

NEBRASKA

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DEPARTMENT OF REVENUE

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

MERRICK COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Merrick 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 Merrick County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jennifer Myers, Merrick 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.

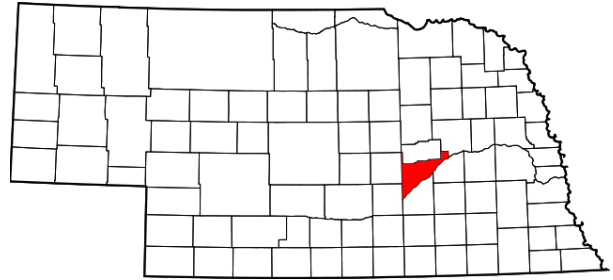
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

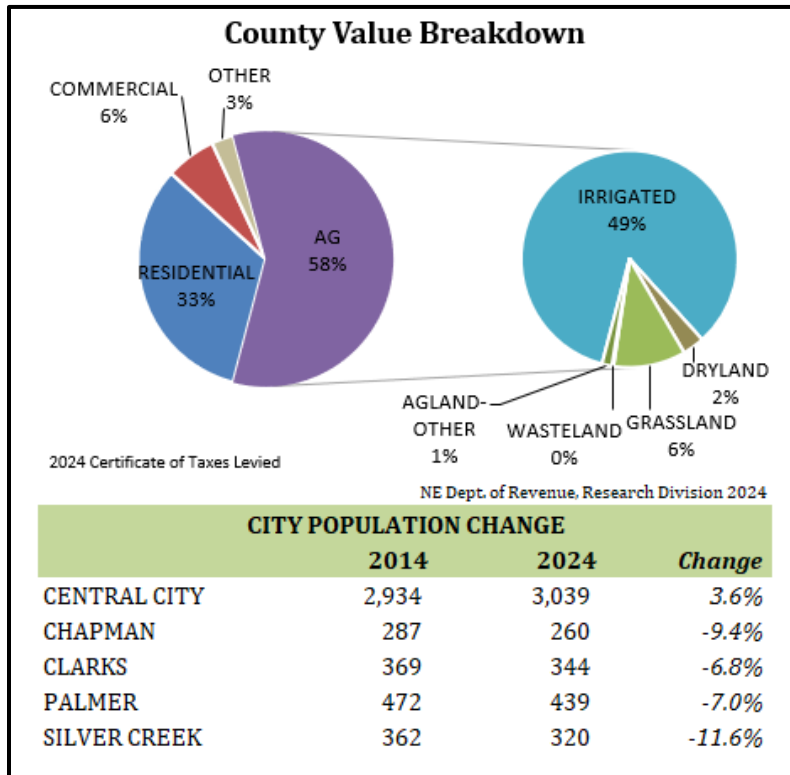
**Further information may be found in Exhibit 94*

County Overview

With a total area of 485 square miles, Merrick County has 7,755 residents, per the Census Bureau Quick Facts for 2023, a 1% increase from the 2020 U.S. Census. Reports indicate that 81% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$173,954 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Merrick County are located in and around Central City, the county seat. According to the latest information available from the U.S. Census Bureau, there are 241 employer establishments with total employment of 1,776, a 3% decrease in total employment since 2019.



Agricultural land accounts for a significant portion of the county’s valuation base. Irrigated land makes up the majority of the land in the county. Merrick County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD).

An ethanol plant located in Central City also contributes to the local agricultural economy.

2025 Residential Correlation for Merrick County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's-length transactions are used. All sales are reviewed by questionnaires being sent to both the buyer and the seller to make a qualification determination. The county assessor qualified of sales at a rate comparable to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for measurement purposes.

There are 14 valuation groups in Merrick County. Valuation Group 2 is Central City and the largest community in the county and the county seat. Valuation Group 1 is the acreages dispersed throughout the county. Valuation Groups 3, 5, 6, 7 and 12 are all small communities with between 28 to 234 parcels. Valuation Group 13 and 14 are parcels bordering the neighboring Hall County. The remainder of the valuation groups are lake areas and improvements on leased land.

Review of the six-year inspection and review cycle indicates the parcels have been reviewed timely. During the process the inspection includes verification of all buildings on the property record card, notes about quality and condition, and a new photo is taken of the front of the improvement for the property record card.

The county assessor has a valuation methodology on file.

2025 Residential Correlation for Merrick County

2025 Residential Assessment Chart for Merrick County

2025 Residential Assessment Details for Merrick 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	Acreages	*2024	*2024	*2024	2020	Average condition houses with effective age of 35 years and older depreciation adjustments.
2	Central City	2021	2021	2021	2021	Land value adjusted, north and south of the highway, 10th street and New town.
3	Silver Creek	2021	2021	2021	2021	Average condition homes with effective age of 62 years and older depreciation adjustment. Land values under an acre adjusted.
4	Clarks	2021	2021	2021	2021	
5	Chapman	2021	2021	2021	2021	
6	Palmer	2021	2021	2021	2021	Average condition with an effective age of 32 years and older depreciation adjustment Land values under an acre adjusted.
7	Archer	2022	2022	2022	2022	Depreciation adjustment to average and good condition parcels. Adjusted lot values
8	Clarks Lakes	2022	2022	2022	2022	Lot adjustments up to 22,000 sq. ft.
9	Central City IOLL	2024	2024	2024	2024	
10	Central City River/Lakes	2024	2024	2024	2024	
11	Silver Creek Lakes	2024	2024	2024	2024	
12	Shoups	2024	2024	2024	2024	
13	Grand Island Subdivision I-East	2022	2022	2022	2022	
14	Grand Island Subdivision II-West	2022	2022	*2024	2022	
<p><u>Additional comments:</u> Pick-up work completed.</p> <p>* = assessment action for current year</p>						

Description of Analysis

The residential statistical profile provides evidence that all three measures of central tendency are within the acceptable range for the overall statistics. Each valuation group with a sufficient sample is within the acceptable measures. Further review of the valuation groups displays unreliable samples in several valuation groups. However, as most display a median within the acceptable range. The COD and PRD are both within the acceptable ranges for the overall statistics as well as each valuation group.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

2025 Residential Correlation for Merrick County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices indicate the assessments are uniform and proportionated across the residential class. The same appraisal techniques are used throughout the class and are at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	16	99.54	101.77	100.12	10.55	101.65
2	116	92.29	92.82	90.31	16.23	102.78
3	6	94.14	93.43	91.82	16.28	101.75
4	10	98.91	97.92	95.88	15.70	102.13
5	5	96.23	86.90	84.41	13.22	102.95
6	10	92.04	90.73	90.93	09.05	99.78
7	2	88.41	88.41	91.97	11.71	96.13
8	4	91.76	90.97	91.28	07.80	99.66
10	1	88.16	88.16	88.16	00.00	100.00
11	1	98.69	98.69	98.69	00.00	100.00
12	1	99.20	99.20	99.20	00.00	100.00
14	4	92.29	92.63	91.20	13.26	101.57
____ALL____	176	94.09	93.60	91.91	14.73	101.84

Level of Value

Based on analysis of all available information, the level of value for the residential property in Merrick County is 94%.

2025 Commercial Correlation for Merrick County

Assessment Practices & Actions

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

The sales qualification and verification processes are reviewed to determine if all arm’s-length transactions are used for measurement purposes. The county assessor qualified a significantly above average portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm’s-length transactions have been made available for the measurement of the commercial class.

The six-year inspection and review are current for the commercial class. The county contracts with an appraisal firm to complete all aspects of the inspection and review.

Merrick County now identifies two valuation groups for the commercial class. The city of Central City is Valuation Group 1 and the remainder of the small towns and rural are the second valuation group.

2025 Commercial Assessment Details for Merrick 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	Central City	*2025	*2024	*2024	*2024	
2	All Other Commercial	*2025	*2024	*2024	*2024	
<p><u>Additional comments:</u> Reappraisal completed for the 2025 assessment year.</p> <p>* = assessment action for current year</p>						

Description of Analysis

The analysis of the statistical profile for the commercial class shows that the median and mean measures of central tendency within range. The weighted mean is below the acceptable range. The outlier sales influence the weighted mean and PRD; however, review of the sale price range does not display a regressive pattern.

Review of the analysis indicated that three properties reclassified to the commercial are impacting the overall percentage of change between the sales file and the abstract. The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

2025 Commercial Correlation for Merrick County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information, and the assessment practices suggest the assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	15	99.14	97.58	93.08	05.99	104.83
2	7	92.64	100.72	88.21	13.22	114.18
____ALL____	22	97.92	98.58	90.43	08.92	109.01

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Merrick County is 98%.

2025 Agricultural Correlation for Merrick County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm's length transactions are used. The county assessor reviews and qualifies sales at a typical portion in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the agricultural class.

Due to the primarily irrigated land use and relatively flat topography across Merrick County, there is one market area.

Merrick County has attempted to identify all acres through the various government programs. All maps are updated, and the land is valued accordingly. Feedlots are categorized as intensive use and valued at \$700 per acre.

The six-year inspection and review cycle are current. The inspection process includes comparing physical characteristics with the current property record card and taking new photos of the fronts of the buildings.

Five special value applications remain on file in Merrick County, but the county assessor does not have any special value assigned. The assessor has provided a special valuation methodology.

2025 Agricultural Assessment Details for Merrick County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2020	2020	2020	2024-2025	Updated cost manual
AB DW	Agricultural dwellings	2020	2020	2020	2024-2025	Updated cost manual.
<u>Additional comments:</u> Working on the inspection and review of the rural properties began in 2024 and plan to finish in 2025.						
* = assessment action for current year						

2025 Agricultural Correlation for Merrick County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	*2024	Increased irrigated land 7%, increased dryland 5%
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

The statistical analysis indicates that the measures of central tendency are all within the acceptable range for the entire agricultural class. The 80% Majority Land Use (MLU) indicates that irrigated acres are the predominant acres represented. The dryland and grass have two and five sales and are comparable with most of the neighboring counties. The grass MLU is at 78% with five sales, grassland values were last adjusted in 2023, there is no indication that the market for grassland is decreasing in the state. A reduction of 8% to the grass values would adjust the median to 72%. However, comparison of the Average Acre Value Comparison chart indicates that the value would fall to the low end of the range when comparing to adjoining counties.

The Twin River School District lies partially in Merrick County and has a school bond subject to a reduced valuation under LB2. There were 9 qualified sales in the school district for Merrick County. Review of the parcel data provided by the county assessor confirms that the county reduced the valuation for purposes of the school bond. The statistical sample indicates most of the sales are in Market Area 1 and indicates a median of 44%.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and have been valued at the statutory level of value. Agricultural land values are equalized at uniform portions of market value; all values are within the acceptable range and are reasonably comparable to adjoining counties. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

2025 Agricultural Correlation for Merrick County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	61	70.14	72.60	68.83	16.10	105.48
1	61	70.14	72.60	68.83	16.10	105.48
<u> Dry </u>						
County	2	68.22	68.22	60.41	33.82	112.93
1	2	68.22	68.22	60.41	33.82	112.93
<u> Grass </u>						
County	5	78.48	82.17	75.19	20.86	109.28
1	5	78.48	82.17	75.19	20.86	109.28
<u> ALL </u>						
	87	73.28	74.89	69.89	18.20	107.15

Level of Value

Based on analysis of all available information, the level of value of agricultural property in Merrick County is 73%.

Level of Value of School Bond Valuation – LB2 (Operative January 1, 2022)

A review of agricultural land value in Merrick County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Merrick County is 50%.

2025 Opinions of the Property Tax Administrator for Merrick 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 Merrick County

Residential Real Property - Current

Number of Sales	176	Median	94.09
Total Sales Price	\$34,831,672	Mean	93.60
Total Adj. Sales Price	\$34,831,672	Wgt. Mean	91.91
Total Assessed Value	\$32,013,105	Average Assessed Value of the Base	\$156,479
Avg. Adj. Sales Price	\$197,907	Avg. Assessed Value	\$181,893

Confidence Interval - Current

95% Median C.I	90.08 to 96.23
95% Wgt. Mean C.I	89.62 to 94.20
95% Mean C.I	90.64 to 96.56
% of Value of the Class of all Real Property Value in the County	29.66
% of Records Sold in the Study Period	4.44
% of Value Sold in the Study Period	5.16

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	202	93	93.01
2023	258	93	92.77
2022	274	97	97.17
2021	258	94	93.63

2025 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	22	Median	97.92
Total Sales Price	\$16,532,012	Mean	98.58
Total Adj. Sales Price	\$16,532,012	Wgt. Mean	90.43
Total Assessed Value	\$14,950,249	Average Assessed Value of the Base	\$358,313
Avg. Adj. Sales Price	\$751,455	Avg. Assessed Value	\$679,557

Confidence Interval - Current

95% Median C.I	90.75 to 100.46
95% Wgt. Mean C.I	29.69 to 151.17
95% Mean C.I	91.69 to 105.47
% of Value of the Class of all Real Property Value in the County	7.01
% of Records Sold in the Study Period	5.38
% of Value Sold in the Study Period	10.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	25	98	98.31
2023	28	100	97.62
2022	28	100	95.17
2021	24	95	94.95

**61 Merrick
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 : 176
 Total Sales Price : 34,831,672
 Total Adj. Sales Price : 34,831,672
 Total Assessed Value : 32,013,105
 Avg. Adj. Sales Price : 197,907
 Avg. Assessed Value : 181,893

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 94
 COD : 14.73
 PRD : 101.84

COV : 21.38
 STD : 20.01
 Avg. Abs. Dev : 13.86
 MAX Sales Ratio : 203.11
 MIN Sales Ratio : 57.17

95% Median C.I. : 90.08 to 96.23
 95% Wgt. Mean C.I. : 89.62 to 94.20
 95% Mean C.I. : 90.64 to 96.56

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	24	100.74	104.94	97.05	18.75	108.13	57.99	203.11	89.22 to 113.20	203,843	197,826	
01-JAN-23 To 31-MAR-23	13	101.65	98.72	96.26	09.99	102.56	72.85	116.64	87.78 to 106.97	174,274	167,748	
01-APR-23 To 30-JUN-23	30	95.02	91.84	91.37	10.93	100.51	66.85	122.38	84.74 to 99.20	156,160	142,677	
01-JUL-23 To 30-SEP-23	22	89.49	88.76	89.39	10.59	99.30	71.33	111.39	78.86 to 97.95	208,109	186,030	
01-OCT-23 To 31-DEC-23	19	92.21	94.64	91.63	14.39	103.28	64.95	135.56	80.37 to 100.70	186,489	170,873	
01-JAN-24 To 31-MAR-24	11	93.63	91.73	90.39	13.71	101.48	65.19	126.38	70.10 to 109.90	137,545	124,328	
01-APR-24 To 30-JUN-24	28	92.63	89.36	90.05	11.48	99.23	58.13	127.93	80.16 to 97.85	270,732	243,805	
01-JUL-24 To 30-SEP-24	29	83.89	91.53	91.29	22.46	100.26	57.17	182.30	75.25 to 100.09	199,100	181,753	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	89	95.08	95.62	93.18	13.67	102.62	57.99	203.11	90.04 to 98.85	184,505	171,927	
01-OCT-23 To 30-SEP-24	87	91.65	91.54	90.77	15.83	100.85	57.17	182.30	83.89 to 95.81	211,617	192,087	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	84	94.55	92.73	91.56	11.79	101.28	64.95	135.56	88.32 to 97.32	179,429	164,289	
<u>ALL</u>	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	16	99.54	101.77	100.12	10.55	101.65	82.89	150.53	89.76 to 102.52	307,338	307,705	
2	116	92.29	92.82	90.31	16.23	102.78	57.23	203.11	85.68 to 95.70	185,633	167,646	
3	6	94.14	93.43	91.82	16.28	101.75	66.85	116.99	66.85 to 116.99	97,833	89,832	
4	10	98.91	97.92	95.88	15.70	102.13	70.10	135.56	75.56 to 128.88	86,250	82,699	
5	5	96.23	86.90	84.41	13.22	102.95	57.17	102.86	N/A	133,880	113,006	
6	10	92.04	90.73	90.93	09.05	99.78	74.72	107.17	78.86 to 98.55	213,800	194,418	
7	2	88.41	88.41	91.97	11.71	96.13	78.06	98.76	N/A	183,000	168,308	
8	4	91.76	90.97	91.28	07.80	99.66	82.10	98.24	N/A	542,500	495,205	
10	1	88.16	88.16	88.16	00.00	100.00	88.16	88.16	N/A	445,000	392,320	
11	1	98.69	98.69	98.69	00.00	100.00	98.69	98.69	N/A	175,000	172,700	
12	1	99.20	99.20	99.20	00.00	100.00	99.20	99.20	N/A	30,000	29,760	
14	4	92.29	92.63	91.20	13.26	101.57	78.95	106.97	N/A	234,500	213,865	
<u>ALL</u>	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893	

**61 Merrick
RESIDENTIAL**

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893
06											
07											
<u>ALL</u>	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	100.82	100.82	100.82	00.00	100.00	100.82	100.82	N/A	22,000	22,180
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893
Greater Than 14,999	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893
Greater Than 29,999	175	94.08	93.56	91.90	14.77	101.81	57.17	203.11	90.08 to 96.07	198,912	182,805
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	100.82	100.82	100.82	00.00	100.00	100.82	100.82	N/A	22,000	22,180
30,000 TO 59,999	7	99.20	111.85	109.77	22.97	101.89	70.10	203.11	70.10 to 203.11	41,071	45,086
60,000 TO 99,999	23	106.22	106.83	104.36	20.10	102.37	72.47	182.30	88.93 to 116.99	79,993	83,479
100,000 TO 149,999	28	91.25	89.83	89.22	15.76	100.68	57.23	127.93	78.06 to 97.44	122,671	109,449
150,000 TO 249,999	70	90.52	89.97	90.38	14.42	99.55	57.17	150.53	83.89 to 96.77	195,579	176,758
250,000 TO 499,999	45	94.08	91.99	92.09	09.69	99.89	70.03	136.23	89.22 to 97.95	316,267	291,256
500,000 TO 999,999	2	90.06	90.06	91.41	08.84	98.52	82.10	98.01	N/A	662,500	605,585
1,000,000 +											
<u>ALL</u>	176	94.09	93.60	91.91	14.73	101.84	57.17	203.11	90.08 to 96.23	197,907	181,893

**61 Merrick
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 : 22
 Total Sales Price : 16,532,012
 Total Adj. Sales Price : 16,532,012
 Total Assessed Value : 14,950,249
 Avg. Adj. Sales Price : 751,455
 Avg. Assessed Value : 679,557

MEDIAN : 98
 WGT. MEAN : 90
 MEAN : 99
 COD : 08.92
 PRD : 109.01

COV : 15.75
 STD : 15.53
 Avg. Abs. Dev : 08.73
 MAX Sales Ratio : 155.73
 MIN Sales Ratio : 75.31

95% Median C.I. : 90.75 to 100.46
 95% Wgt. Mean C.I. : 29.69 to 151.17
 95% Mean C.I. : 91.69 to 105.47

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	1	85.16	85.16	85.16	00.00	100.00	85.16	85.16	N/A	1,250,000	1,064,440
01-JAN-22 To 31-MAR-22	2	98.36	98.36	98.33	00.79	100.03	97.58	99.14	N/A	218,500	214,843
01-APR-22 To 30-JUN-22	3	101.67	102.08	102.15	01.58	99.93	99.88	104.70	N/A	380,967	389,140
01-JUL-22 To 30-SEP-22	3	99.59	110.21	82.59	26.92	133.44	75.31	155.73	N/A	649,046	536,058
01-OCT-22 To 31-DEC-22	3	90.75	93.22	93.20	03.96	100.02	89.08	99.84	N/A	540,000	503,303
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	3	98.25	102.80	114.46	09.84	89.81	90.57	119.58	N/A	191,833	219,577
01-JUL-23 To 30-SEP-23	1	94.88	94.88	94.88	00.00	100.00	94.88	94.88	N/A	1,278,299	1,212,815
01-OCT-23 To 31-DEC-23	2	97.12	97.12	97.16	04.61	99.96	92.64	101.59	N/A	196,900	191,310
01-JAN-24 To 31-MAR-24	1	92.88	92.88	92.88	00.00	100.00	92.88	92.88	N/A	130,000	120,745
01-APR-24 To 30-JUN-24	3	97.45	93.31	87.60	06.31	106.52	82.01	100.46	N/A	2,585,792	2,265,236
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	9	99.59	102.08	89.38	11.69	114.21	75.31	155.73	85.16 to 104.70	530,782	474,413
01-OCT-22 To 30-SEP-23	7	94.88	97.56	97.34	07.11	100.23	89.08	119.58	89.08 to 119.58	496,257	483,065
01-OCT-23 To 30-SEP-24	6	95.17	94.51	88.14	05.60	107.23	82.01	101.59	82.01 to 101.59	1,380,196	1,216,512
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	11	99.59	101.21	91.61	10.04	110.48	75.31	155.73	89.08 to 104.70	467,913	428,654
01-JAN-23 To 31-DEC-23	6	96.57	99.59	100.29	07.13	99.30	90.57	119.58	90.57 to 119.58	374,600	375,694
<u>ALL</u>	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	15	99.14	97.58	93.08	05.99	104.83	75.31	119.58	94.88 to 101.59	502,976	468,186
2	7	92.64	100.72	88.21	13.22	114.18	82.01	155.73	82.01 to 155.73	1,283,911	1,132,495
<u>ALL</u>	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557

**61 Merrick
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 : 22
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 MEAN : 99
 COD : 08.92
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COV : 15.75
 STD : 15.53
 Avg. Abs. Dev : 08.73
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	98.25	99.22	90.86	08.68	109.20	75.31	155.73	92.64 to 100.46	727,715	661,229
04	1	85.16	85.16	85.16	00.00	100.00	85.16	85.16	N/A	1,250,000	1,064,440
<u>ALL</u>	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557
Greater Than 14,999	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557
Greater Than 29,999	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	126.99	126.99	123.73	22.63	102.63	98.25	155.73	N/A	50,750	62,795
60,000 TO 99,999	2	89.83	89.83	89.77	00.83	100.07	89.08	90.57	N/A	65,000	58,348
100,000 TO 149,999	2	96.38	96.38	96.24	03.63	100.15	92.88	99.88	N/A	124,950	120,250
150,000 TO 249,999	4	98.36	97.74	97.77	02.67	99.97	92.64	101.59	N/A	207,700	203,076
250,000 TO 499,999	5	99.84	104.23	104.83	05.46	99.43	97.45	119.58	N/A	378,800	397,094
500,000 TO 999,999	1	101.67	101.67	101.67	00.00	100.00	101.67	101.67	N/A	773,000	785,910
1,000,000 TO 1,999,999	4	87.96	86.53	85.97	07.15	100.65	75.31	94.88	N/A	1,273,859	1,095,103
2,000,000 TO 4,999,999	1	100.46	100.46	100.46	00.00	100.00	100.46	100.46	N/A	2,100,000	2,109,670
5,000,000 TO 9,999,999	1	82.01	82.01	82.01	00.00	100.00	82.01	82.01	N/A	5,357,375	4,393,699
10,000,000 +											
<u>ALL</u>	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557

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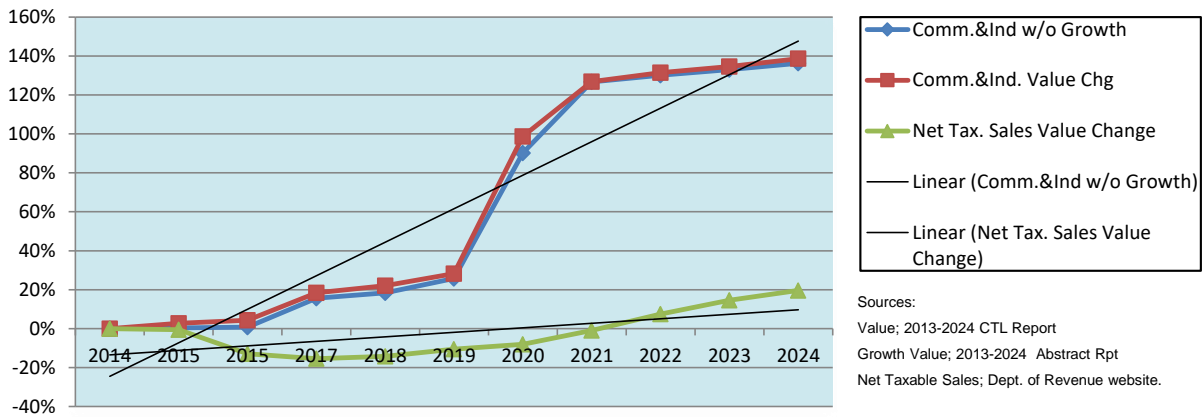
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
117	1	100.46	100.46	100.46	00.00	100.00	100.46	100.46	N/A	2,100,000	2,109,670
118	1	90.75	90.75	90.75	00.00	100.00	90.75	90.75	N/A	1,100,000	998,275
309	1	119.58	119.58	119.58	00.00	100.00	119.58	119.58	N/A	459,000	548,880
319	1	75.31	75.31	75.31	00.00	100.00	75.31	75.31	N/A	1,467,138	1,104,880
326	1	99.84	99.84	99.84	00.00	100.00	99.84	99.84	N/A	450,000	449,280
330	1	94.88	94.88	94.88	00.00	100.00	94.88	94.88	N/A	1,278,299	1,212,815
343	1	101.67	101.67	101.67	00.00	100.00	101.67	101.67	N/A	773,000	785,910
344	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	56,500	55,510
350	1	97.45	97.45	97.45	00.00	100.00	97.45	97.45	N/A	300,000	292,340
352	2	98.59	98.59	98.90	01.02	99.69	97.58	99.59	N/A	331,000	327,358
353	4	94.86	94.67	96.68	05.10	97.92	89.08	99.88	N/A	114,975	111,159
380	1	104.70	104.70	104.70	00.00	100.00	104.70	104.70	N/A	250,000	261,755
471	1	92.64	92.64	92.64	00.00	100.00	92.64	92.64	N/A	195,000	180,655
494	1	85.16	85.16	85.16	00.00	100.00	85.16	85.16	N/A	1,250,000	1,064,440
528	1	101.59	101.59	101.59	00.00	100.00	101.59	101.59	N/A	198,800	201,965
554	2	118.87	118.87	82.63	31.01	143.86	82.01	155.73	N/A	2,701,188	2,231,890
581	1	92.88	92.88	92.88	00.00	100.00	92.88	92.88	N/A	130,000	120,745
<u>ALL</u>	22	97.92	98.58	90.43	08.92	109.01	75.31	155.73	90.75 to 100.46	751,455	679,557

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	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730		\$ 44,706,715	
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
2016	\$ 58,589,905	\$ 1,353,430	2.31%	\$ 57,236,475	10.81%	\$ 37,795,568	-2.93%
2017	\$ 60,415,063	\$ 1,810,945	3.00%	\$ 58,604,118	0.02%	\$ 38,370,068	1.52%
2018	\$ 63,487,733	\$ 1,244,415	1.96%	\$ 62,243,318	3.03%	\$ 39,976,988	4.19%
2019	\$ 98,347,300	\$ 4,251,715	4.32%	\$ 94,095,585	48.21%	\$ 41,119,404	2.86%
2020	\$ 112,264,212	\$ 57,520	0.05%	\$ 112,206,692	14.09%	\$ 44,292,319	7.72%
2021	\$ 114,560,547	\$ 665,920	0.58%	\$ 113,894,627	1.45%	\$ 48,015,221	8.41%
2022	\$ 116,122,542	\$ 773,640	0.67%	\$ 115,348,902	0.69%	\$ 51,239,966	6.72%
2023	\$ 118,103,705	\$ 1,174,015	0.99%	\$ 116,929,690	0.70%	\$ 53,478,644	4.37%
2024	\$ 122,315,925	\$ 3,063,375	2.50%	\$ 119,252,550	0.97%	\$ 54,807,063	2.48%
Ann %chg	9.17%			Average	7.14%	2.12%	2.03%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.41%	2.77%	-0.57%
2015	0.82%	4.37%	-12.91%
2016	15.66%	18.39%	-15.46%
2017	18.42%	22.08%	-14.17%
2018	25.77%	28.29%	-10.58%
2019	90.14%	98.73%	-8.02%
2020	126.74%	126.85%	-0.93%
2021	130.15%	131.49%	7.40%
2022	133.08%	134.65%	14.61%
2023	136.28%	138.65%	19.62%
2024	140.97%	147.16%	22.59%

County Number	61
County Name	Merrick

61 Merrick
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 : 87
 Total Sales Price : 72,527,046
 Total Adj. Sales Price : 72,527,046
 Total Assessed Value : 50,688,100
 Avg. Adj. Sales Price : 833,644
 Avg. Assessed Value : 582,622

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 75
 COD : 18.20
 PRD : 107.15

COV : 25.44
 STD : 19.05
 Avg. Abs. Dev : 13.34
 MAX Sales Ratio : 171.09
 MIN Sales Ratio : 38.18

95% Median C.I. : 67.36 to 75.79
 95% Wgt. Mean C.I. : 65.01 to 74.77
 95% Mean C.I. : 70.89 to 78.89

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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	9	83.82	83.50	82.46	16.36	101.26	55.16	103.76	69.87 to 102.74	670,902	553,257	
01-JAN-22 To 31-MAR-22	7	74.69	80.68	77.89	18.18	103.58	55.68	102.14	55.68 to 102.14	731,292	569,639	
01-APR-22 To 30-JUN-22	4	87.77	86.01	86.94	10.63	98.93	69.58	98.92	N/A	586,945	510,305	
01-JUL-22 To 30-SEP-22	3	75.79	87.53	77.17	16.41	113.42	74.74	112.07	N/A	917,667	708,180	
01-OCT-22 To 31-DEC-22	15	74.17	80.79	73.79	21.98	109.49	51.78	171.09	64.79 to 85.27	773,539	570,781	
01-JAN-23 To 31-MAR-23	11	66.64	67.04	61.57	18.10	108.88	38.18	94.22	50.05 to 84.02	737,749	454,200	
01-APR-23 To 30-JUN-23	9	74.39	71.36	70.06	08.00	101.86	57.69	81.86	62.33 to 77.23	862,195	604,023	
01-JUL-23 To 30-SEP-23	3	64.87	67.67	65.14	08.63	103.88	60.68	77.47	N/A	1,544,334	1,006,043	
01-OCT-23 To 31-DEC-23	6	69.82	71.18	70.38	21.70	101.14	45.15	97.23	45.15 to 97.23	655,399	461,243	
01-JAN-24 To 31-MAR-24	10	60.90	68.60	60.25	21.38	113.86	50.54	125.87	51.09 to 78.48	881,124	530,918	
01-APR-24 To 30-JUN-24	7	62.56	68.09	63.48	14.13	107.26	56.76	89.91	56.76 to 89.91	1,102,735	700,026	
01-JUL-24 To 30-SEP-24	3	65.57	69.36	69.45	06.19	99.87	65.17	77.35	N/A	1,231,747	855,497	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	23	83.79	83.60	80.78	16.10	103.49	55.16	112.07	71.96 to 95.04	706,867	570,980	
01-OCT-22 To 30-SEP-23	38	72.20	73.54	68.55	17.26	107.28	38.18	171.09	64.87 to 76.55	845,029	579,269	
01-OCT-23 To 30-SEP-24	26	64.01	69.15	64.34	18.34	107.48	45.15	125.87	60.08 to 74.80	929,155	597,820	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	29	74.74	82.18	76.59	20.07	107.30	51.78	171.09	71.15 to 91.29	752,514	576,377	
01-JAN-23 To 31-DEC-23	29	69.51	69.30	66.36	15.25	104.43	38.18	97.23	61.80 to 76.79	842,772	559,241	
<u>ALL</u>	87	73.28	74.89	69.89	18.20	107.15	38.18	171.09	67.36 to 75.79	833,644	582,622	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	87	73.28	74.89	69.89	18.20	107.15	38.18	171.09	67.36 to 75.79	833,644	582,622	
<u>ALL</u>	87	73.28	74.89	69.89	18.20	107.15	38.18	171.09	67.36 to 75.79	833,644	582,622	

61 Merrick
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 : 87
 Total Sales Price : 72,527,046
 Total Adj. Sales Price : 72,527,046
 Total Assessed Value : 50,688,100
 Avg. Adj. Sales Price : 833,644
 Avg. Assessed Value : 582,622

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 75
 COD : 18.20
 PRD : 107.15

COV : 25.44
 STD : 19.05
 Avg. Abs. Dev : 13.34
 MAX Sales Ratio : 171.09
 MIN Sales Ratio : 38.18

95% Median C.I. : 67.36 to 75.79
 95% Wgt. Mean C.I. : 65.01 to 74.77
 95% Mean C.I. : 70.89 to 78.89

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	44	70.65	71.70	68.31	14.71	104.96	50.54	103.76	64.87 to 74.76	894,795	611,199
1	44	70.65	71.70	68.31	14.71	104.96	50.54	103.76	64.87 to 74.76	894,795	611,199
Dry											
County	1	45.15	45.15	45.15	00.00	100.00	45.15	45.15	N/A	404,612	182,665
1	1	45.15	45.15	45.15	00.00	100.00	45.15	45.15	N/A	404,612	182,665
Grass											
County	3	78.48	82.08	71.35	23.96	115.04	55.68	112.07	N/A	315,302	224,962
1	3	78.48	82.08	71.35	23.96	115.04	55.68	112.07	N/A	315,302	224,962
ALL	87	73.28	74.89	69.89	18.20	107.15	38.18	171.09	67.36 to 75.79	833,644	582,622

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	61	70.14	72.60	68.83	16.10	105.48	50.05	125.87	65.17 to 74.76	955,904	657,903
1	61	70.14	72.60	68.83	16.10	105.48	50.05	125.87	65.17 to 74.76	955,904	657,903
Dry											
County	2	68.22	68.22	60.41	33.82	112.93	45.15	91.29	N/A	302,306	182,623
1	2	68.22	68.22	60.41	33.82	112.93	45.15	91.29	N/A	302,306	182,623
Grass											
County	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220
1	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220
ALL	87	73.28	74.89	69.89	18.20	107.15	38.18	171.09	67.36 to 75.79	833,644	582,622

Merrick County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	5,950	5,800	5,600	5,272	4,925	4,850	4,200	3,620	5,393
Nance	1	5,123	5,118	4,987	4,981	4,974	4,998	4,875	4,741	5,000
Nance	2	7,700	7,700	7,500	7,500	7,500	7,500	7,400	7,400	7,572
Platte	3	7,568	7,505	7,209	7,036	7,050	6,311	5,400	4,800	6,860
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856
Polk	1	8,784	7,869	7,442	6,982	6,393	6,355	6,124	5,414	8,086
Hamilton	1	8,085	8,086	7,970	7,999	2,200	7,700	7,500	7,500	8,011
Hall	1	6,767	6,515	4,930	4,918	4,770	4,770	4,395	4,395	5,872
Howard	7100	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,315
Howard	7200	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,629
Howard	7300	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,618

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	2,800	2,700	2,600	2,400	2,300	2,075	1,900	1,840	2,412
Nance	1	2,449	2,450	2,394	2,393	2,347	2,306	2,265	2,245	2,361
Nance	2	5,605	5,500	5,400	5,300	5,300	5,300	5,150	5,150	5,384
Platte	3	6,135	5,960	5,645	5,545	5,181	4,658	3,960	3,360	5,265
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,543
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,898	2,454
Howard	7100	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,370
Howard	7200	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,294
Howard	7300	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,351

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	1,889	1,750	1,781	1,704	1,616	n/a	1,418	1,200	1,799
Nance	1	2,241	2,240	2,231	2,105	2,077	2,054	2,045	1,995	2,165
Nance	2	1,996	1,997	1,972	1,970	1,891	1,890	n/a	1,840	1,978
Platte	3	2,334	2,269	2,250	1,846	2,045	n/a	1,000	1,465	2,211
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849
Polk	1	1,840	1,675	1,669	1,664	1,659	n/a	1,585	1,575	1,758
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Hall	1	1,485	1,489	1,415	1,415	1,340	1,340	1,300	1,300	1,449
Howard	7100	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,895
Howard	7200	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,539
Howard	7300	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,480

County	Mkt Area	CRP	TIMBER	WASTE
Merrick	1	1,580	500	546
Nance	1	2,243	1,300	265
Nance	2	2,300	1,600	262
Platte	3	2,273	1,875	195
Platte	6	2,900	2,653	200
Polk	1	2,310	1,150	300
Hamilton	1	n/a	n/a	900
Hall	1	n/a	n/a	599
Howard	7100	2,011	n/a	1,000
Howard	7200	1,468	n/a	1,056
Howard	7300	1,649	n/a	1,070

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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	44	COV :	43.91	95% Median C.I. :	39.00 to 83.91
Total Sales Price :	5,274,470	Wgt. Mean :	49	STD :	25.86	95% Wgt. Mean C.I. :	24.33 to 72.75
Total Adj. Sales Price :	6,796,540	Mean :	59	Avg.Abs.Dev :	18.17	95% Mean C.I. :	39.01 to 78.77
Total Assessed Value :	3,299,023						
Avg. Adj. Sales Price :	755,171	COD :	40.90	MAX Sales Ratio :	114.06		
Avg. Assessed Value :	366,558	PRD :	121.32	MIN Sales Ratio :	37.84		

Printed : 03/28/2025

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	3	66.65	73.24	64.05	37.54	114.35	39.00	114.06	N/A	518,389	332,041
01/01/2023 To 03/31/2023	1	44.42	44.42	44.42		100.00	44.42	44.42	N/A	460,000	204,350
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	83.91	83.91	83.91		100.00	83.91	83.91	N/A	201,564	169,137
04/01/2024 To 06/30/2024	3	40.48	46.09	41.57	18.21	110.87	37.84	59.94	N/A	1,129,180	469,404
07/01/2024 To 09/30/2024	1	43.72	43.72	43.72		100.00	43.72	43.72	N/A	1,192,268	521,200
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023	4	55.54	66.03	59.57	43.79	110.84	39.00	114.06	N/A	503,792	300,118
10/01/2023 To 09/30/2024	5	43.72	53.18	43.89	29.99	121.17	37.84	83.91	N/A	956,274	419,710
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	3	66.65	73.24	64.05	37.54	114.35	39.00	114.06	N/A	518,389	332,041
01/01/2023 To 12/31/2023	1	44.42	44.42	44.42		100.00	44.42	44.42	N/A	460,000	204,350
<u>ALL</u>											
10/01/2021 To 09/30/2024	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	44	COV :	43.91	95% Median C.I. :	39.00 to 83.91
Total Sales Price :	5,274,470	Wgt. Mean :	49	STD :	25.86	95% Wgt. Mean C.I. :	24.33 to 72.75
Total Adj. Sales Price :	6,796,540	Mean :	59	Avg.Abs.Dev :	18.17	95% Mean C.I. :	39.01 to 78.77
Total Assessed Value :	3,299,023						
Avg. Adj. Sales Price :	755,171	COD :	40.90	MAX Sales Ratio :	114.06		
Avg. Assessed Value :	366,558	PRD :	121.32	MIN Sales Ratio :	37.84		

Printed : 03/28/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558
<u>ALL</u>											
10/01/2021 To 09/30/2024	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
400002											
400082											
610004											
610049											
630001											
630030	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558
720075											
<u>ALL</u>											
10/01/2021 To 09/30/2024	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	41.36	41.36	41.90	05.71	98.71	39.00	43.72	N/A	968,542	405,822
1	2	41.36	41.36	41.90	05.71	98.71	39.00	43.72	N/A	968,542	405,822
<u>ALL</u>											
10/01/2021 To 09/30/2024	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	9	Median :	44	COV :	43.91	95% Median C.I. :	39.00 to 83.91
Total Sales Price :	5,274,470	Wgt. Mean :	49	STD :	25.86	95% Wgt. Mean C.I. :	24.33 to 72.75
Total Adj. Sales Price :	6,796,540	Mean :	59	Avg.Abs.Dev :	18.17	95% Mean C.I. :	39.01 to 78.77
Total Assessed Value :	3,299,023						
Avg. Adj. Sales Price :	755,171	COD :	40.90	MAX Sales Ratio :	114.06		
Avg. Assessed Value :	366,558	PRD :	121.32	MIN Sales Ratio :	37.84		

Printed : 03/28/2025

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	5	43.72	53.41	43.81	29.44	121.91	39.00	83.91	N/A	997,237	436,929
1	5	43.72	53.41	43.81	29.44	121.91	39.00	83.91	N/A	997,237	436,929
<u>ALL</u>											
10/01/2021 To 09/30/2024	9	44.42	58.89	48.54	40.90	121.32	37.84	114.06	39.00 to 83.91	755,171	366,558

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	78	COV :	26.76	95% Median C.I. :	N/A
Total Sales Price :	1,783,517	Wgt. Mean :	75	STD :	21.99	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	1,783,517	Mean :	82	Avg. Abs. Dev :	16.37	95% Mean C.I. :	54.87 to 109.47
Total Assessed Value :	1,341,100						
Avg. Adj. Sales Price :	356,703	COD :	20.86	MAX Sales Ratio :	112.07		
Avg. Assessed Value :	268,220	PRD :	109.28	MIN Sales Ratio :	55.68		

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>											
10/01/2021 To 12/31/2021	1	95.04	95.04	95.04		100.00	95.04	95.04	N/A	327,611	311,355
01/01/2022 To 03/31/2022	1	55.68	55.68	55.68		100.00	55.68	55.68	N/A	484,432	269,730
04/01/2022 To 06/30/2022	1	69.58	69.58	69.58		100.00	69.58	69.58	N/A	510,000	354,860
07/01/2022 To 09/30/2022	1	112.07	112.07	112.07		100.00	112.07	112.07	N/A	128,000	143,455
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	78.48	78.48	78.48		100.00	78.48	78.48	N/A	333,474	261,700
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	4	82.31	83.09	74.44	24.86	111.62	55.68	112.07	N/A	362,511	269,850
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	1	78.48	78.48	78.48		100.00	78.48	78.48	N/A	333,474	261,700
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	3	69.58	79.11	68.43	27.02	115.61	55.68	112.07	N/A	374,144	256,015
01/01/2023 To 12/31/2023											

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	78	COV :	26.76	95% Median C.I. :	N/A
Total Sales Price :	1,783,517	Wgt. Mean :	75	STD :	21.99	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	1,783,517	Mean :	82	Avg. Abs. Dev :	16.37	95% Mean C.I. :	54.87 to 109.47
Total Assessed Value :	1,341,100						
Avg. Adj. Sales Price :	356,703	COD :	20.86	MAX Sales Ratio :	112.07		
Avg. Assessed Value :	268,220	PRD :	109.28	MIN Sales Ratio :	55.68		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	3	78.48	82.08	71.35	23.96	115.04	55.68	112.07	N/A	315,302	224,962
1	3	78.48	82.08	71.35	23.96	115.04	55.68	112.07	N/A	315,302	224,962
____ ALL ____											
10/01/2021 To 09/30/2024	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220

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 Value
____ Grass ____											
County	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220
1	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220
____ ALL ____											
10/01/2021 To 09/30/2024	5	78.48	82.17	75.19	20.86	109.28	55.68	112.07	N/A	356,703	268,220

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	87	Median :	73	COV :	25.34	95% Median C.I. :	67.11 to 75.09
Total Sales Price :	68,797,680	Wgt. Mean :	70	STD :	18.88	95% Wgt. Mean C.I. :	66.52 to 72.96
Total Adj. Sales Price :	72,527,046	Mean :	75	Avg. Abs. Dev :	13.22	95% Mean C.I. :	70.54 to 78.48
Total Assessed Value :	50,580,813						
Avg. Adj. Sales Price :	833,644	COD :	18.05	MAX Sales Ratio :	171.09		
Avg. Assessed Value :	581,389	PRD :	106.84	MIN Sales Ratio :	38.18		

What IF

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Irrigated </u>											
County	61	70.14	72.60	68.83	16.10	105.48	50.05	125.87	65.17 to 74.76	955,904	657,903
1	61	70.14	72.60	68.83	16.10	105.48	50.05	125.87	65.17 to 74.76	955,904	657,903
<u> Dry </u>											
County	2	68.22	68.22	60.41	33.82	112.93	45.15	91.29	N/A	302,306	182,623
1	2	68.22	68.22	60.41	33.82	112.93	45.15	91.29	N/A	302,306	182,623
<u> Grass </u>											
County	5	72.20	75.60	69.18	20.86	109.28	51.23	103.11	N/A	356,703	246,763
1	5	72.20	75.60	69.18	20.86	109.28	51.23	103.11	N/A	356,703	246,763
<u> ALL </u>											
10/01/2021 To 09/30/2024	87	73.25	74.51	69.74	18.05	106.84	38.18	171.09	67.11 to 75.09	833,644	581,389

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Decrease	8%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	87	Median :	73	COV :	25.34	95% Median C.I. :	67.11 to 75.09
Total Sales Price :	68,797,680	Wgt. Mean :	70	STD :	18.88	95% Wgt. Mean C.I. :	66.52 to 72.96
Total Adj. Sales Price :	72,527,046	Mean :	75	Avg. Abs.Dev :	13.22	95% Mean C.I. :	70.54 to 78.48
Total Assessed Value :	50,580,813						
Avg. Adj. Sales Price :	833,644	COD :	18.05	MAX Sales Ratio :	171.09		
Avg. Assessed Value :	581,389	PRD :	106.84	MIN Sales Ratio :	38.18		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	9	83.82	82.65	82.05	15.35	100.73	55.16	103.76	69.87 to 102.74	670,902	550,490
01/01/2022 To 03/31/2022	7	74.69	80.05	77.47	19.04	103.33	51.23	102.14	51.23 to 102.14	731,292	566,557
04/01/2022 To 06/30/2022	4	87.77	84.62	85.73	12.21	98.71	64.01	98.92	N/A	586,945	503,208
07/01/2022 To 09/30/2022	3	75.79	84.55	76.75	12.48	110.16	74.74	103.11	N/A	917,667	704,355
10/01/2022 To 12/31/2022	15	74.17	80.79	73.79	21.98	109.49	51.78	171.09	64.79 to 85.27	773,539	570,781
01/01/2023 To 03/31/2023	11	66.64	67.04	61.57	18.10	108.88	38.18	94.22	50.05 to 84.02	737,749	454,200
04/01/2023 To 06/30/2023	9	74.39	71.36	70.06	08.00	101.86	57.69	81.86	62.33 to 77.23	862,195	604,023
07/01/2023 To 09/30/2023	3	64.87	67.67	65.14	08.63	103.88	60.68	77.47	N/A	1,544,334	1,006,043
10/01/2023 To 12/31/2023	6	69.82	71.18	70.38	21.70	101.14	45.15	97.23	45.15 to 97.23	655,399	461,243
01/01/2024 To 03/31/2024	10	60.90	67.98	60.02	20.34	113.26	50.54	125.87	51.09 to 74.76	881,124	528,824
04/01/2024 To 06/30/2024	7	62.56	68.09	63.48	14.13	107.26	56.76	89.91	56.76 to 89.91	1,102,735	700,026
07/01/2024 To 09/30/2024	3	65.57	69.36	69.45	06.19	99.87	65.17	77.35	N/A	1,231,747	855,497
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	23	83.79	82.45	80.25	15.75	102.74	51.23	103.76	71.96 to 94.00	706,867	567,226
10/01/2022 To 09/30/2023	38	72.20	73.54	68.55	17.26	107.28	38.18	171.09	64.87 to 76.55	845,029	579,269
10/01/2023 To 09/30/2024	26	64.01	68.91	64.25	17.97	107.25	45.15	125.87	60.08 to 74.76	929,155	597,014
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	29	74.74	81.53	76.31	20.12	106.84	51.23	171.09	71.15 to 91.29	752,514	574,259
01/01/2023 To 12/31/2023	29	69.51	69.30	66.36	15.25	104.43	38.18	97.23	61.80 to 76.79	842,772	559,241

AGRICULTURAL

Type : Qualified

Number of Sales :	87	Median :	73	COV :	25.34	95% Median C.I. :	67.11 to 75.09
Total Sales Price :	68,797,680	Wgt. Mean :	70	STD :	18.88	95% Wgt. Mean C.I. :	66.52 to 72.96
Total Adj. Sales Price :	72,527,046	Mean :	75	Avg. Abs.Dev :	13.22	95% Mean C.I. :	70.54 to 78.48
Total Assessed Value :	50,580,813						
Avg. Adj. Sales Price :	833,644	COD :	18.05	MAX Sales Ratio :	171.09		
Avg. Assessed Value :	581,389	PRD :	106.84	MIN Sales Ratio :	38.18		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	87	73.25	74.51	69.74	18.05	106.84	38.18	171.09	67.11 to 75.09	833,644	581,389

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	44	70.65	71.70	68.31	14.71	104.96	50.54	103.76	64.87 to 74.76	894,795	611,199
1	44	70.65	71.70	68.31	14.71	104.96	50.54	103.76	64.87 to 74.76	894,795	611,199
<u>Dry</u>											
County	1	45.15	45.15	45.15		100.00	45.15	45.15	N/A	404,612	182,665
1	1	45.15	45.15	45.15		100.00	45.15	45.15	N/A	404,612	182,665
<u>Grass</u>											
County	3	72.20	75.51	65.64	23.95	115.04	51.23	103.11	N/A	315,302	206,965
1	3	72.20	75.51	65.64	23.95	115.04	51.23	103.11	N/A	315,302	206,965
<u>ALL</u>											
10/01/2021 To 09/30/2024	87	73.25	74.51	69.74	18.05	106.84	38.18	171.09	67.11 to 75.09	833,644	581,389

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	61	70.14	72.60	68.83	16.10	105.48	50.05	125.87	65.17 to 74.76	955,904	657,903
1	61	70.14	72.60	68.83	16.10	105.48	50.05	125.87	65.17 to 74.76	955,904	657,903
<u>Dry</u>											
County	2	68.22	68.22	60.41	33.82	112.93	45.15	91.29	N/A	302,306	182,623
1	2	68.22	68.22	60.41	33.82	112.93	45.15	91.29	N/A	302,306	182,623
<u>Grass</u>											
County	5	72.20	75.60	69.18	20.86	109.28	51.23	103.11	N/A	356,703	246,763
1	5	72.20	75.60	69.18	20.86	109.28	51.23	103.11	N/A	356,703	246,763
<u>ALL</u>											

10/01/2021 To 09/30/2024

87

73.25

74.51

69.74

18.05

106.84

38.18

171.09

67.11 to 75.09

833,644

581,389

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Decrease	8%

What IF

Merrick County 2025 Average Acre Value Comparison

Hypothetical Decrease of Grass 8%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	5,950	5,800	5,600	5,272	4,925	4,850	4,200	3,620	5,393
Nance	1	5,123	5,118	4,987	4,981	4,974	4,998	4,875	4,741	5,000
Polk	1	8,784	7,869	7,442	6,982	6,393	6,355	6,124	5,414	8,086
Hamilton	1	8,085	8,086	7,970	7,999	2,200	7,700	7,500	7,500	8,011
Hall	1	6,767	6,515	4,930	4,918	4,770	4,770	4,395	4,395	5,872
Howard	7100	5,100	5,100	4,600	4,500	4,100	4,000	3,750	3,650	4,315

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	2,800	2,700	2,600	2,400	2,300	2,075	1,900	1,840	2,412
Nance	1	2,449	2,450	2,394	2,393	2,347	2,306	2,265	2,245	2,361
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,543
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,898	2,454
Howard	7100	2,600	2,600	2,500	2,500	2,400	2,200	2,100	2,100	2,370

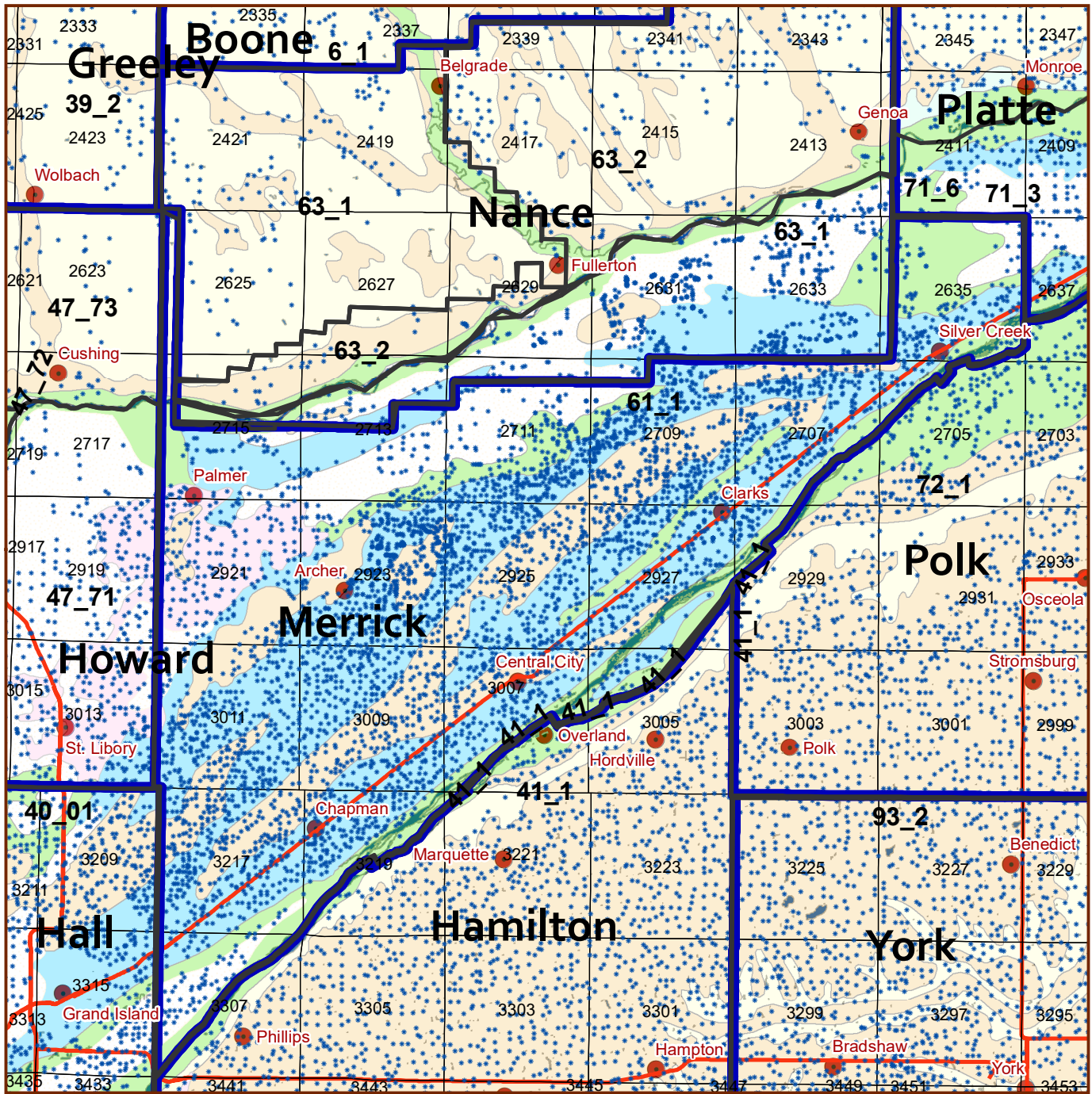
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	1,738	1,610	1,639	1,568	1,487	n/a	1,305	1,104	1,655
Nance	1	2,241	2,240	2,231	2,105	2,077	2,054	2,045	1,995	2,165
Polk	1	1,840	1,675	1,669	1,664	1,659	n/a	1,585	1,575	1,758
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Hall	1	1,485	1,489	1,415	1,415	1,340	1,340	1,300	1,300	1,449
Howard	7100	2,150	2,150	1,425	1,425	1,425	1,425	1,425	n/a	1,895

County	Mkt Area	CRP	TIMBER	WASTE
Merrick	1	1,580	500	546
Nance	1	2,243	1,300	265
Polk	1	2,310	1,150	300
Hamilton	1	n/a	n/a	900
Hall	1	n/a	n/a	599
Howard	7100	2,011	n/a	1,000

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.

MERRICK COUNTY



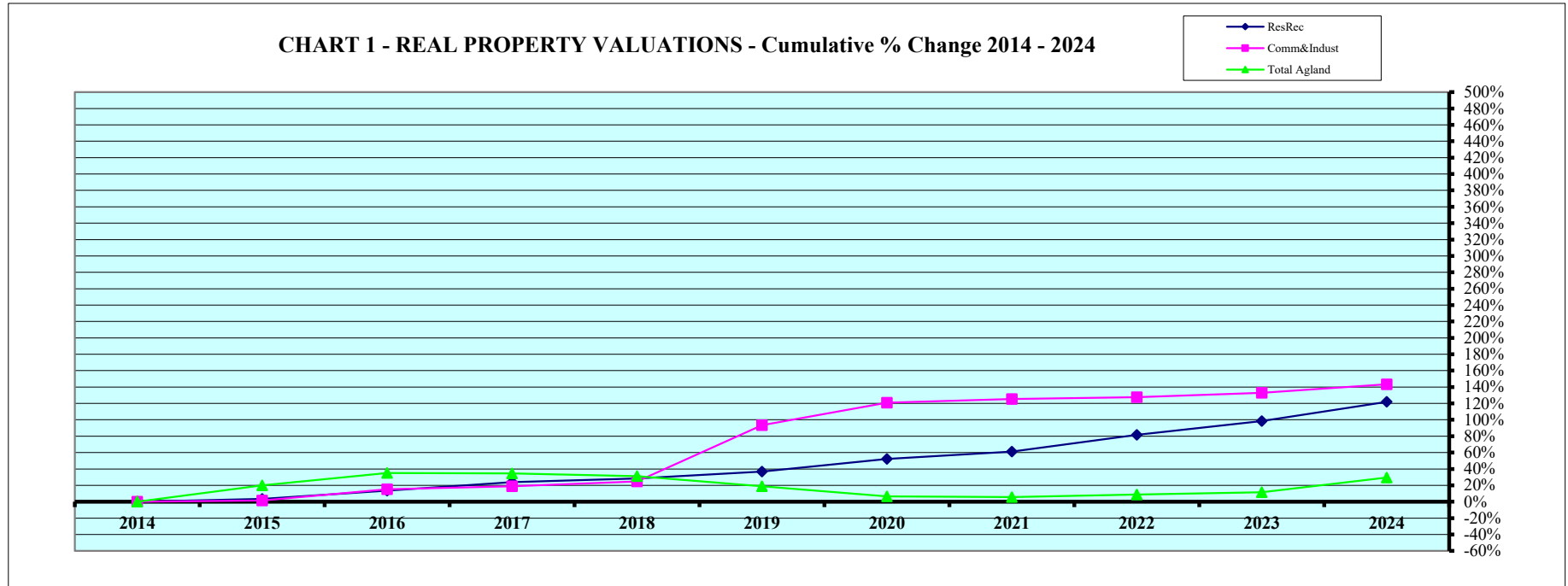
Legend

- 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	251,523,128	-	-	-	50,857,120	-	-	-	870,523,275	-	-	-
2015	259,910,310	8,387,182	3.33%	3.33%	51,652,140	795,020	1.56%	1.56%	1,044,896,100	174,372,825	20.03%	20.03%
2016	285,469,352	25,559,042	9.83%	13.50%	58,589,905	6,937,765	13.43%	15.20%	1,175,522,950	130,626,850	12.50%	35.04%
2017	311,605,236	26,135,884	9.16%	23.89%	60,415,063	1,825,158	3.12%	18.79%	1,170,079,960	-5,442,990	-0.46%	34.41%
2018	322,542,521	10,937,285	3.51%	28.24%	63,487,733	3,072,670	5.09%	24.84%	1,141,343,215	-28,736,745	-2.46%	31.11%
2019	344,058,760	21,516,239	6.67%	36.79%	98,347,300	34,859,567	54.91%	93.38%	1,034,571,710	-106,771,505	-9.35%	18.84%
2020	382,652,305	38,593,545	11.22%	52.13%	112,264,212	13,916,912	14.15%	120.74%	928,204,265	-106,367,445	-10.28%	6.63%
2021	405,304,755	22,652,450	5.92%	61.14%	114,560,547	2,296,335	2.05%	125.26%	919,690,535	-8,513,730	-0.92%	5.65%
2022	456,770,365	51,465,610	12.70%	81.60%	115,769,382	1,208,835	1.06%	127.64%	947,930,120	28,239,585	3.07%	8.89%
2023	498,966,015	42,195,650	9.24%	98.38%	118,511,050	2,741,668	2.37%	133.03%	971,683,460	23,753,340	2.51%	11.62%
2024	558,030,395	59,064,380	11.84%	121.86%	123,749,485	5,238,435	4.42%	143.33%	1,127,587,665	155,904,205	16.04%	29.53%

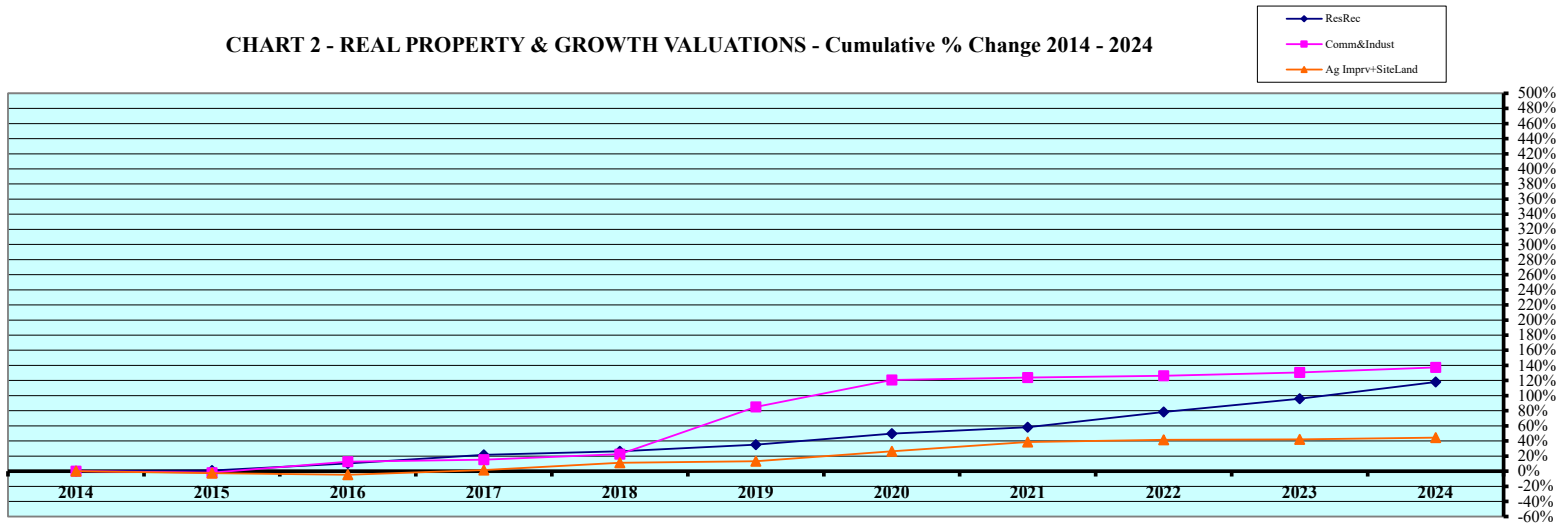
Rate Annual %chg: Residential & Recreational **8.29%** Commercial & Industrial **9.30%** Agricultural Land **2.62%**

Cnty# **61**
County **MERRICK**

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	251,523,128	8,331,960	3.31%	243,191,168	--	--	50,857,120	1,165,085	2.29%	49,692,035	--	--
2015	259,910,310	6,396,170	2.46%	253,514,140	0.79%	0.79%	51,652,140	1,757,700	3.40%	49,894,440	-1.89%	-1.89%
2016	285,469,352	8,083,063	2.83%	277,386,289	6.72%	10.28%	58,589,905	1,353,430	2.31%	57,236,475	10.81%	12.54%
2017	311,605,236	5,763,590	1.85%	305,841,646	7.14%	21.60%	60,415,063	1,810,945	3.00%	58,604,118	0.02%	15.23%
2018	322,542,521	4,713,366	1.46%	317,829,155	2.00%	26.36%	63,487,733	1,244,415	1.96%	62,243,318	3.03%	22.39%
2019	344,058,760	4,351,118	1.26%	339,707,642	5.32%	35.06%	98,347,300	4,251,715	4.32%	94,095,585	48.21%	85.02%
2020	382,652,305	6,382,205	1.67%	376,270,100	9.36%	49.60%	112,264,212	57,520	0.05%	112,206,692	14.09%	120.63%
2021	405,304,755	7,470,360	1.84%	397,834,395	3.97%	58.17%	114,560,547	665,920	0.58%	113,894,627	1.45%	123.95%
2022	456,770,365	8,396,820	1.84%	448,373,545	10.63%	78.26%	115,769,382	773,640	0.67%	114,995,742	0.38%	126.12%
2023	498,966,015	6,195,655	1.24%	492,770,360	7.88%	95.91%	118,511,050	1,174,015	0.99%	117,337,035	1.35%	130.72%
2024	558,030,395	9,761,545	1.75%	548,268,850	9.88%	117.98%	123,749,485	3,063,375	2.48%	120,686,110	1.84%	137.30%
Rate Ann%chg	8.29%	Resid & Recreat w/o growth				6.37%	9.30%	C & I w/o growth				7.93%

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	57,150,555	29,849,026	86,999,581	1,428,740	1.64%	85,570,841	--	--
2015	57,543,160	31,858,474	89,401,634	4,666,025	5.22%	84,735,609	-2.60%	-2.60%
2016	53,165,615	36,060,930	89,226,545	6,357,960	7.13%	82,868,585	-7.31%	-4.75%
2017	53,609,445	39,992,435	93,601,880	5,269,810	5.63%	88,332,070	-1.00%	1.53%
2018	56,444,740	42,239,385	98,684,125	1,897,315	1.92%	96,786,810	3.40%	11.25%
2019	56,946,690	42,981,965	99,928,655	1,576,825	1.58%	98,351,830	-0.34%	13.05%
2020	62,238,221	50,157,880	112,396,101	2,580,060	2.30%	109,816,041	9.89%	26.23%
2021	71,594,715	51,321,325	122,916,040	2,336,620	1.90%	120,579,420	7.28%	38.60%
2022	71,991,005	52,411,185	124,402,190	1,216,285	0.98%	123,185,905	0.22%	41.59%
2023	72,961,100	53,446,765	126,407,865	2,718,945	2.15%	123,688,920	-0.57%	42.17%
2024	74,023,160	53,986,065	128,009,225	2,389,155	1.87%	125,620,070	-0.62%	44.39%
Rate Ann%chg	2.62%	6.10%	3.94%	Ag Imprv+Site w/o growth		0.84%		

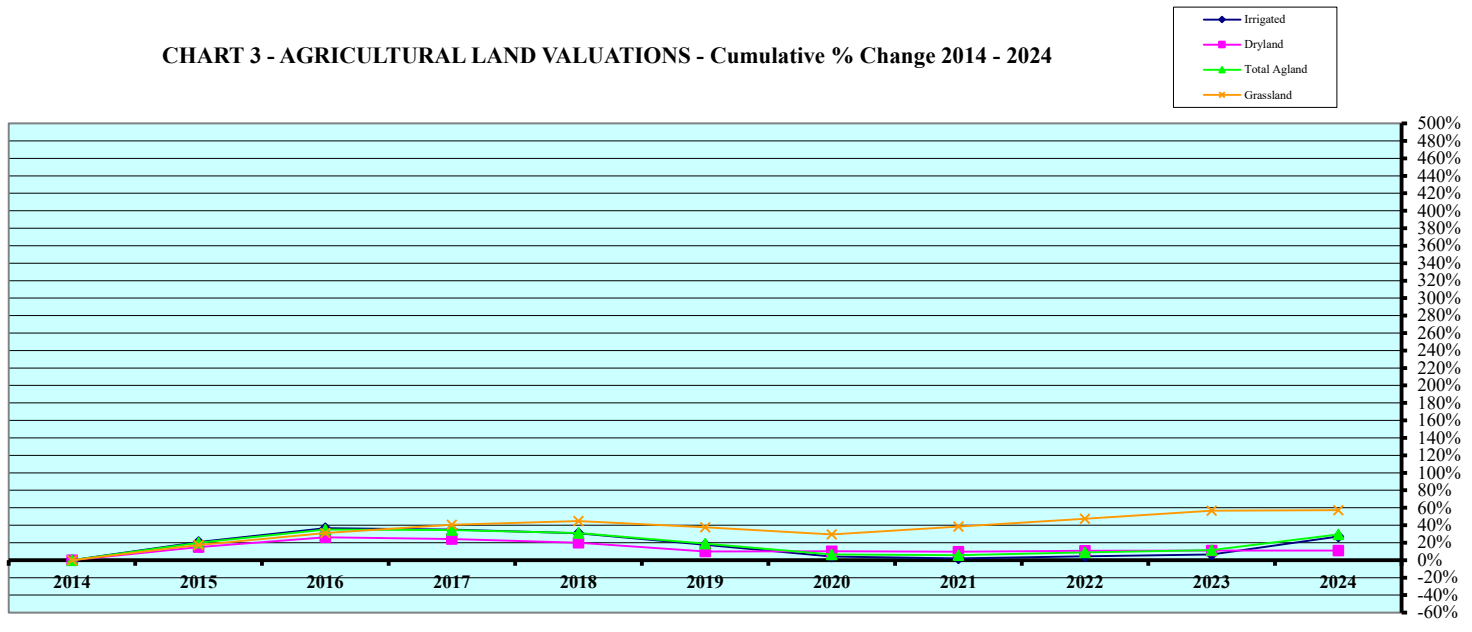
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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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	747,241,200	-	-	-	33,213,685	-	-	-	77,283,550	-	-	-
2015	902,660,135	155,418,935	20.80%	20.80%	38,214,595	5,000,910	15.06%	15.06%	90,653,370	13,369,820	17.30%	17.30%
2016	1,021,023,020	118,362,885	13.11%	36.64%	41,918,875	3,704,280	9.69%	26.21%	101,333,375	10,680,005	11.78%	31.12%
2017	1,009,100,920	-11,922,100	-1.17%	35.04%	41,212,640	-706,235	-1.68%	24.08%	108,549,345	7,215,970	7.12%	40.46%
2018	976,569,410	-32,531,510	-3.22%	30.69%	39,847,950	-1,364,690	-3.31%	19.97%	111,793,400	3,244,055	2.99%	44.65%
2019	878,458,930	-98,110,480	-10.05%	17.56%	36,496,795	-3,351,155	-8.41%	9.88%	106,484,725	-5,308,675	-4.75%	37.78%
2020	778,554,380	-99,904,550	-11.37%	4.19%	36,605,280	108,485	0.30%	10.21%	100,000,940	-6,483,785	-6.09%	29.39%
2021	761,837,200	-16,717,180	-2.15%	1.95%	36,437,010	-168,270	-0.46%	9.70%	107,010,420	7,009,480	7.01%	38.46%
2022	780,066,790	18,229,590	2.39%	4.39%	36,824,385	387,375	1.06%	10.87%	113,907,535	6,897,115	6.45%	47.39%
2023	797,006,980	16,940,190	2.17%	6.66%	36,866,365	41,980	0.11%	11.00%	120,979,090	7,071,555	6.21%	56.54%
2024	949,724,060	152,717,080	19.16%	27.10%	36,893,180	26,815	0.07%	11.08%	121,560,235	581,145	0.48%	57.29%

Rate Ann.%chg: Irrigated **2.43%** Dryland **1.06%** Grassland **4.63%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	0	-	-	-	12,784,840	-	-	-	870,523,275	-	-	-
2015	45,175	45,175	-	-	13,322,825	537,985	4.21%	4.21%	1,044,896,100	174,372,825	20.03%	20.03%
2016	39,450	-5,725	-12.67%	-	11,208,230	-2,114,595	-15.87%	-12.33%	1,175,522,950	130,626,850	12.50%	35.04%
2017	39,145	-305	-0.77%	-	11,177,910	-30,320	-0.27%	-12.57%	1,170,079,960	-5,442,990	-0.46%	34.41%
2018	66,720	27,575	70.44%	-	13,065,735	1,887,825	16.89%	2.20%	1,141,343,215	-28,736,745	-2.46%	31.11%
2019	76,700	9,980	14.96%	-	13,054,560	-11,175	-0.09%	2.11%	1,034,571,710	-106,771,505	-9.35%	18.84%
2020	2,749,515	2,672,815	3484.77%	-	10,294,150	-2,760,410	-21.15%	-19.48%	928,204,265	-106,367,445	-10.28%	6.63%
2021	2,753,535	4,020	0.15%	-	11,652,370	1,358,220	13.19%	-8.86%	919,690,535	-8,513,730	-0.92%	5.65%
2022	2,736,950	-16,585	-0.60%	-	14,394,460	2,742,090	23.53%	12.59%	947,930,120	28,239,585	3.07%	8.89%
2023	2,916,990	180,040	6.58%	-	13,914,035	-480,425	-3.34%	8.83%	971,683,460	23,753,340	2.51%	11.62%
2024	2,956,580	39,590	1.36%	-	16,453,610	2,539,575	18.25%	28.70%	1,127,587,665	155,904,205	16.04%	29.53%

Rate Ann.%chg: Total Agric Land **2.62%**

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	745,756,805	187,861	3,970			33,724,165	16,916	1,994			77,497,975	68,787	1,127		
2015	903,310,330	188,270	4,798	20.86%	20.86%	38,183,405	16,197	2,357	18.25%	18.25%	90,556,205	69,096	1,311	16.33%	16.33%
2016	1,021,137,745	188,247	5,424	13.06%	36.65%	41,913,390	16,153	2,595	10.07%	30.16%	101,349,730	69,068	1,467	11.96%	30.24%
2017	1,009,786,065	188,419	5,359	-1.20%	35.00%	41,351,000	15,937	2,595	-0.01%	30.15%	108,552,075	69,016	1,573	7.19%	39.61%
2018	976,518,485	188,253	5,187	-3.21%	30.67%	39,852,395	15,981	2,494	-3.88%	25.09%	111,820,140	68,939	1,622	3.13%	43.97%
2019	879,481,765	188,256	4,672	-9.94%	17.68%	36,589,450	15,974	2,290	-8.15%	14.89%	106,572,350	68,787	1,549	-4.48%	37.52%
2020	778,531,630	187,720	4,147	-11.23%	4.47%	36,533,455	15,980	2,286	-0.18%	14.68%	99,989,805	68,414	1,462	-5.66%	29.73%
2021	762,190,535	187,753	4,060	-2.12%	2.26%	36,455,620	15,944	2,286	0.01%	14.69%	106,838,935	68,588	1,558	6.58%	38.26%
2022	780,066,280	187,760	4,155	2.34%	4.66%	36,993,520	15,994	2,313	1.16%	16.02%	113,785,430	68,603	1,659	6.48%	47.22%
2023	796,231,430	187,819	4,239	2.04%	6.79%	36,867,430	15,926	2,315	0.09%	16.12%	120,985,455	68,463	1,767	6.55%	56.85%
2024	950,038,100	188,014	5,053	19.19%	27.29%	36,869,275	15,924	2,315	0.02%	16.14%	121,544,335	68,464	1,775	0.46%	57.57%

Rate Annual %chg Average Value/Acre: 2.45%

0.90%

4.60%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	0	0				10,893,030	18,534	588			867,871,975	292,098	2,971		
2015	0	0				10,822,930	18,407	588	0.04%	0.04%	1,042,872,870	291,970	3,572	20.22%	20.22%
2016	39,450	132	300			11,207,050	18,837	595	1.19%	1.23%	1,175,647,365	292,436	4,020	12.55%	35.31%
2017	39,145	131	300	-0.01%		11,165,995	18,767	595	0.00%	1.23%	1,170,894,280	292,270	4,006	-0.35%	34.84%
2018	41,610	139	300	0.00%		12,926,640	18,777	688	15.71%	17.13%	1,141,159,270	292,088	3,907	-2.48%	31.49%
2019	76,700	256	300	0.01%		13,054,880	18,933	690	0.16%	17.32%	1,035,775,145	292,207	3,545	-9.27%	19.30%
2020	2,749,480	5,024	547	82.45%		10,295,895	15,031	685	-0.66%	16.55%	928,100,265	292,168	3,177	-10.38%	6.91%
2021	2,753,045	5,039	546	-0.17%		11,645,625	14,996	777	13.37%	32.13%	919,883,760	292,319	3,147	-0.94%	5.91%
2022	2,750,610	5,036	546	-0.03%		14,398,120	15,020	959	23.44%	63.10%	947,993,960	292,413	3,242	3.02%	9.11%
2023	2,915,875	5,303	550	0.67%		14,115,250	14,726	959	-0.01%	63.09%	971,115,440	292,237	3,323	2.50%	11.84%
2024	2,939,465	5,346	550	0.00%		16,437,775	14,418	1,140	18.95%	93.98%	1,127,828,950	292,166	3,860	16.17%	29.92%

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Rate Annual %chg Average Value/Acre: 2.65%

(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
7,668	MERRICK	135,790,742	27,310,798	138,853,464	557,555,030	92,573,050	31,176,435	475,365	1,127,587,665	74,023,160	53,986,065	585	2,239,332,359
cnty sectorvalue % of total value:		6.06%	1.22%	6.20%	24.90%	4.13%	1.39%	0.02%	50.35%	3.31%	2.41%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,039	CENTRAL CITY	54,173,997	4,026,863	8,136,386	164,798,035	42,185,150	31,176,435	0	228,225	0	135,490	0	304,860,581
39.63%	%sector of county sector	39.90%	14.74%	5.86%	29.56%	45.57%	100.00%		0.02%		0.25%		13.61%
	%sector of municipality	17.77%	1.32%	2.67%	54.06%	13.84%	10.23%		0.07%		0.04%		100.00%
260	CHAPMAN	764,040	1,545,180	3,425,903	12,210,595	3,462,670	0	0	164,695	0	0	0	21,573,083
3.39%	%sector of county sector	0.56%	5.66%	2.47%	2.19%	3.74%			0.01%				0.96%
	%sector of municipality	3.54%	7.16%	15.88%	56.60%	16.05%			0.76%				100.00%
344	CLARKS	1,134,010	334,582	1,496,270	15,162,150	4,738,675	0	0	0	0	0	0	22,865,687
4.49%	%sector of county sector	0.84%	1.23%	1.08%	2.72%	5.12%			1.02%				1.02%
	%sector of municipality	4.96%	1.46%	6.54%	66.31%	20.72%							100.00%
439	PALMER	659,449	186,339	65,278	22,001,150	4,575,990	0	0	14,750	0	4,000	0	27,506,956
5.73%	%sector of county sector	0.49%	0.68%	0.05%	3.95%	4.94%			0.00%		0.01%		1.23%
	%sector of municipality	2.40%	0.68%	0.24%	79.98%	16.64%			0.05%		0.01%		100.00%
320	SILVER CREEK	299,027	334,643	2,138,611	15,601,990	1,989,095	0	0	0	0	0	0	20,363,366
4.17%	%sector of county sector	0.22%	1.23%	1.54%	2.80%	2.15%							0.91%
	%sector of municipality	1.47%	1.64%	10.50%	76.62%	9.77%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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4,403	Total Municipalities	57,030,524	6,427,607	15,262,448	229,773,924	56,951,581	31,176,436	0	407,670	0	139,490	0	397,169,678
57.41%	%all municip.sectors of cnty	42.00%	23.54%	10.99%	41.21%	61.52%	100.00%		0.04%		0.26%		17.74%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,354	Value : 2,091,554,854	Growth 17,360,358
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	153	3,695,200	11	203,285	618	8,278,415	782	12,176,900	
02. Res Improve Land	1,920	50,711,930	151	5,115,765	989	98,282,360	3,060	154,110,055	
03. Res Improvements	1,932	191,481,800	154	17,871,605	1,080	244,319,295	3,166	453,672,700	
04. Res Total	2,085	245,888,930	165	23,190,655	1,698	350,880,070	3,948	619,959,655	9,608,098
% of Res Total	52.81	39.66	4.18	3.74	43.01	56.60	53.69	29.64	55.35
05. Com UnImp Land	38	1,280,225	0	0	14	784,250	52	2,064,475	
06. Com Improve Land	279	12,214,810	2	228,660	40	4,108,599	321	16,552,069	
07. Com Improvements	290	51,011,950	2	1,056,795	63	44,975,580	355	97,044,325	
08. Com Total	328	64,506,985	2	1,285,455	77	49,868,429	407	115,660,869	4,898,335
% of Com Total	80.59	55.77	0.49	1.11	18.92	43.12	5.53	5.53	28.22
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	662,075	0	0	0	0	2	662,075	
11. Ind Improvements	2	30,227,215	0	0	0	0	2	30,227,215	
12. Ind Total	2	30,889,290	0	0	0	0	2	30,889,290	11,655
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	1.48	0.07
13. Rec UnImp Land	0	0	0	0	16	445,950	16	445,950	
14. Rec Improve Land	0	0	0	0	1	22,965	1	22,965	
15. Rec Improvements	0	0	0	0	1	9,005	1	9,005	
16. Rec Total	0	0	0	0	17	477,920	17	477,920	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.23	0.02	0.00
Res & Rec Total	2,085	245,888,930	165	23,190,655	1,715	351,357,990	3,965	620,437,575	9,608,098
% of Res & Rec Total	52.59	39.63	4.16	3.74	43.25	56.63	53.92	29.66	55.35
Com & Ind Total	330	95,396,275	2	1,285,455	77	49,868,429	409	146,550,159	4,909,990
% of Com & Ind Total	80.68	65.09	0.49	0.88	18.83	34.03	5.56	7.01	28.28
17. Taxable Total	2,415	341,285,205	167	24,476,110	1,792	401,226,419	4,374	766,987,734	14,518,088
% of Taxable Total	55.21	44.50	3.82	3.19	40.97	52.31	59.48	36.67	83.63

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	50	300,480	12,801,970	31	61,380	105,640
19. Commercial	11	382,535	8,706,995	1	2,085	337,585
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	1	1,980	0	82	363,840	12,907,610
19. Commercial	0	0	0	12	384,620	9,044,580
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				94	748,460	21,952,190

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	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	233	2	658	893

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	329,680	29	57,420	2,121	823,196,600	2,157	823,583,700
28. Ag-Improved Land	4	76,305	3	6,045	779	404,498,855	786	404,581,205
29. Ag Improvements	3	21,700	0	0	815	96,379,930	818	96,401,630

30. Ag Total					2,975	1,324,566,535
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	0.77	4,235	0	0.00	0	
37. FarmSite Improvements	3	0.00	21,700	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	1	1.00	48,110	32	32.00	63,465	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	23	31.38	1,098,300	23	31.38	1,098,300	
32. HomeSite Improv Land	445	483.69	16,929,150	445	483.69	16,929,150	
33. HomeSite Improvements	453	0.00	59,377,390	453	0.00	59,377,390	68,150
34. HomeSite Total				476	515.07	77,404,840	
35. FarmSite UnImp Land	24	58.20	320,100	24	58.20	320,100	
36. FarmSite Improv Land	711	2,228.20	12,255,085	714	2,228.97	12,259,320	
37. FarmSite Improvements	798	0.00	37,002,540	801	0.00	37,024,240	2,774,120
38. FarmSite Total				825	2,287.17	49,603,660	
39. Road & Ditches	2,360	5,347.83	0	2,360	5,347.83	0	
40. Other- Non Ag Use	41	3,392.75	2,465,165	74	3,425.75	2,576,740	
41. Total Section VI				1,301	11,575.82	129,585,240	2,842,270

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	3	275.45	309,050	3	275.45	309,050

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	7	249.05	994,795	7	249.05	994,795
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	20,615.55	10.96%	122,662,690	12.09%	5,950.01
46. 1A	18,058.89	9.60%	104,741,540	10.33%	5,800.00
47. 2A1	64,652.70	34.38%	362,054,985	35.70%	5,600.00
48. 2A	54,369.18	28.91%	286,634,140	28.26%	5,272.00
49. 3A1	6,833.61	3.63%	33,655,570	3.32%	4,925.01
50. 3A	11,368.10	6.04%	55,135,470	5.44%	4,850.02
51. 4A1	9,041.67	4.81%	37,974,980	3.74%	4,200.00
52. 4A	3,123.71	1.66%	11,307,820	1.11%	3,620.00
53. Total	188,063.41	100.00%	1,014,167,195	100.00%	5,392.69
Dry					
54. 1D1	344.86	2.17%	965,620	2.52%	2,800.03
55. 1D	2,911.14	18.29%	7,860,055	20.48%	2,699.99
56. 2D1	4,996.85	31.40%	12,991,830	33.84%	2,600.00
57. 2D	441.96	2.78%	1,060,710	2.76%	2,400.01
58. 3D1	4,458.78	28.02%	10,255,240	26.71%	2,300.01
59. 3D	523.21	3.29%	1,085,675	2.83%	2,075.03
60. 4D1	895.22	5.63%	1,700,925	4.43%	1,900.01
61. 4D	1,341.55	8.43%	2,468,470	6.43%	1,840.01
62. Total	15,913.57	100.00%	38,388,525	100.00%	2,412.31
Grass					
63. 1G1	38,562.65	56.36%	72,228,585	59.36%	1,873.02
64. 1G	2,958.75	4.32%	5,134,750	4.22%	1,735.45
65. 2G1	7,729.48	11.30%	13,560,080	11.14%	1,754.33
66. 2G	7,563.34	11.05%	12,399,045	10.19%	1,639.36
67. 3G1	9,770.97	14.28%	15,774,620	12.96%	1,614.44
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,724.88	2.52%	2,448,130	2.01%	1,419.30
70. 4G	110.22	0.16%	132,255	0.11%	1,199.92
71. Total	68,420.29	100.00%	121,677,465	100.00%	1,778.38
Irrigated Total					
Irrigated Total	188,063.41	64.34%	1,014,167,195	84.87%	5,392.69
Dry Total					
Dry Total	15,913.57	5.44%	38,388,525	3.21%	2,412.31
Grass Total					
Grass Total	68,420.29	23.41%	121,677,465	10.18%	1,778.38
72. Waste	5,474.27	1.87%	2,986,560	0.25%	545.56
73. Other	14,424.44	4.93%	17,761,550	1.49%	1,231.35
74. Exempt	3,307.00	1.13%	0	0.00%	0.00
75. Market Area Total	292,295.98	100.00%	1,194,981,295	100.00%	4,088.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	55.84	297,290	0.00	0	188,007.57	1,013,869,905	188,063.41	1,014,167,195
77. Dry Land	11.91	28,180	0.00	0	15,901.66	38,360,345	15,913.57	38,388,525
78. Grass	14.29	25,990	0.00	0	68,406.00	121,651,475	68,420.29	121,677,465
79. Waste	0.00	0	0.00	0	5,474.27	2,986,560	5,474.27	2,986,560
80. Other	5.80	2,180	0.00	0	14,418.64	17,759,370	14,424.44	17,761,550
81. Exempt	160.54	0	1.62	0	3,144.84	0	3,307.00	0
82. Total	87.84	353,640	0.00	0	292,208.14	1,194,627,655	292,295.98	1,194,981,295

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,063.41	64.34%	1,014,167,195	84.87%	5,392.69
Dry Land	15,913.57	5.44%	38,388,525	3.21%	2,412.31
Grass	68,420.29	23.41%	121,677,465	10.18%	1,778.38
Waste	5,474.27	1.87%	2,986,560	0.25%	545.56
Other	14,424.44	4.93%	17,761,550	1.49%	1,231.35
Exempt	3,307.00	1.13%	0	0.00%	0.00
Total	292,295.98	100.00%	1,194,981,295	100.00%	4,088.26

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	0	0	0	0	1	8,270	1	8,270	0
83.2 Acreage	510	3,092,575	638	53,971,520	688	158,963,585	1,198	216,027,680	2,039,395
83.3 Archer	6	119,425	22	599,505	22	1,705,960	28	2,424,890	0
83.4 Cc Ioll	4	50,710	51	1,286,310	52	8,611,605	56	9,948,625	102,320
83.5 Cc River/lakes	44	2,897,155	81	6,929,270	83	23,117,115	127	32,943,540	904,390
83.6 Central City	75	2,347,180	1,247	37,567,130	1,236	134,051,735	1,311	173,966,045	2,138,030
83.7 Chapman	21	275,050	109	2,041,685	138	10,133,005	159	12,449,740	168,830
83.8 Clarks	16	197,645	173	2,781,650	173	12,514,060	189	15,493,355	256,325
83.9 Clarks Lakes	8	740,340	124	30,080,995	128	33,999,130	136	64,820,465	934,795
83.10 Gi Subs East	1	20,310	78	1,591,185	79	3,488,475	80	5,099,970	57,775
83.11 Gi Subs West	0	0	65	2,985,405	65	12,476,440	65	15,461,845	129,670
83.12 Palmer	31	772,015	205	6,415,025	198	19,776,410	229	26,963,450	154,503
83.13 Rural	69	1,980,420	34	3,701,860	70	14,700,360	139	20,382,640	2,376,520
83.14 Sc Lakes	1	16,715	21	2,086,985	21	4,769,915	22	6,873,615	157,095
83.15 Shoups	2	10,000	27	117,000	27	472,710	29	599,710	8,075
83.16 Silver Creek	10	103,310	186	1,977,495	186	14,892,930	196	16,973,735	180,375
84 Residential Total	798	12,622,850	3,061	154,133,020	3,167	453,681,705	3,965	620,437,575	9,608,098

Schedule XII : Commercial 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>	
85.1	Acreage	5	310,435	19	1,601,020	22	14,239,770	27	16,151,225	70,935
85.2	Archer	3	95,540	4	34,875	4	544,775	7	675,190	215,165
85.3	Cc Ioll	0	0	1	328,170	4	120,670	4	448,840	0
85.4	Central City	16	961,965	160	10,346,520	164	67,766,520	180	79,075,005	3,878,560
85.5	Chapman	2	31,785	14	654,745	15	3,269,305	17	3,955,835	97,015
85.6	Clarks	5	20,005	36	611,840	38	5,341,395	43	5,973,240	7,900
85.7	Clarks Lakes	0	0	0	0	1	2,900	1	2,900	0
85.8	Palmer	11	264,260	42	814,655	46	5,034,695	57	6,113,610	85,000
85.9	Rural	4	304,550	16	2,309,774	29	28,968,995	33	31,583,319	555,415
85.10	Silver Creek	6	75,935	31	512,545	34	1,982,515	40	2,570,995	0
86	Commercial Total	52	2,064,475	323	17,214,144	357	127,271,540	409	146,550,159	4,909,990

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	37,913.82	56.74%	71,634,880	59.59%	1,889.41
88. 1G	2,836.36	4.24%	4,964,015	4.13%	1,750.14
89. 2G1	7,486.56	11.20%	13,335,865	11.09%	1,781.31
90. 2G	7,145.59	10.69%	12,173,405	10.13%	1,703.62
91. 3G1	9,615.45	14.39%	15,541,200	12.93%	1,616.27
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,710.37	2.56%	2,425,290	2.02%	1,417.99
94. 4G	110.22	0.16%	132,255	0.11%	1,199.92
95. Total	66,818.37	100.00%	120,206,910	100.00%	1,799.01
CRP					
96. 1C1	248.20	40.03%	393,390	40.16%	1,584.97
97. 1C	101.24	16.33%	160,160	16.35%	1,581.98
98. 2C1	95.26	15.36%	150,385	15.35%	1,578.68
99. 2C	15.34	2.47%	24,435	2.49%	1,592.89
100. 3C1	145.48	23.46%	228,400	23.32%	1,569.98
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	14.51	2.34%	22,840	2.33%	1,574.09
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	620.03	100.00%	979,610	100.00%	1,579.94
Timber					
105. 1T1	400.63	40.80%	200,315	40.80%	500.00
106. 1T	21.15	2.15%	10,575	2.15%	500.00
107. 2T1	147.66	15.04%	73,830	15.04%	500.00
108. 2T	402.41	40.98%	201,205	40.98%	500.00
109. 3T1	10.04	1.02%	5,020	1.02%	500.00
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	981.89	100.00%	490,945	100.00%	500.00
<hr/>					
Grass Total	66,818.37	97.66%	120,206,910	98.79%	1,799.01
CRP Total	620.03	0.91%	979,610	0.81%	1,579.94
Timber Total	981.89	1.44%	490,945	0.40%	500.00
<hr/>					
114. Market Area Total	68,420.29	100.00%	121,677,465	100.00%	1,778.38

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

61 Merrick

	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	557,555,030	619,959,655	62,404,625	11.19%	9,608,098	9.47%
02. Recreational	475,365	477,920	2,555	0.54%	0	0.54%
03. Ag-Homesite Land, Ag-Res Dwelling	74,023,160	77,404,840	3,381,680	4.57%	68,150	4.48%
04. Total Residential (sum lines 1-3)	632,053,555	697,842,415	65,788,860	10.41%	9,676,248	8.88%
05. Commercial	92,573,050	115,660,869	23,087,819	24.94%	4,898,335	19.65%
06. Industrial	31,176,435	30,889,290	-287,145	-0.92%	11,655	-0.96%
07. Total Commercial (sum lines 5-6)	123,749,485	146,550,159	22,800,674	18.42%	4,909,990	14.46%
08. Ag-Farmsite Land, Outbuildings	51,491,900	49,603,660	-1,888,240	-3.67%	2,774,120	-9.05%
09. Minerals	585	585	0	0.00	0	0.00%
10. Non Ag Use Land	2,494,165	2,576,740	82,575	3.31%		
11. Total Non-Agland (sum lines 8-10)	53,986,650	52,180,985	-1,805,665	-3.34%	2,774,120	-8.48%
12. Irrigated	949,724,060	1,014,167,195	64,443,135	6.79%		
13. Dryland	36,893,180	38,388,525	1,495,345	4.05%		
14. Grassland	121,560,235	121,677,465	117,230	0.10%		
15. Wasteland	2,956,580	2,986,560	29,980	1.01%		
16. Other Agland	16,453,610	17,761,550	1,307,940	7.95%		
17. Total Agricultural Land	1,127,587,665	1,194,981,295	67,393,630	5.98%		
18. Total Value of all Real Property (Locally Assessed)	1,937,377,355	2,091,554,854	154,177,499	7.96%	17,360,358	7.06%

2025 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	1 (shared with Clerk's office)
6.	Assessor's requested budget for current fiscal year:
	\$239,704.94
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$1,500.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$52,000.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,963.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000.00
12.	Amount of last year's assessor's budget not used:
	\$21,672.17

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Personal Property software:
	MIPS/County Solutions
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor's Office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://merrick.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor's Office
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery (given to gWorks)
10.	When was the aerial imagery last updated?
	FSA 2022, 2024 imagery loaded 2/2025

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?
	Central City, Chapman, Clarks, Palmer, and Silver Creek are all zoned.
4.	When was zoning implemented?
	1970's

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation, LLC
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS software support

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation, LLC
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
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

2025 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:
	Assessor Staff and Contract Appraiser
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost approach with market derived depreciation, and sales comparison approach are used to estimate the market value of residential properties in the county.
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 tables are developed using market derived 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?
	Vacant lot sales study.
6.	How are rural residential site values developed?
	Values are determined by market value for acreage sites 20 acres or less.
7.	Are there form 191 applications on file?
	Yes, 2
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	This is hired out to an appraisal service. Each set of lots being held for resale are individually studies and compared to the market. The absorption rate is determined and used to calculate the value of hte property. These proeprties are reviewed annually for any necessary adjustments.

2025 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:
	Central Plains Valuation
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	All three approaches are used and reconciled in the commercial valuation.
2a.	Describe the process used to determine the value of unique commercial properties.
	This is handled by contract appraiser, Central Plains Valuation. and looks at outside sales.
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?
	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 (two valuation groups)
5.	Describe the methodology used to determine the commercial lot values.
	Vacant lot sales were used to determine assessed values.

2025 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:
	County Assessor and Staff
2.	Describe the process used to determine and monitor market areas.
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Sales analysis and personal use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	No, methodology is based on market.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	A market analysis was conducted on livestock feed yards to establish how many acres are identified by Department of Environmental Quality.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP has had a static value due to lack of sales in this program area.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Yes. Irrigated grass
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	Five
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Review of parcel data, or of land
	<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
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**2025 Plan of Assessment for Merrick County
Assessment Years 2025, 2026 and 2027**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. Each year, the assessor shall present the plan to the county board of equalization.

Assessment Actions Planned for Assessment Year 2025

Residential

The county plans to review the first half of rural improvements. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2026 using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties. Land values for Archer will be analyzed.

Commercial

Commercial properties will be reviewed for this year. There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures. All commercial properties will physically inspected. All approaches of value will used to determine most appropriate value. New digital photos will be taken. The county will do a land study of the commercial properties. The Sales and pick up work will be completed.

Agricultural

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Irrigated certifications received from Central Platte and Lower Loup NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed. CRP acres are being monitored on a yearly basis based on previously received contract information.

Assessment Actions Planned for Assessment Year 2026

Residential

The county plans to review the second half of rural improvements. This will include drive-by-inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2026. These properties will be valued using the cost approach and market derived depreciation. Pick-up will also be completed for residential properties.

Commercial

Commercial properties will be reviewed for this year. There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures. All commercial properties will physically inspected. All approaches of value will used to determine most appropriate value. New digital photos will be taken. The county will do a land study of the commercial properties. The Sales and pick up work will be completed.

Agricultural

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use

will be updated as the information becomes available. Irrigated certifications received from Central Platte and Lower Loup NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed. CRP acres are being monitored on a yearly basis based on previously received contract information.

Assessment Actions Planned for Assessment Year 2027

Residential

The county plans to complete the appraisal update of towns and villages to include Central City, Silver Creek, Clarks, Palmer, Chapman, and Archer. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2027 using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

Commercial properties will be on maintenance for this year. Sales will be reviewed for any necessary adjustments to comply with statistical measures. Sales and pick up work will be completed.

Agricultural

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Irrigated certifications received from Central Platte and Lower Loup NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed. CRP acres are being monitored on a yearly basis based on previously received contract information.

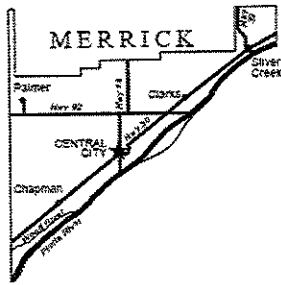
Conclusion:

In order to achieve assessment actions, \$187,704.94 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online and GIS maintenance. An additional \$48000 is requested for contract appraisal services including \$4,000 for TERC review.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: Jan Myers

Date 10-07-24



MERRICK COUNTY ASSESSOR
PO BOX 27
1510 18TH STREET
CENTRAL CITY, NE 68826
308-946-2443

February 25, 2025

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68509-8919

Re: Special Value for 2025

Merrick County submits this report pursuant to Title 350, Neb. Regulation 11-005.04. I have reviewed the five Special Valuation Applications on file in Merrick County. These parcels meet all of the requirements for approval as a special valuation parcel. As such all were approved. Specific descriptions are as follows:

- Parcel # 1 Parcel: 5320.00
Legal: W1/2NE1/4NW1/4, 21-12-08
19.63 acres
- Parcel #2 Parcel: 5321.00
Legal: E1/2NE1/4NW1/4, 21-12-08
19.97 acres
- Parcel #3 Parcel: 5323.00
Legal: N1/4 of W1/2SE1/4NW1/4 & SW1/4NW1/4
19.8 acres
- Parcel #4 Parcel: 5325.00
Legal S1/3 of W1/2SE1/4NW1/4 & S1/3 of SW1/4NW1/4 21-12-8
20.07 acres
- Parcel #5 Parcel: 5761.00
Legal: NE1/4 except Tax Lot 2
160.03 acres

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. At this time my opinion of the highest and best use of the property is the current use of agricultural land. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county.

Sincerely,

Jen Myers
Merrick County Assessor