessor's office staff consist of the county assessor. The Assessor presently holds her State of Nebraska Assessor's certificate and continues to attend the mandatory educational classes to maintain their certificate. All certificate holders must obtain 60 hours of approved continuing education within each four year period.

Software/Mapping

Dundy County Assessor's office utilizes the CAMA system provided by MIPS. The Marshall & Swift costing manuals are used to estimate the replacement costs of the residential, commercial and agricultural improvements during the reappraisal process. Dundy County has also implemented a GIS mapping program in 2019.

Assessor's Duties and Responsibilities

- ❖ **Record Maintenance, Mapping, & Ownership Changes** - Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year. Record maintenance is performed via on-site parcel reviews, GIS and building permits.

Mapping is kept current electronically via GIS. GIS assists with splits and legal description identification.

- ❖ **Administrative Reports**

- Aircraft Information Report
- County Abstract of Assessment
- Annual Assessed Value Update
- Assessor Survey
- Sales information to PAD; rosters and annual Assessed Value Update w/Abstract and assessment actions
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Educational Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report

- ❖ **Personal Property**

- ❖ **Permissive Exemptions**

- ❖ **Taxable Government Owned Property**

- ❖ **Homestead Exemptions**

- ❖ **Centrally Assessed Properties**

- ❖ **Tax Increment Financing**

- ❖ **Tax Districts and Tax Rates**

- ❖ **Tax Lists/Corrections**

- ❖ **County Board of Equalization (CBOE)**

- ❖ **Tax Equalization and Review Commission (TERC) Appeals**

- ❖ **Tax Equalization and Review Commission (TERC) State wide Equalization**

Assessment Actions Planned for Assessment Year 2025

- Residential – Properties in Benkelman, Max, Parks and Haigler will be physically inspected by Lake Mac Assessments, LLC. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2026

- Residential – Rural improved Properties will be physically inspected by Lake Mac Assessments, LLC. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.

Assessment Actions Planned for Assessment Year 2027

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – All Commercial Properties will be physically inspected by Lake Mac Assessments, LLC. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Respectfully submitted:


Tish Burrell June 03, 2024
Dundy County Assessor