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DEPARTMENT OF REVENUE

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

LOUP COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Loup 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 Loup 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 cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jamie Copsey, Loup 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.

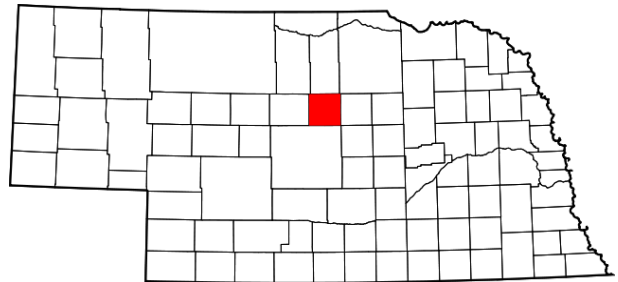
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

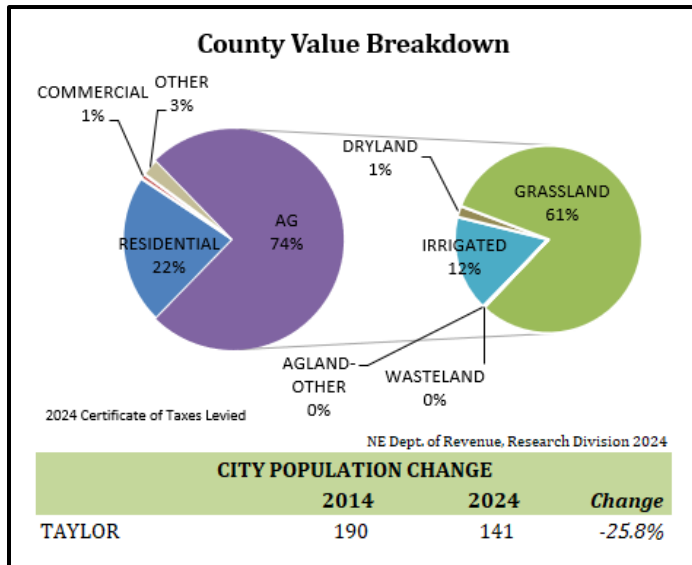
**Further information may be found in Exhibit 94*

County Overview

With a total area of 568 square miles, Loup County has 592 residents, per the Census Bureau Quick Facts for 2023, a 3% decrease in population from the 2020 U.S. Census. Reports indicate that 66% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$142,966 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Loup County are located in and around the county seat of Taylor. According to the latest information from the U.S. Census Bureau, there are 15 employer establishments with total employment of 27, a 25% decrease in employment from 2019.



Agricultural land is the largest contributor to the county’s valuation base by a significant margin. Grassland makes up the majority of the land in the county. Loup County is included in the Lower Loup Natural Resources District (NRD).

Loup County is also home to Calamus Reservoir. The lake is located on the eastern side of the county and is shared with neighboring Garfield County. Calamus Lake offers some of the state’s finest recreational opportunities including camping, fishing, boating, and hunting.

2025 Residential Correlation for Loup 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.

Sales qualification and verification practices were reviewed with the county assessor. Interviews and questionnaires are utilized to gather information. The county's sales usability rate is slightly below the statewide average. Sufficient explanation for disqualified sales was provided to indicate that all arm's-length transactions have been made available for measurement.

Four valuation groups are recognized by the county assessor. The influence of the recreational opportunities around Calamus Lake define Valuation Groups 1 and 2. Valuation Group 1 comprises the mobile homes while Valuation Group 2 is designated for the stick-built homes. Valuation Group 6 is the Village of Taylor, the county seat and only incorporated town in Loup County. The remaining rural parcels, which are outside the village boundaries and away from the influence of Calamus Lake, comprise Valuation Group 5.

The county is in adherence with the six-year inspection and review requirement within the residential class of property. The contract appraiser physically reviews/inspects the improved properties by remeasuring if necessary, taking new pictures and reviewing the quality and conditions of improvements.

2025 Residential Assessment Details for Loup 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	Calamus Lake Area MH	2021	2021	2021	2021	
2	Calamus Lake Area SB	2021	2021	2021	2021	
5	Rural	2021	2021	2021	2021	
6	Taylor	2021	2021	2021	2021	
<u>Additional comments:</u> All pick up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

Thirteen qualified residential sales stratified into two of the four valuation groups formulate the statistical profile. The median and mean measures of central tendency are within the acceptable range. The COD and PRD are outside the prescribed parameters., however, one low dollar sale is

2025 Residential Correlation for Loup County

having a significant impact on these measures. The median in Valuation Group 6 with nine sales does fall into the acceptable range, however, the mean is above, and the weighted mean is below. Both the COD and PRD are well outside the acceptable ranges, but again the low dollar sale is impacting these measures. Valuation Group 2 with four sales has a median below the acceptable range. The only assessment actions were pick-up work for this group. The four sales in Valuation Group 2 only represent 3% of the population. The ratios of the four sales range from 51% to 104%. The median of 84% is calculated by averaging ratios of 67% and 100%. Due to the variability of the four sales in the sample a recommendation is not warranted. A substat of Valuation Group 2 can be found in the appendix of this report. The overall median measure of the residential class will not be used in determining a level of value.

Comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) support the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	4	83.72	80.70	81.07	25.66	99.54
6	9	99.19	106.63	79.64	37.16	133.89
ALL	13	99.19	98.65	80.78	32.39	122.12

Level of Value

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

2025 Commercial Correlation for Loup 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 verification and qualification process were reviewed with the county assessor. Due to the county assessor serving in the role of ex-officio and having deeds filed directly within the office, there is additional opportunity to make inquiries when sales come in to better establish usability of sales. A review of the commercial sales roster indicates that all sales have been correctly coded as far as usability.

The low number of commercial parcels and sales provides sufficient rationale for the use of only one valuation group in the commercial class.

The Loup County commercial class is within the six-year cycle for inspections. For 2025 the contract appraiser physically reviewed/inspected all commercial properties.

2025 Commercial Assessment Details for Loup 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	Taylor, Calamus Lake, Rural	*2025	*2023	*2025	*2024	
<u>Additional comments:</u> All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

There were no qualified commercial sales for the 2025 assessment year. The limited number of commercial parcels and low volume of sales dictates that a level of value is only achieved through analysis of the assessment practices of the county assessor.

Historically, when comparing to surrounding counties, the commercial values have increased over the past 10 years at a similar rate as neighboring Blaine, and Garfield Counties and at a higher rate than Rock County. Furthermore, for 2025 a reappraisal of the commercial class was put on the assessment roll.

Comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) support that the values were applied to the commercial class and reflect the assessment actions reported by the Loup County Assessor.

2025 Commercial Correlation for Loup County

Equalization and Quality of Assessment

There were no qualified commercial sales available for measurement purposes, thus the assessment practices of the county for all property classes indicate that the commercial property class is in compliance with generally accepted mass appraisal techniques.

Level of Value

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

2025 Agricultural Correlation for Loup 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.

Sales qualification and verification practices were reviewed by examining the sales rosters and the comments for non-qualified sales. The usability rate is below the statewide average; however, all arm's-length sales have been used for the measurement of agricultural land within the county.

The six-year inspection and review has been met. The county physically reviews agricultural homes and improvements taking new measurements and pictures. The contract appraiser will handle this going forward. Land use changes are done using aerial imagery.

2025 Agricultural Assessment Details for Loup 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	2021	2021	2021	2021	
AB DW	Agricultural dwellings	2021	2021	2021	2021	
<u>Additional comments:</u> All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County is one area	2021	Based on a market analysis dryland increased approximately 20% and grassland 30%
<u>Additional comments:</u> 			

Description of Analysis

Only six qualified sales comprise the statistical profile. Although the median is in the acceptable range, the COD is high, indicating dispersion in the sample and the sample is insufficient to determine an accurate level of value. All values have been determined to be acceptable and equalized to adjoining counties.

2025 Agricultural Correlation for Loup County

Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into the 80% Majority Land Use (MLU) for irrigated, dryland or grassland subclasses. Only grassland has sales in the 80% MLU, and the median is low at 45%. However, the median sale at 45% falls between the minimum and maximum ratios which range from 36% to 82%, the county assessor did increase grassland by 30% for 2025. When comparing Loup County’s schedule of values to the adjoining counties with similar markets Loup County’s values are relatively similar and equalized. When comparing the average acre value comparison of Loup to the surrounding county grassland values Loup County values are similar with the increases made this year in adjacent counties. Loup County has achieved an acceptable level of value.

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

Equalization and Quality of Assessment

Agricultural improvements and site acres are treated similarly to the rural residential improvements across the county. Agricultural improvements are equalized and assessed at the same statutory level. Agricultural land values have been determined to be acceptable and are reasonably comparable to adjoining counties.

A review of the assessment practices, surrounding counties and the statistical sample indicate that Loup County has achieved equalization. The quality of assessment in the agricultural land in Loup County complies with accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Grass ____						
County	3	44.80	54.06	51.18	34.42	105.63
1	3	44.80	54.06	51.18	34.42	105.63
____ ALL ____	6	69.01	72.47	66.03	38.57	109.75

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Loup County is determined to be at the statutory level of 75% of market value.

2025 Opinions of the Property Tax Administrator for Loup 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Loup County

Residential Real Property - Current

Number of Sales	13	Median	99.19
Total Sales Price	\$2,623,000	Mean	98.65
Total Adj. Sales Price	\$2,623,000	Wgt. Mean	80.78
Total Assessed Value	\$2,118,780	Average Assessed Value of the Base	
Avg. Adj. Sales Price	\$201,769	Avg. Assessed Value	\$162,983

Confidence Interval - Current

95% Median C.I	57.01 to 104.34
95% Wgt. Mean C.I	51.66 to 109.90
95% Mean C.I	64.92 to 132.38
% of Value of the Class of all Real Property Value in the County	
% of Records Sold in the Study Period	
% of Value Sold in the Study Period	

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	15	96	96.12
2023	24	96	96.45
2022	26	93	92.98
2021	18	93	93.02

2025 Commission Summary for Loup County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	
% of Records Sold in the Study Period	
% of Value Sold in the Study Period	

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	5	100	61.44
2023	4	100	54.79
2022	5	100	58.29
2021	1	100	59.41

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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 : 13
 Total Sales Price : 2,623,000
 Total Adj. Sales Price : 2,623,000
 Total Assessed Value : 2,118,780
 Avg. Adj. Sales Price : 201,769
 Avg. Assessed Value : 162,983

MEDIAN : 99
 WGT. MEAN : 81
 MEAN : 99
 COD : 32.39
 PRD : 122.12

COV : 56.58
 STD : 55.82
 Avg. Abs. Dev : 32.13
 MAX Sales Ratio : 262.40
 MIN Sales Ratio : 37.75

95% Median C.I. : 57.01 to 104.34
 95% Wgt. Mean C.I. : 51.66 to 109.90
 95% Mean C.I. : 64.92 to 132.38

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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	1	104.34	104.34	104.34	00.00	100.00	104.34	104.34	N/A	705,000	735,595
01-JAN-23 To 31-MAR-23	2	114.29	114.29	120.77	18.13	94.63	93.57	135.01	N/A	65,500	79,108
01-APR-23 To 30-JUN-23	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	405,000	405,000
01-JUL-23 To 30-SEP-23	3	76.04	81.00	70.69	14.07	114.58	67.43	99.52	N/A	134,000	94,722
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	1	57.01	57.01	57.01	00.00	100.00	57.01	57.01	N/A	125,000	71,265
01-APR-24 To 30-JUN-24	2	75.10	75.10	53.44	32.08	140.53	51.01	99.19	N/A	347,500	185,705
01-JUL-24 To 30-SEP-24	3	99.19	133.11	58.21	75.49	228.67	37.75	262.40	N/A	53,333	31,043
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	7	99.52	96.56	96.35	14.69	100.22	67.43	135.01	67.43 to 135.01	234,714	226,139
01-OCT-23 To 30-SEP-24	6	78.10	101.09	54.67	67.22	184.91	37.75	262.40	37.75 to 262.40	163,333	89,301
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	6	96.55	95.26	90.34	16.83	105.45	67.43	135.01	67.43 to 135.01	156,333	141,230
<u>ALL</u>	13	99.19	98.65	80.78	32.39	122.12	37.75	262.40	57.01 to 104.34	201,769	162,983

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
2	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583
6	9	99.19	106.63	79.64	37.16	133.89	37.75	262.40	57.01 to 135.01	60,333	48,050
<u>ALL</u>	13	99.19	98.65	80.78	32.39	122.12	37.75	262.40	57.01 to 104.34	201,769	162,983

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	13	99.19	98.65	80.78	32.39	122.12	37.75	262.40	57.01 to 104.34	201,769	162,983
06											
07											
<u>ALL</u>	13	99.19	98.65	80.78	32.39	122.12	37.75	262.40	57.01 to 104.34	201,769	162,983

**58 Loup
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 : 13
 Total Sales Price : 2,623,000
 Total Adj. Sales Price : 2,623,000
 Total Assessed Value : 2,118,780
 Avg. Adj. Sales Price : 201,769
 Avg. Assessed Value : 162,983

MEDIAN : 99
 WGT. MEAN : 81
 MEAN : 99
 COD : 32.39
 PRD : 122.12

COV : 56.58
 STD : 55.82
 Avg. Abs. Dev : 32.13
 MAX Sales Ratio : 262.40
 MIN Sales Ratio : 37.75

95% Median C.I. : 57.01 to 104.34
 95% Wgt. Mean C.I. : 51.66 to 109.90
 95% Mean C.I. : 64.92 to 132.38

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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	1	262.40	262.40	262.40	00.00	100.00	262.40	262.40	N/A	5,000	13,120
Less Than 30,000	2	180.96	180.96	129.69	45.00	139.53	99.52	262.40	N/A	13,500	17,508
Ranges Excl. Low \$											
Greater Than 4,999	13	99.19	98.65	80.78	32.39	122.12	37.75	262.40	57.01 to 104.34	201,769	162,983
Greater Than 14,999	12	96.38	85.01	80.43	22.00	105.69	37.75	135.01	57.01 to 100.00	218,167	175,472
Greater Than 29,999	11	93.57	83.69	80.27	24.14	104.26	37.75	135.01	51.01 to 104.34	236,000	189,433
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	262.40	262.40	262.40	00.00	100.00	262.40	262.40	N/A	5,000	13,120
15,000 TO 29,999	1	99.52	99.52	99.52	00.00	100.00	99.52	99.52	N/A	22,000	21,895
30,000 TO 59,999	3	99.19	97.32	96.99	01.89	100.34	93.57	99.19	N/A	38,333	37,178
60,000 TO 99,999	2	105.53	105.53	108.55	27.94	97.22	76.04	135.01	N/A	78,000	84,670
100,000 TO 149,999	2	47.38	47.38	47.58	20.33	99.58	37.75	57.01	N/A	122,500	58,280
150,000 TO 249,999											
250,000 TO 499,999	2	83.72	83.72	85.88	19.46	97.48	67.43	100.00	N/A	357,500	307,020
500,000 TO 999,999	2	77.68	77.68	78.56	34.33	98.88	51.01	104.34	N/A	682,500	536,145
1,000,000 +											
ALL	13	99.19	98.65	80.78	32.39	122.12	37.75	262.40	57.01 to 104.34	201,769	162,983

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	84	COV :	31.91	95% Median C.I. :	N/A
Total Sales Price :	2,180,000	Wgt. Mean :	81	STD :	25.75	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,080,000	Mean :	81	Avg. Abs. Dev :	21.48	95% Mean C.I. :	39.73 to 121.67
Total Assessed Value :	1,686,330						
Avg. Adj. Sales Price :	520,000	COD :	25.66	MAX Sales Ratio :	104.34		
Avg. Assessed Value :	421,583	PRD :	99.54	MIN Sales Ratio :	51.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	104.34	104.34	104.34		100.00	104.34	104.34	N/A	705,000	735,595
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	405,000	405,000
07/01/2023 To 09/30/2023	1	67.43	67.43	67.43		100.00	67.43	67.43	N/A	310,000	209,040
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	51.01	51.01	51.01		100.00	51.01	51.01	N/A	660,000	336,695
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	100.00	90.59	95.04	12.30	95.32	67.43	104.34	N/A	473,333	449,878
10/01/2023 To 09/30/2024	1	51.01	51.01	51.01		100.00	51.01	51.01	N/A	660,000	336,695
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	2	83.72	83.72	85.88	19.46	97.48	67.43	100.00	N/A	357,500	307,020

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
CALAMUS LAKE SB	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	84	COV :	31.91	95% Median C.I. :	N/A
Total Sales Price :	2,180,000	Wgt. Mean :	81	STD :	25.75	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,080,000	Mean :	81	Avg. Abs. Dev :	21.48	95% Mean C.I. :	39.73 to 121.67
Total Assessed Value :	1,686,330						
Avg. Adj. Sales Price :	520,000	COD :	25.66	MAX Sales Ratio :	104.34		
Avg. Assessed Value :	421,583	PRD :	99.54	MIN Sales Ratio :	51.01		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583
Greater Than 15,000	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583
Greater Than 30,000	4	83.72	80.70	81.07	25.66	99.54	51.01	104.34	N/A	520,000	421,583
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	2	83.72	83.72	85.88	19.46	97.48	67.43	100.00	N/A	357,500	307,020
500,000 TO 999,999	2	77.68	77.68	78.56	34.33	98.88	51.01	104.34	N/A	682,500	536,145
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

**58 Loup
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 : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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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>Qtrts</u>											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
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											
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23											
01-OCT-23 To 30-SEP-24											
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22											
01-JAN-23 To 31-DEC-23											
<u>ALL</u>											

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03											
04											
<u>ALL</u>											

58 Loup
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

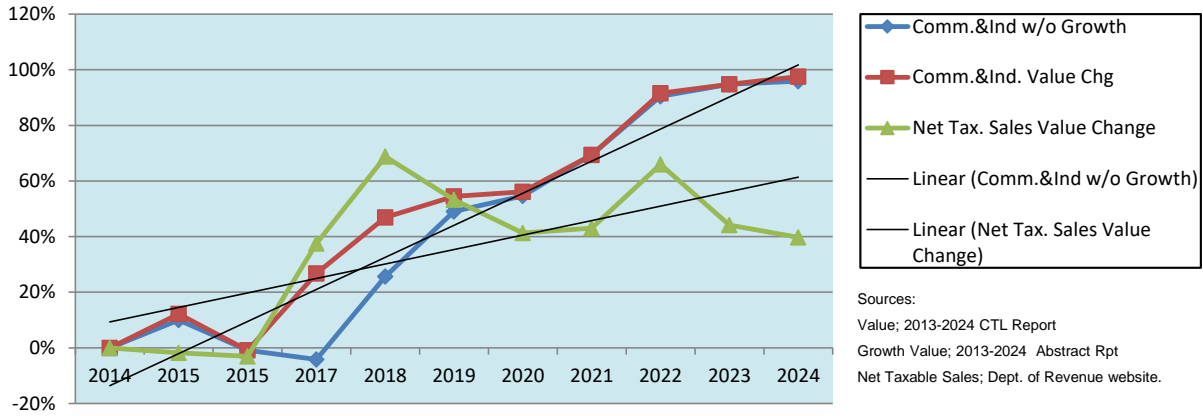
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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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											
Ranges Excl. Low \$											
Greater Than 4,999											
Greater Than 14,999											
Greater Than 29,999											
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL											

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	\$ 1,341,130	\$ 38,230	2.85%	\$ 1,302,900		\$ 1,246,806	
2014	\$ 1,505,295	\$ 30,105	2.00%	\$ 1,475,190	10.00%	\$ 1,225,036	-1.75%
2015	\$ 1,329,070	\$ -	0.00%	\$ 1,329,070	-11.71%	\$ 1,208,771	-1.33%
2015	\$ 1,700,325	\$ 415,240	24.42%	\$ 1,285,085	-3.31%	\$ 1,714,826	41.87%
2017	\$ 1,969,780	\$ 284,330	14.43%	\$ 1,685,450	-0.87%	\$ 2,104,334	22.71%
2018	\$ 2,071,420	\$ 72,945	3.52%	\$ 1,998,475	1.46%	\$ 1,911,295	-9.17%
2019	\$ 2,093,435	\$ 19,515	0.93%	\$ 2,073,920	0.12%	\$ 1,761,159	-7.86%
2020	\$ 2,271,470	\$ -	0.00%	\$ 2,271,470	8.50%	\$ 1,783,530	1.27%
2021	\$ 2,568,380	\$ 14,690	0.57%	\$ 2,553,690	12.42%	\$ 2,069,178	16.02%
2022	\$ 2,612,780	\$ -	0.00%	\$ 2,612,780	1.73%	\$ 1,797,080	-13.15%
2023	\$ 2,648,995	\$ 21,690	0.82%	\$ 2,627,305	0.56%	\$ 1,741,681	-3.08%
2024	\$ 2,784,545	\$ 136,800	4.91%	\$ 2,647,745	-0.05%	\$ 1,500,466	-13.85%
Ann %chg	6.34%			Average	1.71%	2.05%	2.88%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	10.00%	12.24%	-1.75%
2015	-0.90%	-0.90%	-3.05%
2016	-4.18%	26.78%	37.54%
2017	25.67%	46.87%	68.78%
2018	49.01%	54.45%	53.30%
2019	54.64%	56.09%	41.25%
2020	69.37%	69.37%	43.05%
2021	90.41%	91.51%	65.96%
2022	94.82%	94.82%	44.13%
2023	95.90%	97.52%	39.69%
2024	97.43%	107.63%	20.34%

County Number	58
County Name	Loup

58 Loup
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 : 6
 Total Sales Price : 4,507,660
 Total Adj. Sales Price : 4,507,660
 Total Assessed Value : 2,976,400
 Avg. Adj. Sales Price : 751,277
 Avg. Assessed Value : 496,067

MEDIAN : 69
 WGT. MEAN : 66
 MEAN : 72
 COD : 38.57
 PRD : 109.75

COV : 49.30
 STD : 35.73
 Avg. Abs. Dev : 26.62
 MAX Sales Ratio : 134.64
 MIN Sales Ratio : 35.56

95% Median C.I. : 35.56 to 134.64
 95% Wgt. Mean C.I. : 37.37 to 94.69
 95% Mean C.I. : 34.97 to 109.97

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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											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	44.80	44.80	44.80	00.00	100.00	44.80	44.80	N/A	1,200,000	537,605
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	80.82	80.82	80.82	00.00	100.00	80.82	80.82	N/A	511,660	413,510
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	2	85.10	85.10	106.09	58.21	80.21	35.56	134.64	N/A	347,000	368,123
01-APR-24 To 30-JUN-24	1	57.20	57.20	57.20	00.00	100.00	57.20	57.20	N/A	1,750,000	1,001,035
01-JUL-24 To 30-SEP-24	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	352,000	288,005
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23	2	62.81	62.81	55.57	28.67	113.03	44.80	80.82	N/A	855,830	475,558
01-OCT-23 To 30-SEP-24	4	69.51	77.31	72.44	44.50	106.72	35.56	134.64	N/A	699,000	506,321
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	1	44.80	44.80	44.80	00.00	100.00	44.80	44.80	N/A	1,200,000	537,605
01-JAN-23 To 31-DEC-23	1	80.82	80.82	80.82	00.00	100.00	80.82	80.82	N/A	511,660	413,510
<u>ALL</u>	6	69.01	72.47	66.03	38.57	109.75	35.56	134.64	35.56 to 134.64	751,277	496,067

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	6	69.01	72.47	66.03	38.57	109.75	35.56	134.64	35.56 to 134.64	751,277	496,067
<u>ALL</u>	6	69.01	72.47	66.03	38.57	109.75	35.56	134.64	35.56 to 134.64	751,277	496,067

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	3	44.80	54.06	51.18	34.42	105.63	35.56	81.82	N/A	584,000	298,907
1	3	44.80	54.06	51.18	34.42	105.63	35.56	81.82	N/A	584,000	298,907
<u>ALL</u>	6	69.01	72.47	66.03	38.57	109.75	35.56	134.64	35.56 to 134.64	751,277	496,067

58 Loup
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 : 6
 Total Sales Price : 4,507,660
 Total Adj. Sales Price : 4,507,660
 Total Assessed Value : 2,976,400
 Avg. Adj. Sales Price : 751,277
 Avg. Assessed Value : 496,067

MEDIAN : 69
 WGT. MEAN : 66
 MEAN : 72
 COD : 38.57
 PRD : 109.75

COV : 49.30
 STD : 35.73
 Avg. Abs. Dev : 26.62
 MAX Sales Ratio : 134.64
 MIN Sales Ratio : 35.56

95% Median C.I. : 35.56 to 134.64
 95% Wgt. Mean C.I. : 37.37 to 94.69
 95% Mean C.I. : 34.97 to 109.97

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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
____ Grass ____											
County	3	44.80	54.06	51.18	34.42	105.63	35.56	81.82	N/A	584,000	298,907
1	3	44.80	54.06	51.18	34.42	105.63	35.56	81.82	N/A	584,000	298,907
____ ALL ____	6	69.01	72.47	66.03	38.57	109.75	35.56	134.64	35.56 to 134.64	751,277	496,067

Loup County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Brown	1	3,670	3,670	3,470	3,470	2,400	3,200	3,200	3,090	3,377
Rock	2	n/a	2,850	2,750	2,725	2,675	2,650	2,600	2,400	2,601
Holt	4	n/a	n/a	n/a	2,900	n/a	2,800	2,600	2,600	2,766
Garfield	1	4,595	4,595	4,595	3,905	3,905	3,475	3,475	2,995	4,015
Custer	3	3,700	3,700	3,700	3,449	3,225	3,225	2,450	2,450	3,172

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	1,000	1,000	1,000	935	935	935	935	967
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	650	650
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	1,003
Rock	2	n/a	n/a	1,230	1,230	1,100	n/a	n/a	920	1,073
Holt	4	n/a	n/a	n/a	2,650	2,450	2,450	2,100	2,100	2,433
Garfield	1	n/a	1,750	1,750	1,550	1,550	1,280	1,280	1,200	1,491
Custer	3	n/a	1,475	1,475	1,475	1,475	1,475	1,425	1,425	1,461

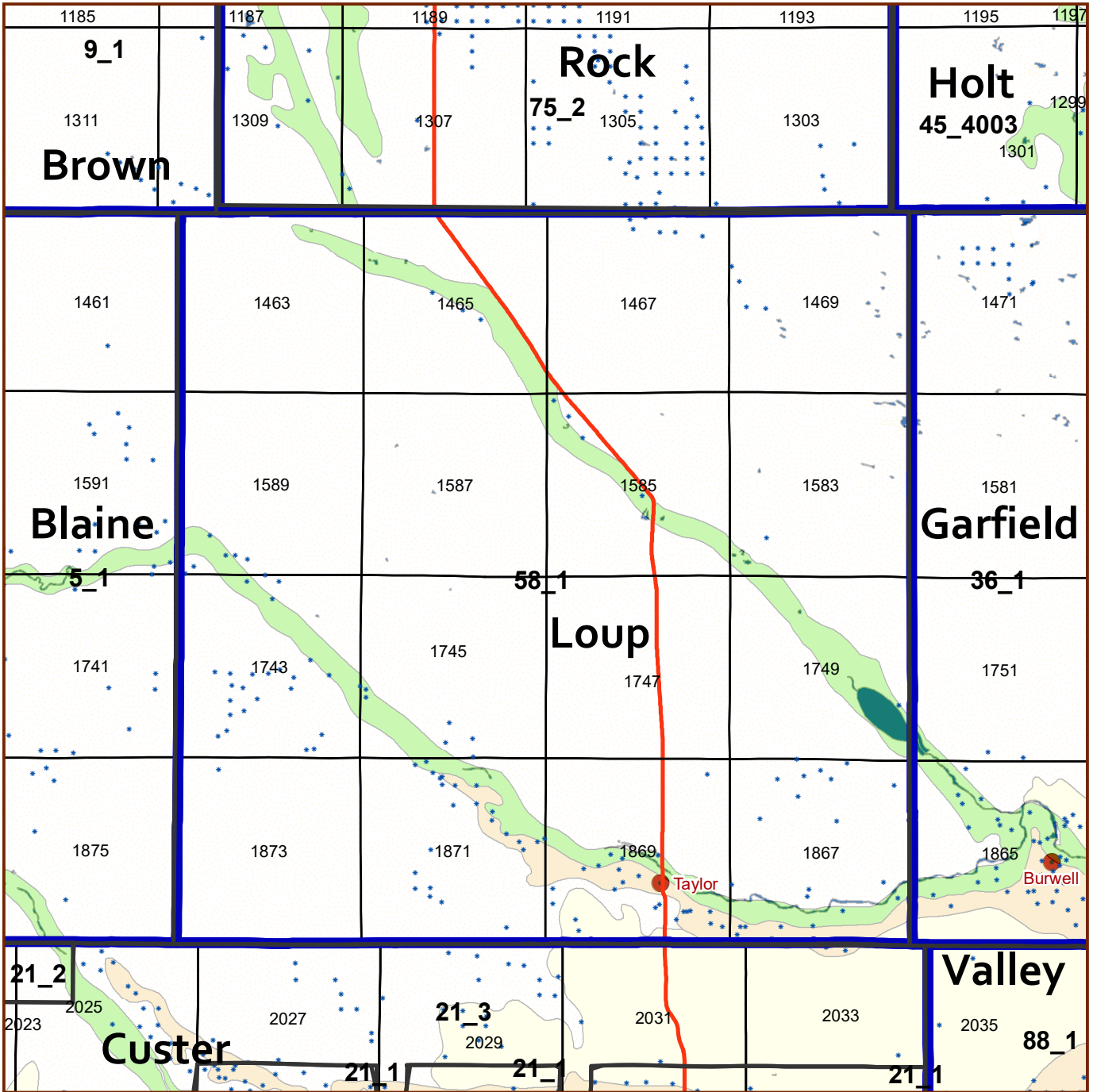
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	900	n/a	900	900	900	900	900	900	900
Blaine	2	680	680	680	680	650	650	650	650	655
Brown	1	974	973	828	828	769	768	740	734	795
Rock	2	1,250	1,188	1,115	1,065	894	875	770	570	1,019
Holt	4	913	948	807	1,200	800	800	n/a	800	848
Garfield	1	1,220	n/a	1,220	1,220	1,060	1,060	1,060	1,061	1,110
Custer	3	815	910	829	827	815	641	n/a	734	778

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	802	n/a	100
Blaine	2	n/a	n/a	25
Brown	1	739	793	75
Rock	2	763	500	100
Holt	4	1,237	500	250
Garfield	1	1,246	n/a	191
Custer	3	1,115	n/a	50

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

LOUP COUNTY



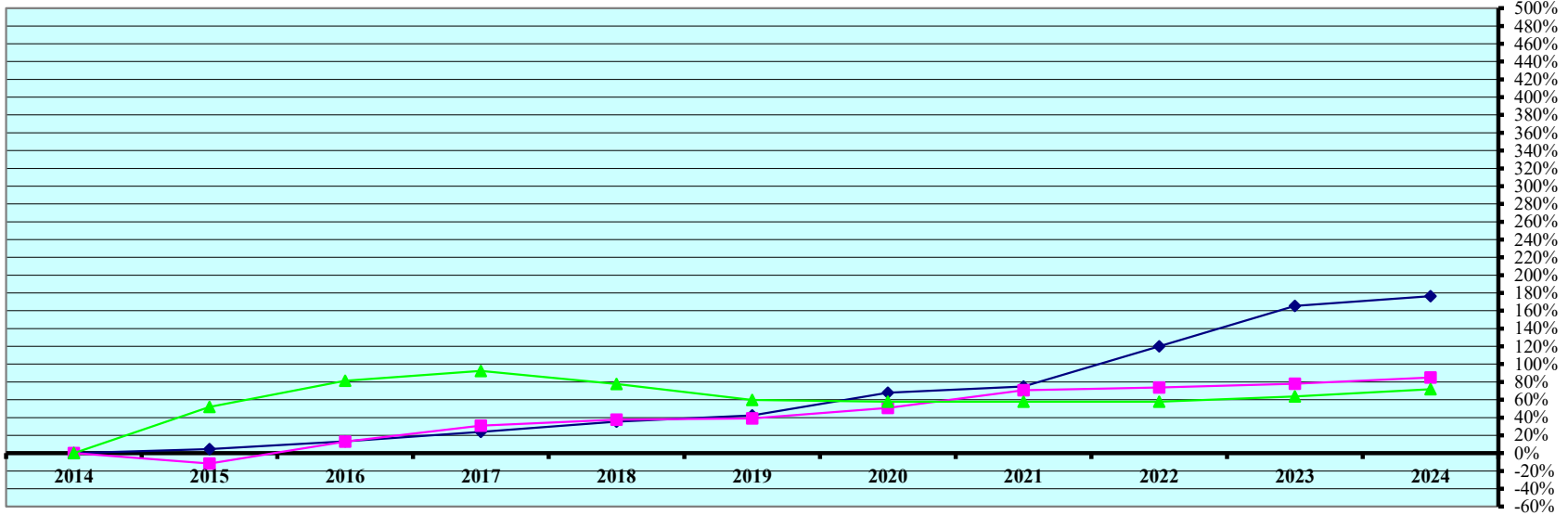
Legend

- 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	22,243,060	-	-	-	1,505,295	-	-	-	159,877,720	-	-	-
2015	23,242,915	999,855	4.50%	4.50%	1,329,070	-176,225	-11.71%	-11.71%	243,040,345	83,162,625	52.02%	52.02%
2016	25,199,695	1,956,780	8.42%	13.29%	1,700,325	371,255	27.93%	12.96%	289,896,510	46,856,165	19.28%	81.32%
2017	27,557,095	2,357,400	9.35%	23.89%	1,969,780	269,455	15.85%	30.86%	307,619,500	17,722,990	6.11%	92.41%
2018	30,133,065	2,575,970	9.35%	35.47%	2,071,420	101,640	5.16%	37.61%	284,042,680	-23,576,820	-7.66%	77.66%
2019	31,644,560	1,511,495	5.02%	42.27%	2,093,435	22,015	1.06%	39.07%	255,427,540	-28,615,140	-10.07%	59.76%
2020	37,353,745	5,709,185	18.04%	67.93%	2,271,470	178,035	8.50%	50.90%	252,326,485	-3,101,055	-1.21%	57.82%
2021	38,900,450	1,546,705	4.14%	74.89%	2,568,380	296,910	13.07%	70.62%	252,263,490	-62,995	-0.02%	57.79%
2022	48,967,955	10,067,505	25.88%	120.15%	2,617,260	48,880	1.90%	73.87%	252,088,845	-174,645	-0.07%	57.68%
2023	59,030,160	10,062,205	20.55%	165.39%	2,680,425	63,165	2.41%	78.07%	261,819,485	9,730,640	3.86%	63.76%
2024	61,477,555	2,447,395	4.15%	176.39%	2,784,545	104,120	3.88%	84.98%	274,857,675	13,038,190	4.98%	71.92%

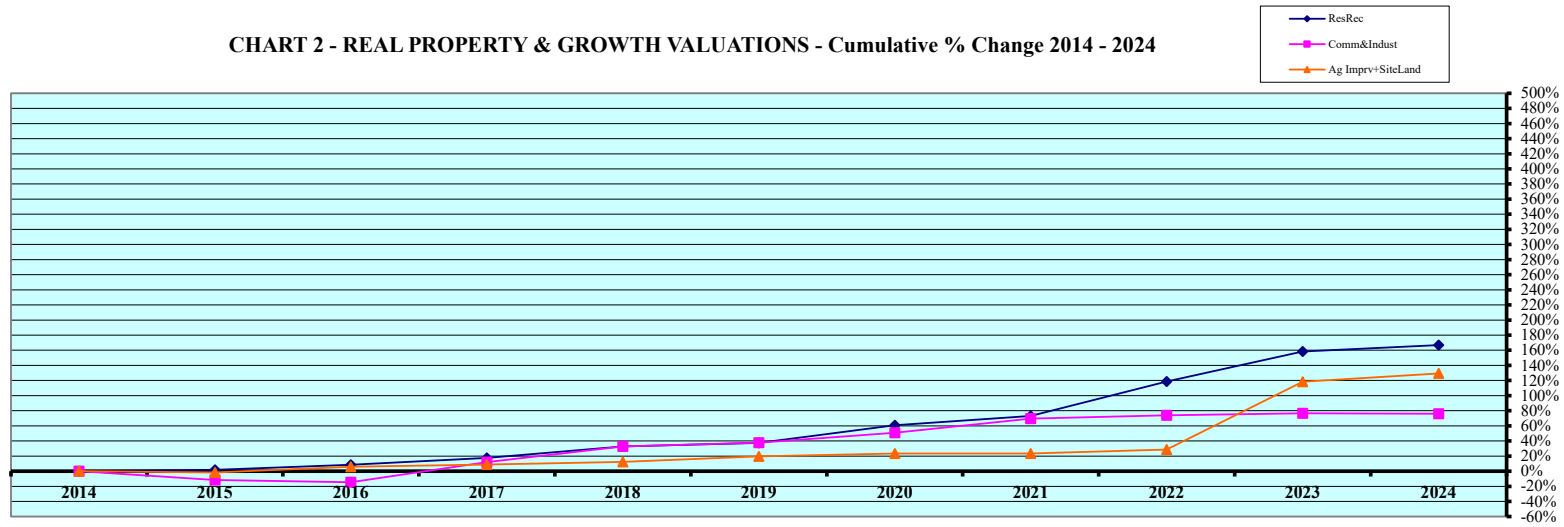
Rate Annual %chg: Residential & Recreational **10.70%** Commercial & Industrial **6.34%** Agricultural Land **5.57%**

Cnty# **58**
County **LOUP**

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	22,243,060	654,180	2.94%	21,588,880	--	--	1,505,295	30,105	2.00%	1,475,190	--	--
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	1.68%	1,329,070	0	0.00%	1,329,070	-11.71%	-11.71%
2016	25,199,695	1,083,470	4.30%	24,116,225	3.76%	8.42%	1,700,325	415,240	24.42%	1,285,085	-3.31%	-14.63%
2017	27,557,095	1,420,245	5.15%	26,136,850	3.72%	17.51%	1,969,780	284,330	14.43%	1,685,450	-0.87%	11.97%
2018	30,133,065	635,165	2.11%	29,497,900	7.04%	32.62%	2,071,420	72,945	3.52%	1,998,475	1.46%	32.76%
2019	31,644,560	1,098,900	3.47%	30,545,660	1.37%	37.33%	2,093,435	19,515	0.93%	2,073,920	0.12%	37.77%
2020	37,353,745	1,604,610	4.30%	35,749,135	12.97%	60.72%	2,271,470	0	0.00%	2,271,470	8.50%	50.90%
2021	38,900,450	425,155	1.09%	38,475,295	3.00%	72.98%	2,568,380	14,690	0.57%	2,553,690	12.42%	69.65%
2022	48,967,955	344,215	0.70%	48,623,740	25.00%	118.60%	2,617,260	0	0.00%	2,617,260	1.90%	73.87%
2023	59,030,160	1,527,125	2.59%	57,503,035	17.43%	158.52%	2,680,425	21,690	0.81%	2,658,735	1.58%	76.63%
2024	61,477,555	2,121,200	3.45%	59,356,355	0.55%	166.85%	2,784,545	136,800	4.91%	2,647,745	-1.22%	75.90%
Rate Ann%chg	10.70%	Resid & Recreat w/o growth				7.65%	C & I w/o growth				0.89%	

Tax Year	Ag Improvements & Site Land (1)							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	11,875,900	--	--
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840	-1.71%	-1.71%
2016	10,305,195	3,314,905	13,620,100	326,685	2.40%	13,293,415	1.54%	5.92%
2017	10,544,005	3,520,710	14,064,715	423,180	3.01%	13,641,535	0.16%	8.70%
2018	10,805,825	3,659,255	14,465,080	355,235	2.46%	14,109,845	0.32%	12.43%
2019	11,544,740	3,821,655	15,366,395	348,145	2.27%	15,018,250	3.82%	19.66%
2020	12,006,015	3,864,860	15,870,875	368,305	2.32%	15,502,570	0.89%	23.52%
2021	12,354,595	3,938,030	16,292,625	799,905	4.91%	15,492,720	-2.38%	23.45%
2022	12,445,020	4,065,955	16,510,975	358,350	2.17%	16,152,625	-0.86%	28.70%
2023	19,155,535	8,796,875	27,952,410	532,135	1.90%	27,420,275	66.07%	118.48%
2024	19,963,545	9,679,555	29,643,100	862,575	2.91%	28,780,525	2.96%	129.32%
Rate Ann%chg	7.47%	13.04%	8.98%	Ag Imprv+Site w/o growth			7.08%	

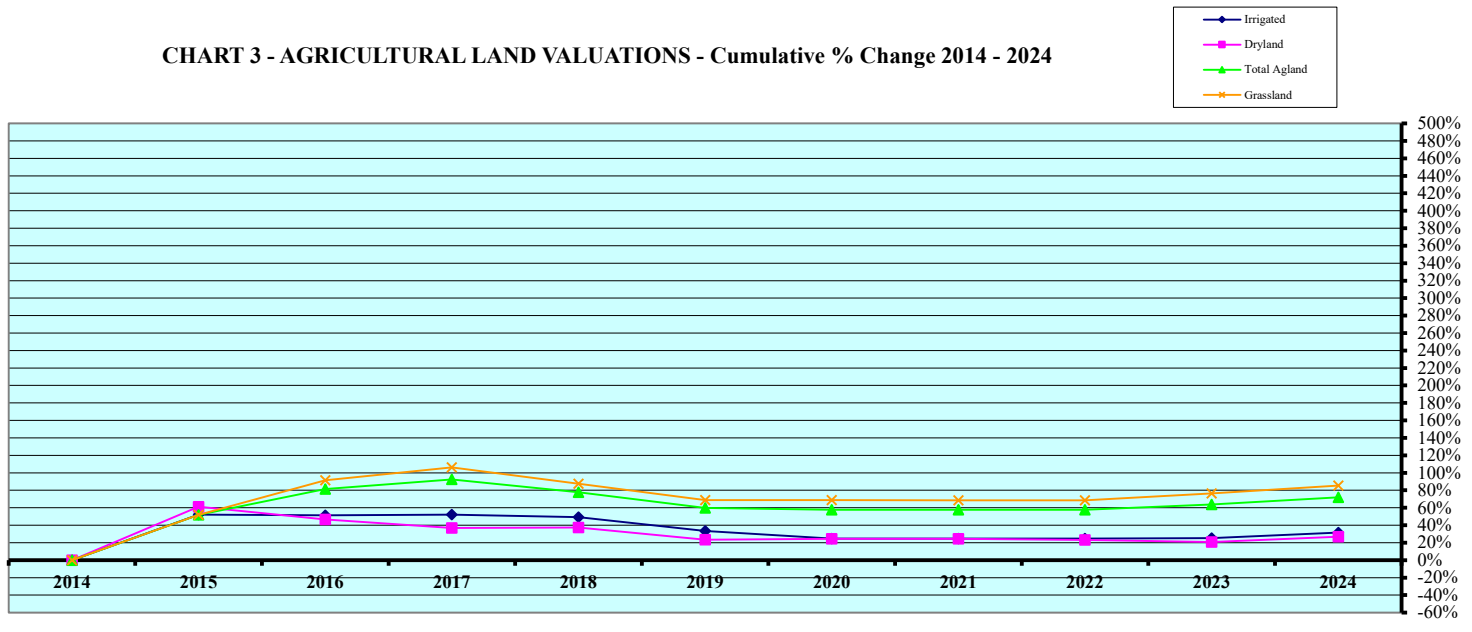
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 58
County LOUP

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	34,670,970	-	-	-	4,204,860	-	-	-	120,479,445	-	-	-
2015	52,714,670	18,043,700	52.04%	52.04%	6,778,365	2,573,505	61.20%	61.20%	182,968,435	62,488,990	51.87%	51.87%
2016	52,473,270	-241,400	-0.46%	51.35%	6,163,575	-614,790	-9.07%	46.58%	230,532,325	47,563,890	26.00%	91.35%
2017	52,742,995	269,725	0.51%	52.12%	5,755,210	-408,365	-6.63%	36.87%	248,443,855	17,911,530	7.77%	106.21%
2018	51,721,425	-1,021,570	-1.94%	49.18%	5,776,165	20,955	0.36%	37.37%	225,867,535	-22,576,320	-9.09%	87.47%
2019	46,273,730	-5,447,695	-10.53%	33.47%	5,185,670	-590,495	-10.22%	23.33%	203,292,440	-22,575,095	-9.99%	68.74%
2020	43,217,215	-3,056,515	-6.61%	24.65%	5,230,930	45,260	0.87%	24.40%	203,190,190	-102,250	-0.05%	68.65%
2021	43,234,160	16,945	0.04%	24.70%	5,230,930	0	0.00%	24.40%	203,109,770	-80,420	-0.04%	68.58%
2022	43,241,315	7,155	0.02%	24.72%	5,177,680	-53,250	-1.02%	23.14%	202,981,510	-128,260	-0.06%	68.48%
2023	43,441,895	200,580	0.46%	25.30%	5,075,100	-102,580	-1.98%	20.70%	212,614,150	9,632,640	4.75%	76.47%
2024	45,611,150	2,169,255	4.99%	31.55%	5,329,700	254,600	5.02%	26.75%	223,228,490	10,614,340	4.99%	85.28%

Rate Ann.%chg: Irrigated **2.78%** Dryland **2.40%** Grassland **6.36%**

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	222,225	-	-	-	300,220	-	-	-	159,877,720	-	-	-
2015	235,615	13,390	6.03%	6.03%	343,260	43,040	14.34%	14.34%	243,040,345	83,162,625	52.02%	52.02%
2016	294,525	58,910	25.00%	32.53%	432,815	89,555	26.09%	44.17%	289,896,510	46,856,165	19.28%	81.32%
2017	275,660	-18,865	-6.41%	24.05%	401,780	-31,035	-7.17%	33.83%	307,619,500	17,722,990	6.11%	92.41%
2018	275,785	125	0.05%	24.10%	401,770	-10	0.00%	33.83%	284,042,680	-23,576,820	-7.66%	77.66%
2019	275,400	-385	-0.14%	23.93%	400,300	-1,470	-0.37%	33.34%	255,427,540	-28,615,140	-10.07%	59.76%
2020	288,665	13,265	4.82%	29.90%	399,485	-815	-0.20%	33.06%	252,326,485	-3,101,055	-1.21%	57.82%
2021	289,145	480	0.17%	30.11%	399,485	0	0.00%	33.06%	252,263,490	-62,995	-0.02%	57.79%
2022	289,145	0	0.00%	30.11%	399,195	-290	-0.07%	32.97%	252,088,845	-174,645	-0.07%	57.68%
2023	289,145	0	0.00%	30.11%	399,195	0	0.00%	32.97%	261,819,485	9,730,640	3.86%	63.76%
2024	289,145	0	0.00%	30.11%	399,190	-5	0.00%	32.97%	274,857,675	13,038,190	4.98%	71.92%

Rate Ann.%chg: Total Agric Land **5.57%**

Cnty# **58**
 County **LOUP**

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	34,670,970	15,506	2,236			4,204,860	8,627	487			120,479,445	320,743	376		
2015	52,714,660	15,554	3,389	51.57%	51.57%	6,780,935	8,587	790	62.03%	62.03%	182,990,465	320,736	571	51.89%	51.89%
2016	52,714,670	15,554	3,389	0.00%	51.57%	6,193,695	7,234	856	8.42%	75.67%	230,438,740	321,844	716	25.50%	90.61%
2017	52,742,925	15,557	3,390	0.03%	51.63%	5,782,700	6,814	849	-0.88%	74.12%	248,414,205	322,365	771	7.63%	105.15%
2018	51,721,425	15,532	3,330	-1.78%	48.93%	5,776,170	6,811	848	-0.06%	74.01%	225,878,285	322,414	701	-9.09%	86.51%
2019	46,278,505	15,525	2,981	-10.48%	33.31%	5,181,070	6,809	761	-10.28%	56.13%	203,286,630	322,404	631	-10.00%	67.86%
2020	43,228,695	15,348	2,816	-5.52%	25.96%	5,230,930	6,802	769	1.07%	57.79%	203,187,820	322,437	630	-0.06%	67.76%
2021	43,234,155	15,351	2,816	-0.01%	25.95%	5,230,930	6,802	769	0.00%	57.79%	203,174,380	322,416	630	0.00%	67.76%
2022	43,241,320	15,354	2,816	0.00%	25.95%	5,177,680	6,733	769	-0.01%	57.79%	202,981,510	322,112	630	0.00%	67.76%
2023	43,633,965	15,485	2,818	0.06%	26.02%	5,075,100	6,609	768	-0.14%	57.56%	212,581,430	322,059	660	4.75%	75.73%
2024	45,611,150	15,414	2,959	5.01%	32.33%	5,329,700	6,608	807	5.03%	65.49%	223,227,305	322,086	693	5.00%	84.51%

Rate Annual %chg Average Value/Acre: 2.78%

2.40%

6.36%

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	222,225	2,963	75			300,220	1,501	200			159,877,720	349,341	458		
2015	237,020	2,963	80	6.66%	6.66%	344,875	1,499	230	15.00%	15.00%	243,067,955	349,339	696	52.03%	52.03%
2016	294,525	2,945	100	25.00%	33.33%	432,815	1,492	290	26.09%	45.00%	290,074,445	349,070	831	19.43%	81.58%
2017	276,105	2,760	100	0.02%	33.36%	403,555	1,391	290	0.01%	45.01%	307,619,490	348,888	882	6.10%	92.66%
2018	275,785	2,757	100	0.00%	33.36%	401,770	1,385	290	0.00%	45.01%	284,053,435	348,899	814	-7.66%	77.89%
2019	275,695	2,756	100	0.00%	33.36%	401,535	1,385	290	0.00%	45.01%	255,423,435	348,878	732	-10.07%	59.97%
2020	288,665	2,886	100	0.00%	33.36%	399,485	1,378	290	0.00%	45.00%	252,335,595	348,851	723	-1.20%	58.05%
2021	289,145	2,891	100	0.00%	33.36%	399,485	1,378	290	0.00%	45.00%	252,328,095	348,837	723	0.00%	58.05%
2022	289,145	2,891	100	0.00%	33.36%	399,195	1,377	290	0.00%	45.00%	252,088,850	348,466	723	0.01%	58.07%
2023	289,145	2,891	100	0.00%	33.36%	399,195	1,377	290	0.00%	45.00%	261,978,835	348,420	752	3.94%	64.29%
2024	289,145	2,891	100	0.00%	33.36%	399,195	1,377	290	0.00%	45.00%	274,856,495	348,376	789	4.93%	72.39%

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LOUP

Rate Annual %chg Average Value/Acre: 5.57%

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

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
607	LOUP	7,276,430	2,074,727	77,416	61,477,555	2,784,545	0	0	274,857,675	19,963,545	9,679,555	0	378,191,448
<i>cnty sector</i> value % of total value:		1.92%	0.55%	0.02%	16.26%	0.74%			72.68%	5.28%	2.56%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
141	TAYLOR	185,305	93,572	1,388	6,950,755	569,705	0	0	0	0	0	0	7,800,725
23.23%	<i>%sector of county sector</i>	2.55%	4.51%	1.79%	11.31%	20.46%							2.06%
	<i>%sector of municipality</i>	2.38%	1.20%	0.02%	89.10%	7.30%							100.00%
	<i>%sector of county sector</i>												
	<i>%sector of municipality</i>												
	<i>%sector of county sector</i>												
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141	Total Municipalities	185,305	93,572	1,388	6,950,756	569,705	0	0	0	0	0	0	7,800,726
23.27%	<i>%all municip.sectors of cnty</i>	2.55%	4.51%	1.79%	11.31%	20.46%							2.06%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 1,831	Value : 438,760,185	Growth 1,064,850	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	32	89,455	0	0	248	8,699,560	280	8,789,015	
02. Res Improve Land	119	1,163,215	0	0	215	8,287,355	334	9,450,570	
03. Res Improvements	119	5,736,810	0	0	221	38,995,575	340	44,732,385	
04. Res Total	151	6,989,480	0	0	469	55,982,490	620	62,971,970	707,080
% of Res Total	24.35	11.10	0.00	0.00	75.65	88.90	33.86	14.35	66.40
05. Com UnImp Land	1	2,035	0	0	4	301,840	5	303,875	
06. Com Improve Land	23	64,315	0	0	10	218,590	33	282,905	
07. Com Improvements	23	631,205	0	0	22	2,668,720	45	3,299,925	
08. Com Total	24	697,555	0	0	26	3,189,150	50	3,886,705	132,610
% of Com Total	48.00	17.95	0.00	0.00	52.00	82.05	2.73	0.89	12.45
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	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	151	6,989,480	0	0	469	55,982,490	620	62,971,970	707,080
% of Res & Rec Total	24.35	11.10	0.00	0.00	75.65	88.90	33.86	14.35	66.40
Com & Ind Total	24	697,555	0	0	26	3,189,150	50	3,886,705	132,610
% of Com & Ind Total	48.00	17.95	0.00	0.00	52.00	82.05	2.73	0.89	12.45
17. Taxable Total	175	7,687,035	0	0	495	59,171,640	670	66,858,675	839,690
% of Taxable Total	26.12	11.50	0.00	0.00	73.88	88.50	36.59	15.24	78.86

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	31	0	100	131

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	919	273,872,145	919	273,872,145
28. Ag-Improved Land	0	0	0	0	235	72,047,085	235	72,047,085
29. Ag Improvements	0	0	0	0	242	25,982,280	242	25,982,280

30. Ag Total				1,161	371,901,510
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	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	6	6.00	61,500	6	6.00	61,500	
32. HomeSite Improv Land	173	192.06	1,933,315	173	192.06	1,933,315	
33. HomeSite Improvements	180	0.00	18,081,440	180	0.00	18,081,440	4,795
34. HomeSite Total				186	198.06	20,076,255	
35. FarmSite UnImp Land	18	90.48	549,380	18	90.48	549,380	
36. FarmSite Improv Land	208	688.75	1,037,625	208	688.75	1,037,625	
37. FarmSite Improvements	229	0.00	7,900,840	229	0.00	7,900,840	220,365
38. FarmSite Total				247	779.23	9,487,845	
39. Road & Ditches	362	1,098.51	0	362	1,098.51	0	
40. Other- Non Ag Use	1	1.00	6,000	1	1.00	6,000	
41. Total Section VI				433	2,076.80	29,570,100	225,160

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	9	1,320.00	1,179,495	9	1,320.00	1,179,495

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	3,351.99	21.73%	10,716,315	23.48%	3,197.00
46. 1A	3,163.11	20.50%	10,112,445	22.15%	3,196.99
47. 2A1	898.28	5.82%	2,871,810	6.29%	3,197.01
48. 2A	1,412.29	9.15%	4,515,120	9.89%	3,197.02
49. 3A1	2,589.41	16.78%	7,299,555	15.99%	2,819.00
50. 3A	794.49	5.15%	2,239,660	4.91%	2,818.99
51. 4A1	1,962.99	12.72%	5,533,690	12.12%	2,819.01
52. 4A	1,254.77	8.13%	2,358,995	5.17%	1,880.02
53. Total	15,427.33	100.00%	45,647,590	100.00%	2,958.88
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	729.56	11.06%	729,560	11.44%	1,000.00
56. 2D1	164.49	2.49%	164,490	2.58%	1,000.00
57. 2D	2,359.68	35.77%	2,359,680	36.99%	1,000.00
58. 3D1	327.35	4.96%	306,070	4.80%	934.99
59. 3D	107.43	1.63%	100,455	1.57%	935.07
60. 4D1	732.38	11.10%	684,775	10.73%	935.00
61. 4D	2,176.48	32.99%	2,034,990	31.90%	934.99
62. Total	6,597.37	100.00%	6,380,020	100.00%	967.06
Grass					
63. 1G1	19,750.48	6.14%	17,774,200	6.14%	899.94
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	25,145.76	7.81%	22,630,700	7.81%	899.98
66. 2G	16,190.01	5.03%	14,570,590	5.03%	899.97
67. 3G1	167,605.32	52.08%	150,842,370	52.08%	899.99
68. 3G	86,415.47	26.85%	77,754,990	26.85%	899.78
69. 4G1	3,147.02	0.98%	2,832,320	0.98%	900.00
70. 4G	3,572.98	1.11%	3,212,435	1.11%	899.09
71. Total	321,827.04	100.00%	289,617,605	100.00%	899.92
Irrigated Total					
	15,427.33	4.43%	45,647,590	13.33%	2,958.88
Dry Total					
	6,597.37	1.90%	6,380,020	1.86%	967.06
Grass Total					
	321,827.04	92.45%	289,617,605	84.60%	899.92
72. Waste	2,890.73	0.83%	289,145	0.08%	100.02
73. Other	1,369.16	0.39%	397,050	0.12%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	348,111.63	100.00%	342,331,410	100.00%	983.40

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	15,427.33	45,647,590	15,427.33	45,647,590
77. Dry Land	0.00	0	0.00	0	6,597.37	6,380,020	6,597.37	6,380,020
78. Grass	0.00	0	0.00	0	321,827.04	289,617,605	321,827.04	289,617,605
79. Waste	0.00	0	0.00	0	2,890.73	289,145	2,890.73	289,145
80. Other	0.00	0	0.00	0	1,369.16	397,050	1,369.16	397,050
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	348,111.63	342,331,410	348,111.63	342,331,410

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,427.33	4.43%	45,647,590	13.33%	2,958.88
Dry Land	6,597.37	1.90%	6,380,020	1.86%	967.06
Grass	321,827.04	92.45%	289,617,605	84.60%	899.92
Waste	2,890.73	0.83%	289,145	0.08%	100.02
Other	1,369.16	0.39%	397,050	0.12%	290.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	348,111.63	100.00%	342,331,410	100.00%	983.40

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	11	1,025,215	1	28,100	2	152,420	13	1,205,735	149,925
83.2 Calamus Lake Mh	4	160,600	22	835,710	22	2,237,520	26	3,233,830	17,770
83.3 Calamus Lake Sb	35	1,149,290	137	6,199,420	139	31,500,830	174	38,849,540	302,770
83.4 Calamus Lake Vacant	157	5,909,045	23	921,410	23	2,128,310	180	8,958,765	203,895
83.5 Loup River	10	248,595	8	91,600	8	619,215	18	959,410	0
83.6 Rural	31	206,815	24	211,115	27	2,357,280	58	2,775,210	1,445
83.7 Taylor	32	89,455	119	1,163,215	119	5,736,810	151	6,989,480	31,275
84 Residential Total	280	8,789,015	334	9,450,570	340	44,732,385	620	62,971,970	707,080

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 N/a Or Error	2	279,740	0	0	0	0	2	279,740	0
85.2 Calamus Lake C	0	0	4	149,545	6	824,415	6	973,960	0
85.3 Loup River	0	0	1	6,000	1	101,455	1	107,455	0
85.4 Rural	2	22,100	5	63,045	15	1,742,850	17	1,827,995	132,610
85.5 Taylor	1	2,035	23	64,315	23	631,205	24	697,555	0
86 Commercial Total	5	303,875	33	282,905	45	3,299,925	50	3,886,705	132,610

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	19,705.68	6.13%	17,735,135	6.13%	900.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	25,129.68	7.81%	22,616,675	7.81%	900.00
90. 2G	16,173.78	5.03%	14,556,435	5.03%	900.00
91. 3G1	167,582.84	52.10%	150,824,070	52.10%	900.00
92. 3G	86,349.86	26.85%	77,706,765	26.84%	899.91
93. 4G1	3,147.02	0.98%	2,832,320	0.98%	900.00
94. 4G	3,553.08	1.10%	3,197,810	1.10%	900.01
95. Total	321,641.94	100.00%	289,469,210	100.00%	899.97
CRP					
96. 1C1	44.80	24.20%	39,065	26.33%	871.99
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	16.08	8.69%	14,025	9.45%	872.20
99. 2C	16.23	8.77%	14,155	9.54%	872.15
100. 3C1	22.48	12.14%	18,300	12.33%	814.06
101. 3C	65.61	35.45%	48,225	32.50%	735.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	19.90	10.75%	14,625	9.86%	734.92
104. Total	185.10	100.00%	148,395	100.00%	801.70
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	321,641.94	99.94%	289,469,210	99.95%	899.97
CRP Total	185.10	0.06%	148,395	0.05%	801.70
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	321,827.04	100.00%	289,617,605	100.00%	899.92

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

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	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	61,477,555	62,971,970	1,494,415	2.43%	707,080	1.28%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	19,963,545	20,076,255	112,710	0.56%	4,795	0.54%
04. Total Residential (sum lines 1-3)	81,441,100	83,048,225	1,607,125	1.97%	711,875	1.10%
05. Commercial	2,784,545	3,886,705	1,102,160	39.58%	132,610	34.82%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	2,784,545	3,886,705	1,102,160	39.58%	132,610	34.82%
08. Ag-Farmsite Land, Outbuildings	9,634,555	9,487,845	-146,710	-1.52%	220,365	-3.81%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	45,000	6,000	-39,000	-86.67%		
11. Total Non-Agland (sum lines 8-10)	9,679,555	9,493,845	-185,710	-1.92%	220,365	-4.20%
12. Irrigated	45,611,150	45,647,590	36,440	0.08%		
13. Dryland	5,329,700	6,380,020	1,050,320	19.71%		
14. Grassland	223,228,490	289,617,605	66,389,115	29.74%		
15. Wasteland	289,145	289,145	0	0.00%		
16. Other Agland	399,190	397,050	-2,140	-0.54%		
17. Total Agricultural Land	274,857,675	342,331,410	67,473,735	24.55%		
18. Total Value of all Real Property (Locally Assessed)	368,762,875	438,760,185	69,997,310	18.98%	1,064,850	18.69%

2025 Assessment Survey for Loup County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$21,500
7.	Adopted budget, or granted budget if different from above:
	Same as above.
8.	Amount of the total assessor's budget set aside for appraisal work:
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$50,000 was budgeted for pickup work and reappraisal work. The reappraisal for commercial was completed in 2024 for the 2025 assessment year.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	See question #8 above.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Amount of last year's assessor's budget not used:
	\$6,511.38

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS CAMA
3.	Personal Property software:
	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?
	https://loup.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?
	gWorks
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?
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
4.	When was zoning implemented?
	October 10, 2001.

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
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
	Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
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?
	Yes, with the help of the assessor

2025 Residential Assessment Survey for Loup County

1.	Valuation data collection done by:
	County assessor and contracted appraiser
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies were developed based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Unimproved lots are \$1000 and \$8,000 additionally for an improved lot.
6.	How are rural residential site values developed?
	The home site first acre is \$10,000, based on studying the surrounding counties values.
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?
	Unsold vacant lots within the Calamus Lake Area being held for sale receive a “developer discount”. The “developer discount” is arrived at by using a discounted cash flow method with the appraiser ascertaining the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to full value and once improved, \$8,000 is added to the lot value for water/sewer.

2025 Commercial Assessment Survey for Loup County

1.	Valuation data collection done by:
	County Assessor, contracted appraiser
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.
2a.	Describe the process used to determine the value of unique commercial properties.
	Loup County has no properties which I would describe as unique.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, individual depreciation tables are developed for each valuation grouping.
5.	Describe the methodology used to determine the commercial lot values.
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.

2025 Agricultural Assessment Survey for Loup County

1.	Valuation data collection done by:
	County Assessor and contracted appraiser
2.	Describe the process used to determine and monitor market areas.
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel. A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.
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 carry the same value as rural residential home sites. One acre is valued at \$10,000 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	No separate market analysis has been conducted where intensive use is identified. Loup County does have feedlots which are valued based on LCG's.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
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

	<u>If your county recognizes a special value, please answer the following</u>
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 Plan of Assessment for Loup County

Assessment Years 2025, 2026, 2027

June 15, 2024

Plan of Assessment Requirements

Pursuant to Neb Laws 2005, LB263, Section 9, on or before June 15 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 assessment plan shall indicate classes or subclasses of real property that the county Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment 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 Property Assessment and Taxation by October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless 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, which is defined by law as “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. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 69% to 75% of actual value for agricultural land and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Loup County

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

	<i>Parcels</i>	<i>% Of Total Parcels</i>	<i>% Of Taxable Value Base</i>
<i>Residential</i>	611	33.80	16.78
<i>Commercial</i>	50	2.77	.75

<i>Industrial</i>	0	0	0
<i>Recreational</i>	0	0	0
<i>Agricultural</i>	1147	63.44	82.46
<i>Special Value</i>	0	0	0
TOTAL	1808	100%	100%

	<i>Acres</i>	<i>% Of Agland Total</i>
<i>Agricultural taxable acres:</i>	348,375.83	100%
<i>Grass</i>	322,086.13	92.45
<i>Irrigated</i>	15,414.48	4.40
<i>Dryland</i>	6,607.96	1.90
<i>Waste</i>	2,890.72	.83
<i>Shelterbelts</i>	1,376.54	.40
<i>Ag Home Sites</i>	192.06	.06
<i>Ag Farm Site</i>	740.54	.21

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fifteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. Two new subdivisions were platted in 2021 near the Calamus Lake with most lots being sold by the middle of 2022. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

Staffing

The office is staffed by one full-time office clerk and the County Clerk, who also serves in the ex-officio positions of Register of Deeds, Assessor, and Election Commissioner. The Assessor

and/or her deputy performs ALL the Assessor duties (even if this document refers only to the Assessor) with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

Training

The Assessor is required to obtain sixty hours of continuing education within a four-year period, however as the current Assessor was appointed in March 1st to finish the previous Assessor's elected term, she is required to obtain 42.5 hours by December 31, 2026. To date she has acquired 7.5 hours. The newly-hired deputy is planning on taking the Assessor's examination to become certified and will begin studying soon.

Budget

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. The County Clerk did not receive compensation for the ex-officio Assessor position until 2007. The Board set the additional compensation for the Assessor position beginning with the year 2019 at \$6,000.00 with an annual 2% increase. The County Clerk's 2023-24 budget is \$138,350.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary and her deputy also comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$21,500.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2023-24 was set at \$51,000.00. This budget is used to pay for the annual pickup work. Due to the implementation of GIS Workshop, a GIS Workshop Fund was established for the 2016-17 budget year however this fund was closed in 2024 and is now part of the Assessor budget fund.

Cadastral and aerial maps

GIS Workshop is the main resource used by the county for cadastral and aerial maps. The county does have old Cadastral maps from 1969 and aerial maps from 1999 but they are no longer maintained due to the ease of using GIS.

Property Record Cards

The Assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all properties. New residences are assigned an E911 address by the communication director and updates are emailed to the Assessor on a regular basis.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found in the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value

information for at least the previous five years can be found on the front of each property record card. All of the foregoing information can also be found on gWorks as it is pulled from the MIPS website.

SOFTWARE

For the first time, beginning in April 2015, the Assessor started using MIPS for all record keeping including all notices, tax receipts, pricing and administrative reports, etc. Beginning in May 2016, the Board authorized the Assessor's use of the MIPS CAMA program. All improvement information, pictures, drawings, etc. have been entered into that system and it will be available to everyone through a link to MIPS on the county website and gWorks also captures this information.

Discovery, Listing and Inventory of All Property

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the Assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. Loup County has a zoning administrator who is only in the office for 3 1/2 hours per week but she willingly shares all zoning permit applications with the Assessor, which is of great benefit in tracking new construction.

Data Collection

Data collection is completed by Central Plains Valuation. They list the necessary data to price all new improvements, measure the improvement and show the improvement location on the current ground sketch. All market and income data are collected and processed by Central Plains Valuation. The Assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc.

Loup County completed reappraisals of all town and commercial lots through Kaiser Appraisal services in 2020 and these values were places on the tax rolls for 2021. Work on Rural properties also began in 2020 and was completed in 2022 and placed on tax rolls in 2023. There was a delay in completing the appraisal. A complete commercial property review is scheduled for this year as well as a land use review, including intensive use and CRP acres

Following is the breakdown of the timeline for the next yearly review.

Physical Reviews:

Lake Subdivisions: 2026

Village of Taylor: 2025

All of T24N: 2027

All of T23N: 2027

All of T22N: 2027

All of T21N: 2027

All houses were re-priced on a new Marshall Swift database with new depreciations applied. Kaiser Appraisal Service physically inspected all commercial properties in 2020 and assigned depreciations to each one. All data was entered in to MIPS and repriced using 6-2021 Marshall Swift database. All residential properties have been re-priced after the afore-noted physical inspections using a 7-2021 Marshall Swift database.

Review assessment of sales ratio studies before assessment actions

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc., for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with him. I also discuss what, if any, changes need to be made to residential and commercial with Referee Bill Kaiser and Central Plains Valuation.

Approaches to Value

All three approaches to value were developed with the help of Referee Bill Kaiser.

- 1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.
- 2) The cost approach is from the 2021 Marshall Swift program on MIPS is being used with the last depreciation study completed by Appraiser Bill Kaiser in 2020. Depreciation tables were changed according to the new study done by Appraiser Bill Kaiser.
- 3) Appraiser Bill Kaiser also completed an income and expense analysis at the time of the current reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.
- 4) The ex-officio Assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County.

Reconciliation of Final Value and Documentation

Reconciliation of final value is done by the Assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

Review assessment sales ratio studies after assessment actions

Once the assessment process has been completed the Assessor puts the new information into her sales file data and redoes the ratio statistics.

Notices and Public Relations

Once the above assessment processes are complete, the Assessor mails valuation notices to all taxpayers whose value have changed. Such notices contain all information as prescribed by state statute, including but not limited to, prior and current year’s values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a notice in the county’s legal newspaper, The Burwell Tribune, notifying the public that the annual revision of the assessment rolls is complete and on file, on or before June 1st. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2024

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	96	*	*
Commercial	100	*	*
Agricultural	75	*	*

*TERC did not publish statistical numbers for these measurements.

RESIDENTIAL: This class had a total of seventeen (17) improved sales. These sales had a median of 96, a C.O.D of 19.28 and a P.R.D. of 101.44. Seven sales were Calamus Lake Stick Built, one was rural home site, and nine were in the Village of Taylor.

COMMERCIAL: The commercial statistics, based on five (5) sales, making the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

AGRICULTURAL: This class saw six (6) sales for the current study period for Loup County. The resulting stats on the six sales were a median of 71, a C.O.D. of 19.85 and a P.R.D. of 109.18. Again, the Property Assessment Division chose not to add sales from adjoining counties

and due to the low number of sales TERC certified the median at 75%. In 2023, the Assessor raised agricultural home sites from \$8,000 to \$10,000 per acre and agricultural farm sites from \$1,000 to \$1,500 per acre. The Assessor increased grass, dryland, cropland, and irrigated by 5% based on the sales from the county and advice from the State.

Assessment Actions Planned for Assessment Year 2025

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls. Central Plains Valuation will complete a physical review of Village of Taylor in 2025.

RESIDENTIAL/Lake Properties and Subdivisions: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Central Plains Valuation will complete a review of all commercial property in 2024 to be placed on the 2025 tax rolls. Properties will be repriced as needed using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Central Plains Valuation.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The Assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office. Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the Assessor.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2026

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. All improved residential properties within the Village of Taylor will be physically reviewed. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done to determine value of the lots. The sales data from this area will be watched closely and data analyzed as more improved sales occur in the area. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are

added to the tax rolls. Central Plains Valuation will complete a physical review of the lake subdivisions in 2026.

COMMERCIAL: Annual pickup work completed as needed.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The Assessor will be adding all information, sketching and pictures to the MIPS CAMA system and gWorks will then pull said information from that site.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2027

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. All improved residential properties within the Calamus Lake subdivisions and around the Calamus Lake area will be physically inspected. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Annual pickup work completed as needed.

AGRICULTURAL: Land use changes made as discovered. Sales ratio and statistical studies are done annually to discover necessary changes in land values. Central Plains Valuation will complete physical review of all agricultural in 2027.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE

RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES: The Assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

ADMINISTRATIVE REPORTS: The Assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the Abstract of Real Property, Assessor Survey, and Assessed Value Update on or before March 19th, the Certification of Values on or before August 20th, the School District Taxable Value Report on or before August 20th, the Average Assessed Value of Single-Family Residential Property on or before September 1st, the Annual Plan of Assessment with the Board of Equalization on or before July 31st and PAD on or before October 31st, the Annual Tax Roll on or before November 22nd, the Homestead Exemption Summary Certificate Form 458S on or before November 30th, the Personal Property Tax Exemption Summary Certificate Form 259P on or before November 30th, the Certificate of Taxes Levied on or before December 1st, the Legal Description and Owner of all property owned by the State or governmental subdivisions of the State on or before

December 1, 2004 and every fourth December thereafter, and the Report of current values of properties owned by the Board of Educational Lands and Funds.

PERSONAL PROPERTY: The Assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Any filings after May 1st are penalized according to statute.

PERMISSIVE EXEMPTIONS: The Assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned, she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

TAXABLE GOVERNMENT OWNED PROPERTY: An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

HOMESTEAD EXEMPTIONS: The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the Assessor. The Assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The Assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are processed each year. The Assessor assists all applicants who need help with completing the forms.

TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS: The Assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk, she sets the tax rates and verifies that they are correct. The Assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

COUNTY BOARD OF EQUALIZATION, TERC APPEALS: The county Assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. If necessary, she defends values before the TERC board with written testimony.

EDUCATION: Please see Training, page 3 of this document.

Respectfully submitted:

Jamie Copsey, Loup County Assessor