

NEBRASKA

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DEPARTMENT OF REVENUE

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

PERKINS COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Perkins 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 Perkins 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: Peggy Burton, Perkins 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.

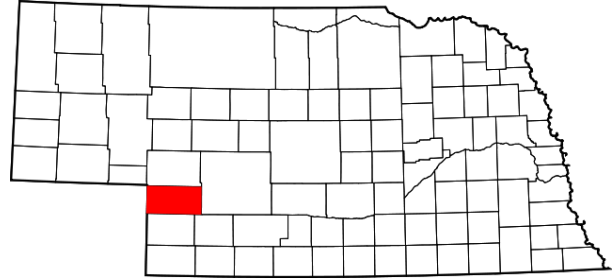
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

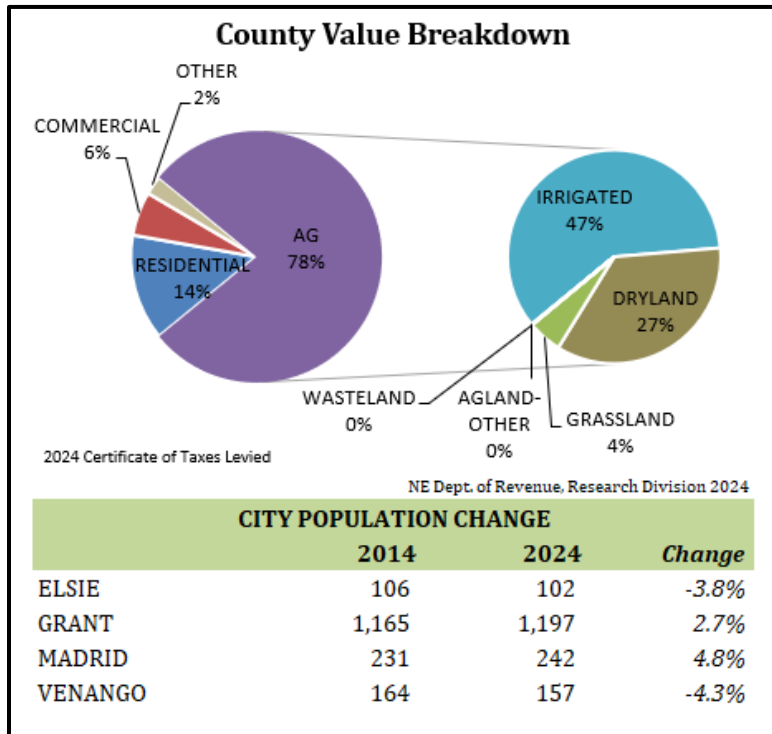
**Further information may be found in Exhibit 94*

County Overview

With a total area of 883 square miles, Perkins County has 2,795 residents, per the Census Bureau Quick Facts for 2023, a 2% population decline from the 2020 U.S. Census. Reports indicate that 78% of county residents are homeowners and 95% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$148,842 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Perkins County are located in and around the county seat of Grant. According to the latest information available from the U.S. Census Bureau, there are 123 employer establishments with total employment of 878, a 6% decrease in employment since 2019.



Agricultural land is the largest contributor to the county's valuation base by a large margin. Dryland makes up the majority of the land in the county. Perkins County is included in the Upper Republican Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Perkins County ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

The large grain handling facilities and ethanol plant also contribute to the local agricultural economy.

2025 Residential Correlation for Perkins County

Assessment Practices & Actions

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

Review of the county assessor’s sales verification and qualification process indicates that all arm’s-length residential sales were available for measurement purposes. The county assessor’s sale usability rate is significantly above the statewide average, and as a result may explain a good number of outlying sales.

Four valuation groups are utilized to define residential property. Valuation Group 1 consists of the town of Grant, which is the county seat and Kenton Heights, an adjoining subdivision on the golf course. Valuation Group 2 includes the three villages of Madrid, Elsie and Grinton. Valuation Group 4 includes the villages of Venango and Brandon. Valuation Group 8 is defined as rural acreages outside of the incorporated villages.

The county assessor is in compliance with the required six-year review and inspection cycle. Review is conducted physically on-site, and pictures are updated.

2025 Residential Assessment Details for Perkins 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	Grant and Kenton Heights	2021	2022	2020	2021	Valuation Group as a whole had a 17% increase.
2	Madrid, Elsie and Grinton	2018	2021	2016	2023	Valuation Group as a whole had a 28% increase.
4	Venango and the Village of Brandon	2018	2021	2024	2019	Valuation Group as a whole had a 19% increase.
8	Rural	2018	2022	2024	2022	Valuation Group as a whole had a 10% increase.
Additional comments:						
* = assessment action for current year						

Description of Analysis

Review of the statistical profile shows 74 qualified sales, and all three measures of central tendency are within acceptable range. The COD supports the median and with the PRD, both are within their prescribed parameters.

Examination of the sample by valuation group shows all four have at least the median and mean measures within acceptable range. Valuation Group 2 shows a PRD of 106%, but further review

2025 Residential Correlation for Perkins County

of the nine sales by sale price substratum does not indicate assessment regressivity. A substat of these nine sales can be found in the appendix in this document.

Analysis of the percent change of assessment value from the preliminary to the final statistics indicates a 16% change to the sample. Comparison of the change in the statistics and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicates an 11% change to residential property (excluding growth).

Review of the sales indicates that the COD lowered from 19% to 12% from preliminary to final valuation. The county assessor only reported percentage changes to the valuation groups, but these changes would not lower the COD by seven points. A discussion with the county assessor noted that there were disparate changes to sales only. The abstract did increase to reflect the reported actions. Therefore, the level of value is within acceptable range, but the median and COD do not reflect the actual level of value. The county assessor needs to ensure that valuation adjustments to the sales file are equalized with the unsold population; the Division will continue to work with the county assessor.

Equalization and Quality of Assessment

Evaluation of the assessment practices coupled with the statistical analysis indicates that the assessment of residential property in Perkins County is not in compliance with assessment uniformity and equity.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	52	93.38	95.00	93.19	13.36	101.94
2	9	93.06	95.41	89.85	13.38	106.19
4	4	94.81	91.88	87.98	08.02	104.43
8	9	94.14	94.49	92.62	08.73	102.02
____ALL____	74	93.75	94.82	92.70	12.49	102.29

Level of Value

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

2025 Commercial Correlation for Perkins 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.

Analysis of the sales verification and qualification process indicates that all truly arm’s-length sales are utilized for measurement purposes. This was confirmed by comparing the county assessor’s sales usability rate with the statewide average. The usability rate in Perkins County is above the statewide range. Because there are so few commercial sales occurring during the study period, the county assessor strives to use all truly arm’s-length commercial sales.

Due to the limited commercial market, Perkins County utilizes one valuation group.

With the complete physical on-site review of all commercial property for assessment year 2024, the county assessor is in compliance with the statutorily required six-year review and inspection cycle.

2025 Commercial Assessment Details for Perkins 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	Entire county	2021	2021	2020	2024	Appraisal maintenance
Additional comments:						
* = assessment action for current year						

Description of Analysis

Review of the statistical profile reveals 15 qualified commercial sales with all three measures of central tendency within acceptable range and both qualitative statistics well within their prescribed parameters. The COD provides strong support for the median.

A comparison of the percentage change to the sample from the preliminary to the final statistics shows a total change of 0.16%. Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows a 0.06% change to the commercial base, indicating that the assessment actions of appraisal maintenance affected both the sample and base in a similar manner.

2025 Commercial Correlation for Perkins County

Equalization and Quality of Assessment

In consideration of all relevant information including assessment practices and the statistical profile, the county is in compliance with generally accepted appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	15	98.66	93.37	92.21	10.86	101.26
____ALL____	15	98.66	93.37	92.21	10.86	101.26

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Perkins County is 99%.

2025 Agricultural Correlation for Perkins County

Assessment Practices & Actions

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

Review of the sales verification and qualification process in Perkins County reveals that all arm’s-length agricultural sales were made available for measurement. Sale usability for the agricultural land class mirrors that of the statewide average.

Only one market area defines agricultural land in Perkins County. No sales variation across the county indicates the need for additional unique market areas.

Land use review was last completed countywide in 2018 and is overdue. Land use review is completed using aerial imagery.

Intensive use in Perkins County was identified and valued by the contracted appraisal service during the assessment year 2024 commercial review.

2025 Agricultural Assessment Details for Perkins County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2018	2022	2024	2022	Appraisal maintenance
AB DW	Agricultural dwellings	2018	2022	2024	2024*	Raised ag dwellings by 10%
<u>Additional comments:</u>						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2018	Raised all land classes
<u>Additional comments:</u> The irrigated land class was raised 9.5%; dryland was increased 2.7%; grass received a 12% increase and CRP was raised by 21.5%.			

Description of Analysis

Examination of the statistical profile for agricultural land indicates 114 qualified sales with all three measures of central tendency within acceptable range. The COD supports the median

Analysis of the sales by 80% Majority Land use indicates that all land use subclasses are within the acceptable range.

2025 Agricultural Correlation for Perkins County

Evaluation of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect that the changes made to the sample were also applied to the population.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued using the same valuation process as rural residential improvements and are equalized at the statutory level. The quality of assessment of agricultural property in Perkins County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	27	71.99	77.38	74.64	14.72	103.67
1	27	71.99	77.38	74.64	14.72	103.67
____ Dry ____						
County	62	71.45	72.61	68.93	21.36	105.34
1	62	71.45	72.61	68.93	21.36	105.34
____ Grass ____						
County	10	71.45	72.03	71.31	10.89	101.01
1	10	71.45	72.03	71.31	10.89	101.01
____ ALL ____	114	71.61	73.83	73.40	18.24	100.59

Level of Value

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

2025 Opinions of the Property Tax Administrator for Perkins County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Perkins County

Residential Real Property - Current

Number of Sales	74	Median	93.75
Total Sales Price	\$13,231,750	Mean	94.82
Total Adj. Sales Price	\$13,231,750	Wgt. Mean	92.70
Total Assessed Value	\$12,266,152	Average Assessed Value of the Base	\$125,179
Avg. Adj. Sales Price	\$178,807	Avg. Assessed Value	\$165,759

Confidence Interval - Current

95% Median C.I	90.18 to 95.63
95% Wgt. Mean C.I	89.71 to 95.70
95% Mean C.I	91.01 to 98.63
% of Value of the Class of all Real Property Value in the County	9.90
% of Records Sold in the Study Period	5.87
% of Value Sold in the Study Period	7.77

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	90	93	92.96
2023	93	97	97.15
2022	86	96	95.62
2021	69	95	95.02

2025 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	15	Median	98.66
Total Sales Price	\$1,613,500	Mean	93.37
Total Adj. Sales Price	\$1,613,500	Wgt. Mean	92.21
Total Assessed Value	\$1,487,800	Average Assessed Value of the Base	\$316,443
Avg. Adj. Sales Price	\$107,567	Avg. Assessed Value	\$99,187

Confidence Interval - Current

95% Median C.I	91.60 to 99.20
95% Wgt. Mean C.I	82.94 to 101.48
95% Mean C.I	81.27 to 105.47
% of Value of the Class of all Real Property Value in the County	5.30
% of Records Sold in the Study Period	5.62
% of Value Sold in the Study Period	1.76

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	16	100	98.85
2023	15	100	100.32
2022	9	100	100.32
2021	13	100	100.62

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RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 74
 Total Sales Price : 13,231,750
 Total Adj. Sales Price : 13,231,750
 Total Assessed Value : 12,266,152
 Avg. Adj. Sales Price : 178,807
 Avg. Assessed Value : 165,759

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 12.49
 PRD : 102.29

COV : 17.64
 STD : 16.73
 Avg. Abs. Dev : 11.71
 MAX Sales Ratio : 143.79
 MIN Sales Ratio : 60.34

95% Median C.I. : 90.18 to 95.63
 95% Wgt. Mean C.I. : 89.71 to 95.70
 95% Mean C.I. : 91.01 to 98.63

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	13	88.09	87.98	87.80	10.10	100.21	69.31	107.99	78.07 to 101.42		201,154	176,617
01-JAN-23 To 31-MAR-23	7	93.80	94.29	92.00	08.51	102.49	75.25	114.09	75.25 to 114.09		179,429	165,069
01-APR-23 To 30-JUN-23	10	94.11	100.59	98.11	15.44	102.53	76.12	136.71	86.05 to 126.76		150,400	147,552
01-JUL-23 To 30-SEP-23	11	99.78	104.28	98.65	16.56	105.71	70.93	143.58	85.03 to 123.33		151,591	149,550
01-OCT-23 To 31-DEC-23	7	93.06	94.08	92.72	10.08	101.47	70.89	117.31	70.89 to 117.31		183,429	170,070
01-JAN-24 To 31-MAR-24	5	92.16	88.48	90.35	05.71	97.93	74.82	94.35	N/A		157,000	141,853
01-APR-24 To 30-JUN-24	15	95.53	94.56	93.29	14.35	101.36	60.34	143.79	79.29 to 100.86		196,900	183,681
01-JUL-24 To 30-SEP-24	6	91.48	90.06	89.06	05.24	101.12	79.81	96.13	79.81 to 96.13		194,458	173,186
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	41	93.80	96.51	93.32	13.86	103.42	69.31	143.58	87.25 to 99.78		171,768	160,294
01-OCT-23 To 30-SEP-24	33	93.70	92.72	92.00	10.79	100.78	60.34	143.79	87.14 to 96.13		187,553	172,548
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	35	94.14	99.19	95.71	14.04	103.64	70.89	143.58	92.35 to 99.78		163,186	156,187
<u>ALL</u>	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63		178,807	165,759

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	52	93.38	95.00	93.19	13.36	101.94	60.34	143.58	87.14 to 96.13		173,630	161,813
2	9	93.06	95.41	89.85	13.38	106.19	70.89	143.79	70.93 to 99.78		96,889	87,056
4	4	94.81	91.88	87.98	08.02	104.43	75.25	102.64	N/A		90,250	79,398
8	9	94.14	94.49	92.62	08.73	102.02	74.74	121.63	85.03 to 101.42		330,000	305,641
<u>ALL</u>	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63		178,807	165,759

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63		178,807	165,759
06												
07												
<u>ALL</u>	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63		178,807	165,759

68 Perkins
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 : 74
 Total Sales Price : 13,231,750
 Total Adj. Sales Price : 13,231,750
 Total Assessed Value : 12,266,152
 Avg. Adj. Sales Price : 178,807
 Avg. Assessed Value : 165,759

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 12.49
 PRD : 102.29

COV : 17.64
 STD : 16.73
 Avg. Abs. Dev : 11.71
 MAX Sales Ratio : 143.79
 MIN Sales Ratio : 60.34

95% Median C.I. : 90.18 to 95.63
 95% Wgt. Mean C.I. : 89.71 to 95.70
 95% Mean C.I. : 91.01 to 98.63

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	123.22	123.22	121.35	16.70	101.54	102.64	143.79	N/A	16,500	20,022
Ranges Excl. Low \$											
Greater Than 4,999	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63	178,807	165,759
Greater Than 14,999	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63	178,807	165,759
Greater Than 29,999	72	93.51	94.03	92.63	12.00	101.51	60.34	143.58	88.28 to 95.53	183,316	169,807
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	123.22	123.22	121.35	16.70	101.54	102.64	143.79	N/A	16,500	20,022
30,000 TO 59,999	3	96.30	110.02	107.16	18.48	102.67	90.18	143.58	N/A	45,917	49,205
60,000 TO 99,999	17	93.06	93.93	93.66	14.95	100.29	60.34	136.71	76.12 to 100.67	80,647	75,531
100,000 TO 149,999	13	94.07	94.55	93.29	15.46	101.35	69.31	123.33	75.25 to 114.09	121,231	113,092
150,000 TO 249,999	22	92.73	94.00	94.18	10.48	99.81	70.93	122.45	86.05 to 98.93	195,909	184,511
250,000 TO 499,999	17	93.80	90.93	90.71	06.94	100.24	72.67	104.98	85.81 to 95.63	341,412	309,707
500,000 TO 999,999											
1,000,000 +											
ALL	74	93.75	94.82	92.70	12.49	102.29	60.34	143.79	90.18 to 95.63	178,807	165,759

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	93	COV :	22.22	95% Median C.I. :	70.93 to 99.78
Total Sales Price :	872,000	Wgt. Mean :	90	STD :	21.20	95% Wgt. Mean C.I. :	78.84 to 100.86
Total Adj. Sales Price :	872,000	Mean :	95	Avg. Abs. Dev :	12.45	95% Mean C.I. :	79.11 to 111.71
Total Assessed Value :	783,504						
Avg. Adj. Sales Price :	96,889	COD :	13.38	MAX Sales Ratio :	143.79		
Avg. Assessed Value :	87,056	PRD :	106.19	MIN Sales Ratio :	70.89		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	96.35	96.35	96.35		100.00	96.35	96.35	N/A	135,000	130,077
07/01/2023 To 09/30/2023	2	85.36	85.36	81.63	16.90	104.57	70.93	99.78	N/A	120,000	97,959
10/01/2023 To 12/31/2023	3	93.06	87.63	89.40	10.05	98.02	70.89	98.93	N/A	105,667	94,469
01/01/2024 To 03/31/2024	1	92.16	92.16	92.16		100.00	92.16	92.16	N/A	90,000	82,948
04/01/2024 To 06/30/2024	1	143.79	143.79	143.79		100.00	143.79	143.79	N/A	15,000	21,568
07/01/2024 To 09/30/2024	1	92.78	92.78	92.78		100.00	92.78	92.78	N/A	75,000	69,586
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	96.35	89.02	86.93	09.98	102.40	70.93	99.78	N/A	125,000	108,665
10/01/2023 To 09/30/2024	6	92.92	98.60	92.05	14.35	107.12	70.89	143.79	70.89 to 143.79	82,833	76,252
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	6	94.71	88.32	88.06	10.59	100.30	70.89	99.78	70.89 to 99.78	115,333	101,567

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	9	93.06	95.41	89.85	13.38	106.19	70.89	143.79	70.93 to 99.78	96,889	87,056

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	93	COV :	22.22	95% Median C.I. :	70.93 to 99.78
Total Sales Price :	872,000	Wgt. Mean :	90	STD :	21.20	95% Wgt. Mean C.I. :	78.84 to 100.86
Total Adj. Sales Price :	872,000	Mean :	95	Avg. Abs. Dev :	12.45	95% Mean C.I. :	79.11 to 111.71
Total Assessed Value :	783,504						
Avg. Adj. Sales Price :	96,889	COD :	13.38	MAX Sales Ratio :	143.79		
Avg. Assessed Value :	87,056	PRD :	106.19	MIN Sales Ratio :	70.89		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	9	93.06	95.41	89.85	13.38	106.19	70.89	143.79	70.93 to 99.78	96,889	87,056
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	143.79	143.79	143.79		100.00	143.79	143.79	N/A	15,000	21,568
__Ranges Excl. Low \$__											
Greater Than 4,999	9	93.06	95.41	89.85	13.38	106.19	70.89	143.79	70.93 to 99.78	96,889	87,056
Greater Than 15,000	9	93.06	95.41	89.85	13.38	106.19	70.89	143.79	70.93 to 99.78	96,889	87,056
Greater Than 30,000	8	92.92	89.36	88.91	08.25	100.51	70.89	99.78	70.89 to 99.78	107,125	95,242
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	143.79	143.79	143.79		100.00	143.79	143.79	N/A	15,000	21,568
30,000 TO 59,999											
60,000 TO 99,999	5	92.78	89.73	89.39	06.42	100.38	70.89	99.78	N/A	84,200	75,270
100,000 TO 149,999	1	96.35	96.35	96.35		100.00	96.35	96.35	N/A	135,000	130,077
150,000 TO 249,999	2	84.93	84.93	84.89	16.48	100.05	70.93	98.93	N/A	150,500	127,754
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

68 Perkins
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 : 15
Total Sales Price : 1,613,500
Total Adj. Sales Price : 1,613,500
Total Assessed Value : 1,487,800
Avg. Adj. Sales Price : 107,567
Avg. Assessed Value : 99,187

MEDIAN : 99
WGT. MEAN : 92
MEAN : 93
COD : 10.86
PRD : 101.26

COV : 23.40
STD : 21.85
Avg. Abs. Dev : 10.71
MAX Sales Ratio : 135.97
MIN Sales Ratio : 29.28

95% Median C.I. : 91.60 to 99.20
95% Wgt. Mean C.I. : 82.94 to 101.48
95% Mean C.I. : 81.27 to 105.47

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	96.41	96.41	96.50	00.73	99.91	95.71	97.11	N/A	40,000	38,600
01-JAN-22 To 31-MAR-22	2	99.38	99.38	99.07	00.63	100.31	98.75	100.00	N/A	81,000	80,251
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	98.94	98.94	98.94	00.00	100.00	98.94	98.94	N/A	94,000	93,000
01-JAN-23 To 31-MAR-23	1	99.42	99.42	99.42	00.00	100.00	99.42	99.42	N/A	300,000	298,274
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	4	92.21	78.23	90.34	22.46	86.60	29.28	99.20	N/A	74,375	67,194
01-OCT-23 To 31-DEC-23	1	98.95	98.95	98.95	00.00	100.00	98.95	98.95	N/A	57,000	56,399
01-JAN-24 To 31-MAR-24	2	117.16	117.16	101.39	16.05	115.55	98.35	135.97	N/A	99,000	100,375
01-APR-24 To 30-JUN-24	1	91.60	91.60	91.60	00.00	100.00	91.60	91.60	N/A	125,000	114,501
01-JUL-24 To 30-SEP-24	1	72.80	72.80	72.80	00.00	100.00	72.80	72.80	N/A	300,000	218,399
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	4	97.93	97.89	98.22	01.51	99.66	95.71	100.00	N/A	60,500	59,425
01-OCT-22 To 30-SEP-23	6	98.80	85.21	95.45	14.15	89.27	29.28	99.42	29.28 to 99.42	115,250	110,008
01-OCT-23 To 30-SEP-24	5	98.35	99.53	86.77	14.34	114.71	72.80	135.97	N/A	136,000	118,010
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	3	98.94	99.23	99.02	00.42	100.21	98.75	100.00	N/A	85,333	84,500
01-JAN-23 To 31-DEC-23	6	98.81	85.21	95.26	14.15	89.45	29.28	99.42	29.28 to 99.42	109,083	103,908
<u>ALL</u>	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187
<u>ALL</u>	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187

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	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187
04											
<u>ALL</u>	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187

68 Perkins
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 : 15
 Total Sales Price : 1,613,500
 Total Adj. Sales Price : 1,613,500
 Total Assessed Value : 1,487,800
 Avg. Adj. Sales Price : 107,567
 Avg. Assessed Value : 99,187

MEDIAN : 99
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.86
 PRD : 101.26

COV : 23.40
 STD : 21.85
 Avg. Abs. Dev : 10.71
 MAX Sales Ratio : 135.97
 MIN Sales Ratio : 29.28

95% Median C.I. : 91.60 to 99.20
 95% Wgt. Mean C.I. : 82.94 to 101.48
 95% Mean C.I. : 81.27 to 105.47

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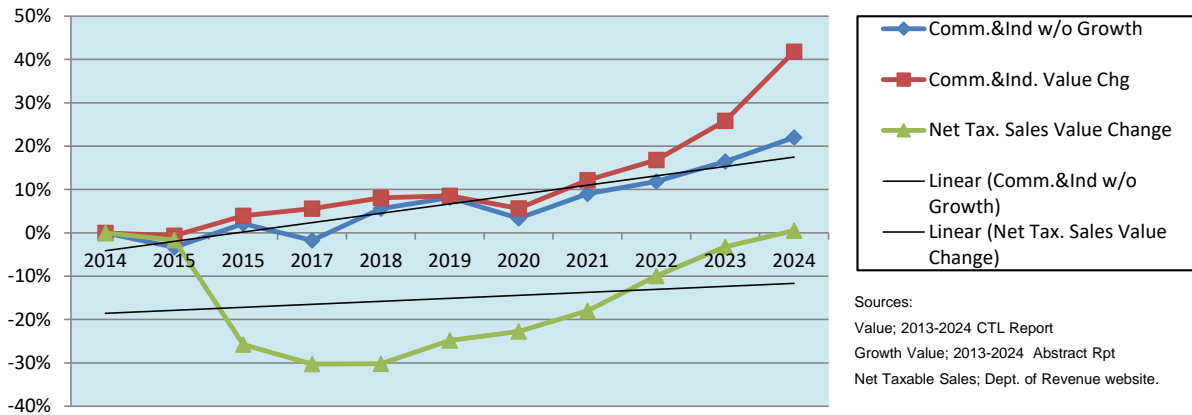
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	82.63	82.63	70.91	64.56	116.53	29.28	135.97	N/A	20,500	14,538
Ranges Excl. Low \$											
Greater Than 4,999	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187
Greater Than 14,999	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187
Greater Than 29,999	13	98.66	95.02	92.76	04.21	102.44	72.80	100.00	91.60 to 99.20	120,962	112,210
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	82.63	82.63	70.91	64.56	116.53	29.28	135.97	N/A	20,500	14,538
30,000 TO 59,999	4	98.03	97.94	98.10	01.56	99.84	95.71	100.00	N/A	44,750	43,900
60,000 TO 99,999	3	98.94	94.63	95.36	04.53	99.23	85.76	99.20	N/A	72,167	68,820
100,000 TO 149,999	2	95.18	95.18	95.10	03.76	100.08	91.60	98.75	N/A	122,500	116,501
150,000 TO 249,999	2	98.51	98.51	98.49	00.16	100.02	98.35	98.66	N/A	166,000	163,496
250,000 TO 499,999	2	86.11	86.11	86.11	15.46	100.00	72.80	99.42	N/A	300,000	258,337
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
338	1	98.94	98.94	98.94	00.00	100.00	98.94	98.94	N/A	94,000	93,000
344	4	98.81	98.68	98.67	00.81	100.01	97.11	100.00	N/A	73,500	72,524
353	4	98.78	107.31	100.25	10.41	107.04	95.71	135.97	N/A	73,875	74,063
406	3	72.80	66.94	77.35	31.81	86.54	29.28	98.75	N/A	148,333	114,740
470	1	91.60	91.60	91.60	00.00	100.00	91.60	91.60	N/A	125,000	114,501
528	1	85.76	85.76	85.76	00.00	100.00	85.76	85.76	N/A	60,000	51,458
531	1	99.42	99.42	99.42	00.00	100.00	99.42	99.42	N/A	300,000	298,274
ALL	15	98.66	93.37	92.21	10.86	101.26	29.28	135.97	91.60 to 99.20	107,567	99,187

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	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230		\$ 31,526,102	
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
2015	\$ 63,205,002	\$ 4,377,685	6.93%	\$ 58,827,317	-5.46%	\$ 21,981,002	-6.09%
2017	\$ 64,709,104	\$ 1,516,967	2.34%	\$ 63,192,137	-0.02%	\$ 21,997,744	0.08%
2018	\$ 64,964,418	\$ 246,101	0.38%	\$ 64,718,317	0.01%	\$ 23,700,793	7.74%
2019	\$ 63,245,150	\$ 1,366,420	2.16%	\$ 61,878,730	-4.75%	\$ 24,350,939	2.74%
2020	\$ 67,149,123	\$ 1,876,610	2.79%	\$ 65,272,513	3.21%	\$ 25,857,033	6.18%
2021	\$ 69,909,422	\$ 2,971,130	4.25%	\$ 66,938,292	-0.31%	\$ 28,384,331	9.77%
2022	\$ 75,317,923	\$ 5,620,847	7.46%	\$ 69,697,076	-0.30%	\$ 30,510,395	7.49%
2023	\$ 84,892,289	\$ 11,858,082	13.97%	\$ 73,034,207	-3.03%	\$ 31,692,409	3.87%
2024	\$ 85,311,703	\$ 980,357	1.15%	\$ 84,331,346	-0.66%	\$ 31,831,218	0.44%
Ann %chg	3.67%			Average	-1.08%	0.27%	0.55%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-3.31%	-0.65%	-1.69%
2015	2.11%	3.95%	-25.76%
2016	-1.72%	5.59%	-30.28%
2017	5.57%	8.10%	-30.22%
2018	8.12%	8.53%	-24.82%
2019	3.38%	5.66%	-22.76%
2020	9.05%	12.18%	-17.98%
2021	11.83%	16.79%	-9.97%
2022	16.44%	25.83%	-3.22%
2023	22.01%	41.82%	0.53%
2024	40.89%	42.52%	0.97%

County Number	68
County Name	Perkins

68 Perkins
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 : 114
 Total Sales Price : 77,488,493
 Total Adj. Sales Price : 77,488,493
 Total Assessed Value : 56,880,132
 Avg. Adj. Sales Price : 679,724
 Avg. Assessed Value : 498,949

MEDIAN : 72
 WGT. MEAN : 73
 MEAN : 74
 COD : 18.24
 PRD : 100.59

COV : 25.37
 STD : 18.73
 Avg. Abs. Dev : 13.06
 MAX Sales Ratio : 147.66
 MIN Sales Ratio : 36.13

95% Median C.I. : 68.78 to 73.76
 95% Wgt. Mean C.I. : 70.31 to 76.50
 95% Mean C.I. : 70.39 to 77.27

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	41	72.23	74.12	75.39	14.12	98.32	45.96	113.23	67.26 to 78.28	764,516	576,367
01-JAN-22 To 31-MAR-22	13	69.88	73.35	66.50	21.65	110.30	49.98	115.72	55.35 to 83.15	477,165	317,297
01-APR-22 To 30-JUN-22	7	76.21	72.96	74.52	07.11	97.91	54.85	79.28	54.85 to 79.28	816,759	608,630
01-JUL-22 To 30-SEP-22	2	107.34	107.34	87.94	31.12	122.06	73.94	140.73	N/A	375,064	329,846
01-OCT-22 To 31-DEC-22	13	83.88	81.87	76.19	15.96	107.46	57.24	116.42	65.43 to 90.77	889,324	677,576
01-JAN-23 To 31-MAR-23	10	56.80	60.67	58.63	23.50	103.48	40.43	121.12	45.16 to 69.19	559,600	328,120
01-APR-23 To 30-JUN-23	1	52.43	52.43	52.43	00.00	100.00	52.43	52.43	N/A	409,162	214,511
01-JUL-23 To 30-SEP-23	5	68.35	70.09	66.87	09.52	104.82	60.51	86.11	N/A	502,225	335,846
01-OCT-23 To 31-DEC-23	2	54.89	54.89	62.91	34.18	87.25	36.13	73.65	N/A	960,610	604,315
01-JAN-24 To 31-MAR-24	9	71.67	71.69	75.29	14.59	95.22	54.39	104.69	56.96 to 79.49	748,358	563,466
01-APR-24 To 30-JUN-24	6	65.70	65.57	68.75	09.10	95.37	54.26	79.89	54.26 to 79.89	458,221	315,045
01-JUL-24 To 30-SEP-24	5	76.67	95.19	103.07	27.47	92.35	73.27	147.66	N/A	397,895	410,122
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	63	72.23	74.89	74.24	16.06	100.88	45.96	140.73	70.62 to 77.53	698,663	518,667
01-OCT-22 To 30-SEP-23	29	68.35	71.51	69.65	22.40	102.67	40.43	121.12	59.35 to 83.88	692,328	482,187
01-OCT-23 To 30-SEP-24	22	72.47	73.83	76.30	18.96	96.76	36.13	147.66	64.11 to 76.67	608,875	464,577
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	35	73.94	78.38	73.68	19.18	106.38	49.98	140.73	71.35 to 81.38	692,337	510,099
01-JAN-23 To 31-DEC-23	18	59.93	62.18	61.16	21.49	101.67	36.13	121.12	51.21 to 69.19	579,861	354,643
<u>ALL</u>	114	71.61	73.83	73.40	18.24	100.59	36.13	147.66	68.78 to 73.76	679,724	498,949

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	114	71.61	73.83	73.40	18.24	100.59	36.13	147.66	68.78 to 73.76	679,724	498,949
<u>ALL</u>	114	71.61	73.83	73.40	18.24	100.59	36.13	147.66	68.78 to 73.76	679,724	498,949

68 Perkins
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 : 114
 Total Sales Price : 77,488,493
 Total Adj. Sales Price : 77,488,493
 Total Assessed Value : 56,880,132
 Avg. Adj. Sales Price : 679,724
 Avg. Assessed Value : 498,949

MEDIAN : 72
 WGT. MEAN : 73
 MEAN : 74
 COD : 18.24
 PRD : 100.59

COV : 25.37
 STD : 18.73
 Avg. Abs. Dev : 13.06
 MAX Sales Ratio : 147.66
 MIN Sales Ratio : 36.13

95% Median C.I. : 68.78 to 73.76
 95% Wgt. Mean C.I. : 70.31 to 76.50
 95% Mean C.I. : 70.39 to 77.27

Printed:3/26/2025 12:21:34PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	55	71.54	72.95	68.91	21.36	105.86	36.13	140.73	63.15 to 76.67	403,547	278,079
1	55	71.54	72.95	68.91	21.36	105.86	36.13	140.73	63.15 to 76.67	403,547	278,079
<u> Grass </u>											
County	10	71.45	72.03	71.31	10.89	101.01	54.26	86.11	64.11 to 83.15	176,621	125,949
1	10	71.45	72.03	71.31	10.89	101.01	54.26	86.11	64.11 to 83.15	176,621	125,949
<u> ALL </u>	114	71.61	73.83	73.40	18.24	100.59	36.13	147.66	68.78 to 73.76	679,724	498,949

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Irrigated </u>											
County	27	71.99	77.38	74.64	14.72	103.67	55.35	147.66	70.62 to 78.94	1,282,566	957,262
1	27	71.99	77.38	74.64	14.72	103.67	55.35	147.66	70.62 to 78.94	1,282,566	957,262
<u> Dry </u>											
County	62	71.45	72.61	68.93	21.36	105.34	36.13	140.73	62.20 to 75.95	406,644	280,315
1	62	71.45	72.61	68.93	21.36	105.34	36.13	140.73	62.20 to 75.95	406,644	280,315
<u> Grass </u>											
County	10	71.45	72.03	71.31	10.89	101.01	54.26	86.11	64.11 to 83.15	176,621	125,949
1	10	71.45	72.03	71.31	10.89	101.01	54.26	86.11	64.11 to 83.15	176,621	125,949
<u> ALL </u>	114	71.61	73.83	73.40	18.24	100.59	36.13	147.66	68.78 to 73.76	679,724	498,949

Perkins County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	5,692	5,718	4,903	5,553	5,488	5,020	5,373	5,362	5,578
Keith	3	5,740	5,740	5,740	5,480	5,480	5,480	5,480	5,480	5,651
Lincoln	3	3,922	3,917	3,925	3,913	3,806	3,742	3,814	3,799	3,838
Hayes	1	3,810	3,810	3,680	3,680	3,545	3,545	3,410	3,410	3,684
Chase	1	4,669	4,670	4,545	4,545	4,415	4,415	4,415	4,398	4,565

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	1,400	1,400	1,315	1,315	n/a	1,235	1,235	1,356
Keith	3	n/a	1,600	1,500	1,500	1,500	1,500	1,470	1,470	1,562
Lincoln	3	n/a	1,425	1,425	1,425	1,375	1,375	1,375	1,375	1,409
Hayes	1	n/a	1,455	1,310	1,310	1,270	1,270	1,210	1,210	1,404
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350

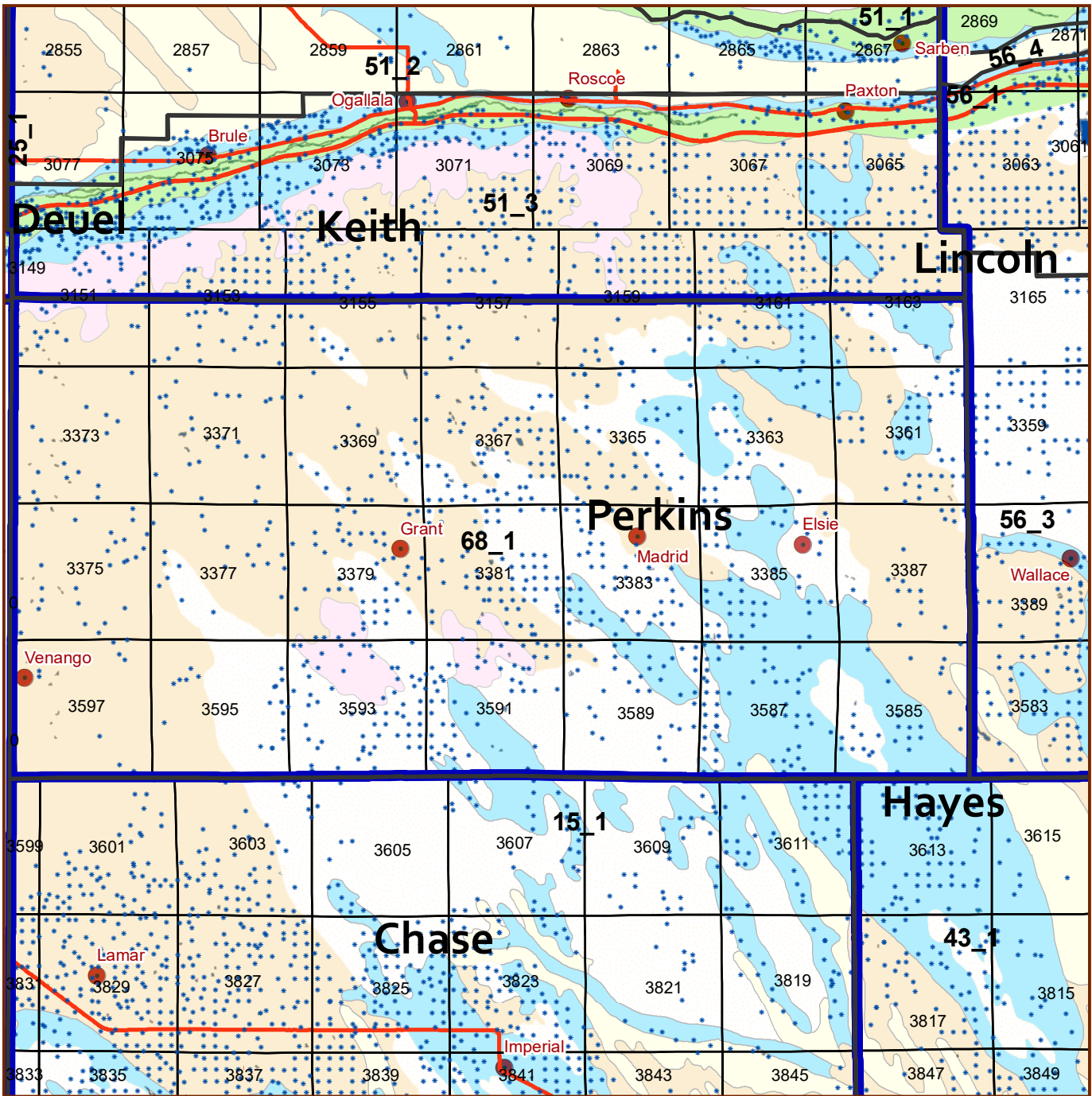
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	690	n/a	n/a	690	n/a	690	690	690	690
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	3	823	825	825	825	825	770	770	770	775
Hayes	1	600	600	n/a	600	600	600	600	600	600
Chase	1	821	n/a	1,050	834	660	708	692	698	706

County	Mkt Area	CRP	TIMBER	WASTE
Perkins	1	766	n/a	80
Keith	3	1,196	n/a	335
Lincoln	3	1,105	n/a	425
Hayes	1	1,187	n/a	294
Chase	1	787	n/a	20






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.

PERKINS COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










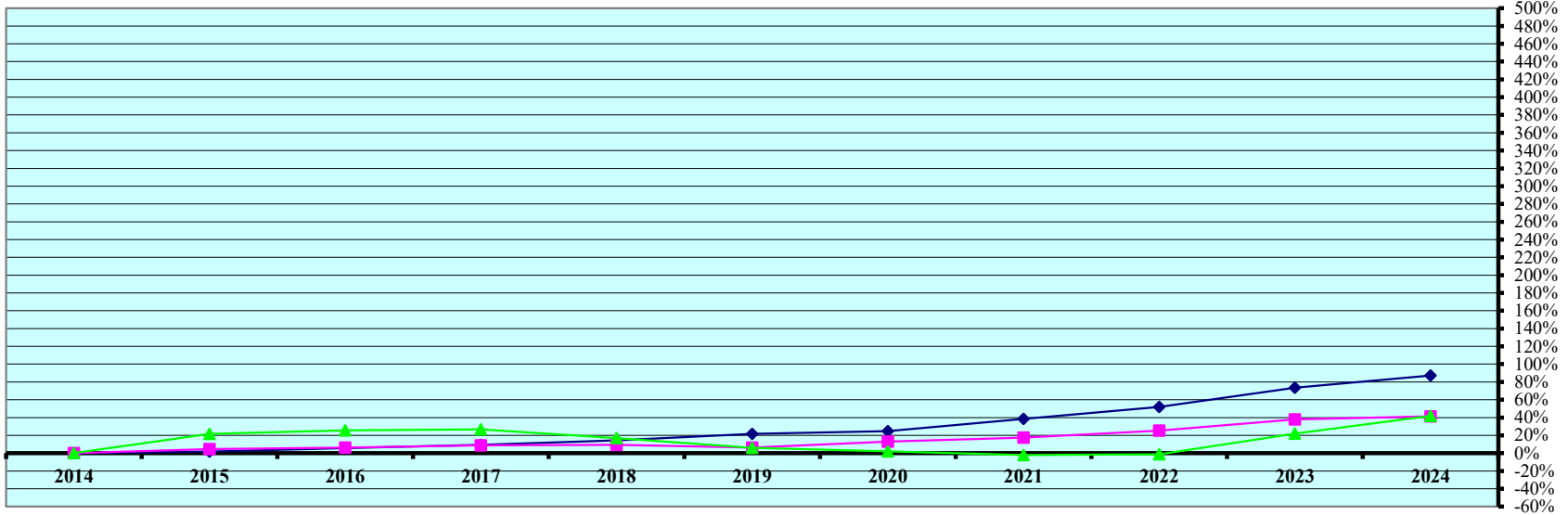
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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	75,702,611	-	-	-	59,470,777	-	-	-	818,545,972	-	-	-
2015	77,116,076	1,413,465	1.87%	1.87%	62,223,235	2,752,458	4.63%	4.63%	995,619,365	177,073,393	21.63%	21.63%
2016	80,055,092	2,939,016	3.81%	5.75%	63,205,002	981,767	1.58%	6.28%	1,027,685,298	32,065,933	3.22%	25.55%
2017	82,773,595	2,718,503	3.40%	9.34%	64,709,104	1,504,102	2.38%	8.81%	1,037,452,668	9,767,370	0.95%	26.74%
2018	86,653,206	3,879,611	4.69%	14.47%	64,964,418	255,314	0.39%	9.24%	957,195,292	-80,257,376	-7.74%	16.94%
2019	92,143,077	5,489,871	6.34%	21.72%	63,245,150	-1,719,268	-2.65%	6.35%	866,588,966	-90,606,326	-9.47%	5.87%
2020	94,529,227	2,386,150	2.59%	24.87%	67,149,123	3,903,973	6.17%	12.91%	834,080,852	-32,508,114	-3.75%	1.90%
2021	104,744,212	10,214,985	10.81%	38.36%	69,909,422	2,760,299	4.11%	17.55%	800,964,346	-33,116,506	-3.97%	-2.15%
2022	114,926,470	10,182,258	9.72%	51.81%	74,455,569	4,546,147	6.50%	25.20%	806,808,449	5,844,103	0.73%	-1.43%
2023	131,255,602	16,329,132	14.21%	73.38%	81,976,701	7,521,132	10.10%	37.84%	998,986,591	192,178,142	23.82%	22.04%
2024	141,732,324	10,476,722	7.98%	87.22%	84,050,665	2,073,964	2.53%	41.33%	1,161,101,126	162,114,535	16.23%	41.85%

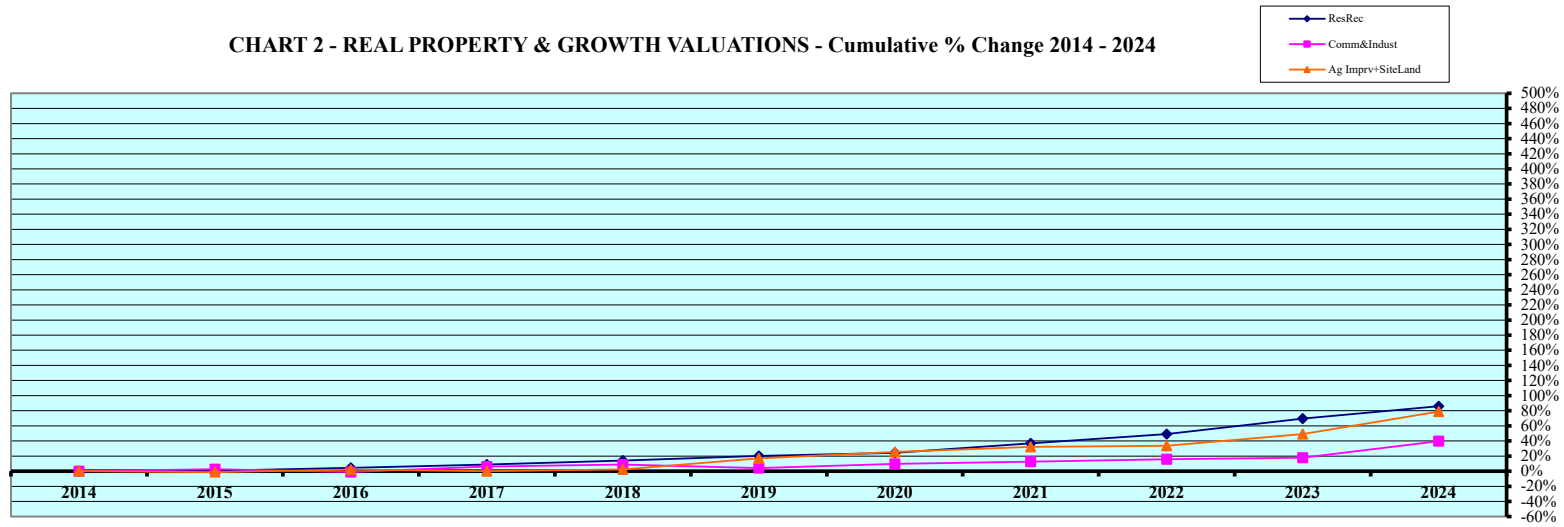
Rate Annual %chg: Residential & Recreational **6.47%** Commercial & Industrial **3.52%** Agricultural Land **3.56%**

Cnty# **68**
County **PERKINS**

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	75,702,611	1,027,647	1.36%	74,674,964	--	--	59,470,777	1,596,597	2.68%	57,874,180	--	--
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	0.55%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	2.77%
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	4.41%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	-1.08%
2017	82,773,595	442,153	0.53%	82,331,442	2.84%	8.76%	64,709,104	1,516,967	2.34%	63,192,137	-0.02%	6.26%
2018	86,653,206	368,043	0.42%	86,285,163	4.24%	13.98%	64,964,418	246,101	0.38%	64,718,317	0.01%	8.82%
2019	92,143,077	1,122,932	1.22%	91,020,145	5.04%	20.23%	63,245,150	1,366,420	2.16%	61,878,730	-4.75%	4.05%
2020	94,529,227	419,467	0.44%	94,109,760	2.13%	24.32%	67,149,123	1,876,610	2.79%	65,272,513	3.21%	9.76%
2021	104,744,212	1,080,341	1.03%	103,663,871	9.66%	36.94%	69,909,422	2,971,130	4.25%	66,938,292	-0.31%	12.56%
2022	114,926,470	2,061,882	1.79%	112,864,588	7.75%	49.09%	74,455,569	5,620,847	7.55%	68,834,722	-1.54%	15.75%
2023	131,255,602	2,813,783	2.14%	128,441,819	11.76%	69.67%	81,976,701	11,858,082	14.47%	70,118,619	-5.82%	17.90%
2024	141,732,324	947,718	0.67%	140,784,606	7.26%	85.97%	84,050,665	980,357	1.17%	83,070,308	1.33%	39.68%
Rate Ann%chg	6.47%	Resid & Recreat w/o growth				5.37%	C & I w/o growth				-1.06%	

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	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	--	--
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	-1.27%
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	2.15%
2017	31,901,320	22,495,342	54,396,662	1,090,364	2.00%	53,306,298	-6.11%	0.14%
2018	32,813,040	22,747,116	55,560,156	1,050,531	1.89%	54,509,625	0.21%	2.40%
2019	40,136,225	23,397,032	63,533,257	1,292,979	2.04%	62,240,278	12.02%	16.92%
2020	42,095,663	25,417,478	67,513,141	797,737	1.18%	66,715,404	5.01%	25.33%
2021	45,272,417	26,372,638	71,645,055	1,341,055	1.87%	70,304,000	4.13%	32.07%
2022	46,831,611	29,045,249	75,876,860	4,725,585	6.23%	71,151,275	-0.69%	33.66%
2023	49,915,867	30,644,138	80,560,005	1,139,760	1.41%	79,420,245	4.67%	49.19%
2024	61,134,953	36,439,233	97,574,186	2,367,145	2.43%	95,207,041	18.18%	78.85%
Rate Ann%chg	6.01%	6.65%	6.25%	Ag Imprv+Site w/o growth		3.57%		

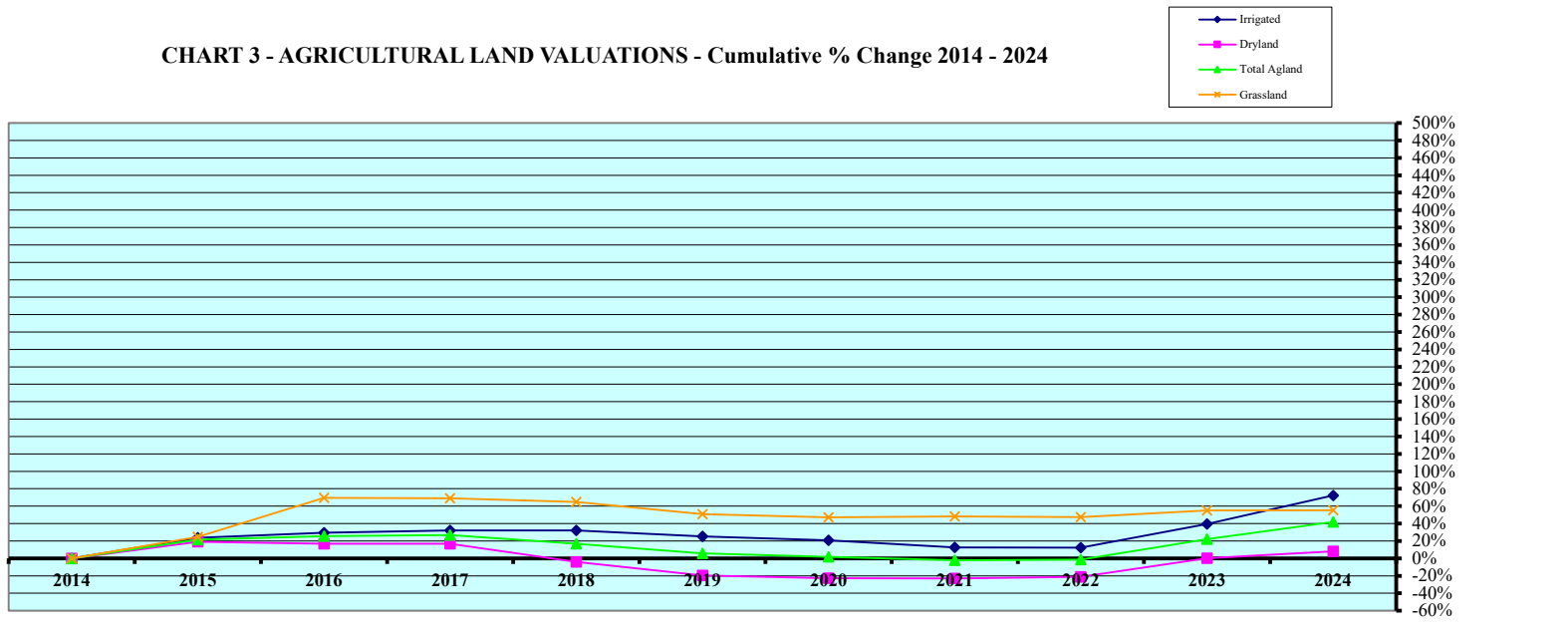
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

Cnty# 68
County PERKINS

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	401,328,091	-	-	-	377,297,145	-	-	-	39,043,040	-	-	-
2015	496,693,551	95,365,460	23.76%	23.76%	449,343,474	72,046,329	19.10%	19.10%	48,657,640	9,614,600	24.63%	24.63%
2016	519,988,942	23,295,391	4.69%	29.57%	440,429,468	-8,914,006	-1.98%	16.73%	66,193,880	17,536,240	36.04%	69.54%
2017	529,989,816	10,000,874	1.92%	32.06%	440,350,906	-78,562	-0.02%	16.71%	65,980,833	-213,047	-0.32%	69.00%
2018	529,807,434	-182,382	-0.03%	32.01%	361,918,345	-78,432,561	-17.81%	-4.08%	64,333,260	-1,647,573	-2.50%	64.78%
2019	502,866,014	-26,941,420	-5.09%	25.30%	303,731,789	-58,186,556	-16.08%	-19.50%	58,913,059	-5,420,201	-8.43%	50.89%
2020	484,374,286	-18,491,728	-3.68%	20.69%	291,116,642	-12,615,147	-4.15%	-22.84%	57,477,359	-1,435,700	-2.44%	47.22%
2021	451,504,637	-32,869,649	-6.79%	12.50%	290,462,393	-654,249	-0.22%	-23.01%	57,872,157	394,798	0.69%	48.23%
2022	450,915,497	-589,140	-0.13%	12.36%	297,263,326	6,800,933	2.34%	-21.21%	57,509,880	-362,277	-0.63%	47.30%
2023	559,345,281	108,429,784	24.05%	39.37%	377,906,003	80,642,677	27.13%	0.16%	60,558,543	3,048,663	5.30%	55.11%
2024	691,642,822	132,297,541	23.65%	72.34%	407,632,978	29,726,975	7.87%	8.04%	60,645,549	87,006	0.14%	55.33%

Rate Ann.%chg: Irrigated **5.59%** Dryland **0.78%** Grassland **4.50%**

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	133,074	-	-	-	744,622	-	-	-	818,545,972	-	-	-
2015	119,193	-13,881	-10.43%	-10.43%	805,507	60,885	8.18%	8.18%	995,619,365	177,073,393	21.63%	21.63%
2016	120,356	1,163	0.98%	-9.56%	952,652	147,145	18.27%	27.94%	1,027,685,298	32,065,933	3.22%	25.55%
2017	121,888	1,532	1.27%	-8.41%	1,009,225	56,573	5.94%	35.54%	1,037,452,668	9,767,370	0.95%	26.74%
2018	120,143	-1,745	-1.43%	-9.72%	1,016,110	6,885	0.68%	36.46%	957,195,292	-80,257,376	-7.74%	16.94%
2019	119,802	-341	-0.28%	-9.97%	958,302	-57,808	-5.69%	28.70%	866,588,966	-90,606,326	-9.47%	5.87%
2020	117,678	-2,124	-1.77%	-11.57%	994,887	36,585	3.82%	33.61%	834,080,852	-32,508,114	-3.75%	1.90%
2021	118,966	1,288	1.09%	-10.60%	1,006,193	11,306	1.14%	35.13%	800,964,346	-33,116,506	-3.97%	-2.15%
2022	119,397	431	0.36%	-10.28%	1,000,349	-5,844	-0.58%	34.34%	806,808,449	5,844,103	0.73%	-1.43%
2023	119,397	0	0.00%	-10.28%	1,057,367	57,018	5.70%	42.00%	998,986,591	192,178,142	23.82%	22.04%
2024	119,062	-335	-0.28%	-10.53%	1,060,715	3,348	0.32%	42.45%	1,161,101,126	162,114,535	16.23%	41.85%

Cnty# **68**
County **PERKINS**

Rate Ann.%chg: Total Agric Land **3.56%**

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	401,707,061	137,068	2,931			379,077,083	321,970	1,177			38,562,183	85,692	450		
2015	497,526,427	137,044	3,630	23.88%	23.88%	449,342,360	318,936	1,409	19.66%	19.66%	48,657,854	88,467	550	22.22%	22.22%
2016	519,988,941	136,883	3,799	4.64%	29.62%	441,021,986	309,683	1,424	1.08%	20.96%	65,883,931	97,823	674	22.45%	49.66%
2017	529,992,265	136,893	3,872	1.92%	32.10%	440,403,098	309,221	1,424	0.01%	20.97%	65,977,602	98,197	672	-0.24%	49.31%
2018	529,807,433	136,733	3,875	0.08%	32.21%	361,920,545	309,655	1,169	-17.94%	-0.73%	64,331,803	97,872	657	-2.17%	46.06%
2019	502,943,741	136,613	3,682	-4.99%	25.62%	303,894,396	309,471	982	-15.98%	-16.60%	58,917,256	97,956	601	-8.49%	33.66%
2020	484,374,286	136,410	3,551	-3.55%	21.16%	291,389,586	309,449	942	-4.11%	-20.02%	57,303,922	98,075	584	-2.86%	29.84%
2021	451,504,637	136,286	3,313	-6.70%	13.04%	290,463,766	308,443	942	0.01%	-20.02%	57,872,155	99,035	584	0.01%	29.85%
2022	450,916,464	136,110	3,313	0.00%	13.04%	297,270,108	309,110	962	2.12%	-18.32%	57,509,880	98,408	584	0.01%	29.86%
2023	559,432,386	136,243	4,106	23.94%	40.11%	377,608,543	308,671	1,223	27.21%	3.90%	60,701,381	98,676	615	5.26%	36.70%
2024	692,123,621	136,213	5,081	23.75%	73.38%	407,633,551	308,656	1,321	7.96%	12.17%	60,645,548	98,577	615	0.01%	36.71%

Rate Annual %chg Average Value/Acre: 5.59%

0.73%

4.63%

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	133,279	1,655	81			745,441	1,656	450			820,225,047	548,041	1,497		
2015	119,193	1,475	81	0.29%	0.29%	805,506	1,464	550	22.22%	22.22%	996,451,340	547,387	1,820	21.63%	21.63%
2016	120,224	1,485	81	0.20%	0.49%	950,202	1,462	650	18.18%	44.44%	1,027,965,284	547,336	1,878	3.17%	25.49%
2017	121,610	1,502	81	-0.01%	0.48%	1,009,225	1,553	650	0.00%	44.44%	1,037,503,800	547,366	1,895	0.92%	26.65%
2018	121,749	1,504	81	0.00%	0.48%	1,014,927	1,561	650	0.00%	44.44%	957,196,457	547,326	1,749	-7.73%	16.85%
2019	119,802	1,497	80	-1.16%	-0.68%	958,302	1,597	600	-7.70%	33.32%	866,833,497	547,134	1,584	-9.41%	5.86%
2020	117,678	1,471	80	0.00%	-0.68%	994,887	1,701	585	-2.50%	29.98%	834,180,359	547,106	1,525	-3.76%	1.88%
2021	118,966	1,487	80	0.00%	-0.68%	1,006,895	1,721	585	0.00%	29.98%	800,966,419	546,972	1,464	-3.96%	-2.16%
2022	119,397	1,492	80	0.00%	-0.68%	1,000,969	1,711	585	0.00%	29.98%	806,816,818	546,832	1,475	0.76%	-1.42%
2023	119,397	1,492	80	0.00%	-0.68%	1,050,362	1,708	615	5.13%	36.65%	998,912,069	546,791	1,827	23.82%	22.06%
2024	119,062	1,488	80	0.00%	-0.68%	1,060,718	1,725	615	0.00%	36.65%	1,161,582,500	546,658	2,125	16.31%	41.98%

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PERKINS

Rate Annual %chg Average Value/Acre: 3.54%

(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
2,958	PERKINS	98,374,218	30,312,995	3,941,639	141,732,324	71,950,665	12,100,000	0	1,161,101,126	61,134,953	36,439,233	11,200	1,617,098,353
cnty sector/value % of total value:		6.08%	1.87%	0.24%	8.76%	4.45%	0.75%		71.80%	3.78%	2.25%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
102	ELSIE	2,339,896	78,602	23,847	3,857,128	1,549,135	0	0	31,640	0	3,730	0	7,883,978
3.57%	%sector of county sector	2.38%	0.26%	0.61%	2.72%	2.15%			0.00%		0.01%		0.49%
	%sector of municipality	29.68%	1.00%	0.30%	48.92%	19.65%			0.40%		0.05%		100.00%
1,197	GRANT	2,528,690	2,115,091	335,679	67,956,101	15,380,582	0	0	25,976	30,000	3,780	0	88,375,899
41.88%	%sector of county sector	2.57%	6.98%	8.52%	47.95%	21.38%			0.00%	0.05%	0.01%		5.47%
	%sector of municipality	2.86%	2.39%	0.38%	76.89%	17.40%			0.03%	0.03%	0.00%		100.00%
242	MADRID	4,654,417	235,291	32,974	7,618,763	4,435,771	12,100,000	0	569,104	0	42,222	0	29,688,542
8.47%	%sector of county sector	4.73%	0.78%	0.84%	5.38%	6.17%	100.00%		0.05%		0.12%		1.84%
	%sector of municipality	15.68%	0.79%	0.11%	25.66%	14.94%	40.76%		1.92%		0.14%		100.00%
157	VENANGO	959,950	296,955	64,945	6,295,421	5,400,614	0	0	205,031	0	368,560	0	13,591,476
5.49%	%sector of county sector	0.98%	0.98%	1.65%	4.44%	7.51%			0.02%		1.01%		0.84%
	%sector of municipality	7.06%	2.18%	0.48%	46.32%	39.74%			1.51%		2.71%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
1,699	Total Municipalities	10,482,954	2,725,939	457,445	85,727,416	26,766,103	12,100,001	0	831,751	30,000	418,292	0	139,539,899
59.43%	%all municip.sectors of cnty	10.66%	8.99%	11.61%	60.49%	37.20%	100.00%		0.07%	0.05%	1.15%		8.63%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,629	Value : 1,594,016,286	Growth 2,273,231	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	143	664,890	6	71,105	42	854,332	191	1,590,327	
02. Res Improve Land	805	6,504,625	44	858,355	192	8,414,813	1,041	15,777,793	
03. Res Improvements	814	89,112,943	45	8,383,541	211	42,986,012	1,070	140,482,496	
04. Res Total	957	96,282,458	51	9,313,001	253	52,255,157	1,261	157,850,616	1,181,207
% of Res Total	75.89	61.00	4.04	5.90	20.06	33.10	27.24	9.90	51.96
05. Com UnImp Land	32	237,640	14	191,999	21	608,465	67	1,038,104	
06. Com Improve Land	118	1,464,215	28	633,185	34	6,003,888	180	8,101,288	
07. Com Improvements	129	21,598,820	32	10,144,017	38	31,508,162	199	63,250,999	
08. Com Total	161	23,300,675	46	10,969,201	59	38,120,515	266	72,390,391	388,957
% of Com Total	60.53	32.19	17.29	15.15	22.18	52.66	5.75	4.54	17.11
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	203,100	0	0	0	0	1	203,100	
11. Ind Improvements	1	11,896,900	0	0	0	0	1	11,896,900	
12. Ind Total	1	12,100,000	0	0	0	0	1	12,100,000	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	0.76	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	957	96,282,458	51	9,313,001	253	52,255,157	1,261	157,850,616	1,181,207
% of Res & Rec Total	75.89	61.00	4.04	5.90	20.06	33.10	27.24	9.90	51.96
Com & Ind Total	162	35,400,675	46	10,969,201	59	38,120,515	267	84,490,391	388,957
% of Com & Ind Total	60.67	41.90	17.23	12.98	22.10	45.12	5.77	5.30	17.11
17. Taxable Total	1,119	131,683,133	97	20,282,202	312	90,375,672	1,528	242,341,007	1,570,164
% of Taxable Total	73.23	54.34	6.35	8.37	20.42	37.29	33.01	15.20	69.07

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	6,650	242,826	0	0	0
19. Commercial	2	3,267,801	6,211,999	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	6,650	242,826
19. Commercial	1	60,035	1,197,700	3	3,327,836	7,409,699
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	3,334,486	7,652,525

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	8	11,200	8	11,200	0
25. Total	0	0	0	0	8	11,200	8	11,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	84	1	160	245

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	106,204	11	137,510	2,543	1,002,359,086	2,555	1,002,602,800
28. Ag-Improved Land	4	21,921	3	25,214	503	262,098,488	510	262,145,623
29. Ag Improvements	4	29,757	3	375,950	531	86,509,949	538	86,915,656

30. Ag Total				3,093	1,351,664,079
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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	1	1.00	30,000	
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	1	3.49	7,365	1	0.24	840	
36. FarmSite Improv Land	4	5.47	11,170	2	6.63	22,730	
37. FarmSite Improvements	4	0.00	29,757	3	0.00	375,950	
38. FarmSite Total							
39. Road & Ditches	1	0.42	0	4	1.71	0	
40. Other- Non Ag Use	0	0.00	0	1	3.48	5,220	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	17	17.00	510,000	18	18.00	540,000	
32. HomeSite Improv Land	272	280.00	8,400,000	272	280.00	8,400,000	
33. HomeSite Improvements	275	0.00	58,157,313	275	0.00	58,157,313	235,701
34. HomeSite Total				293	298.00	67,097,313	
35. FarmSite UnImp Land	115	570.39	737,150	117	574.12	745,355	
36. FarmSite Improv Land	475	2,550.26	7,376,199	481	2,562.36	7,410,099	
37. FarmSite Improvements	512	0.00	28,352,636	519	0.00	28,758,343	467,366
38. FarmSite Total				636	3,136.48	36,913,797	
39. Road & Ditches	2,645	9,013.24	0	2,650	9,015.37	0	
40. Other- Non Ag Use	10	36.74	95,162	11	40.22	100,382	
41. Total Section VI				929	12,490.07	104,111,492	703,067

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	19,287.99	14.16%	109,791,612	14.45%	5,692.23
46. 1A	42,696.31	31.35%	244,128,089	32.14%	5,717.78
47. 2A1	1,784.71	1.31%	8,750,072	1.15%	4,902.80
48. 2A	38,101.30	27.98%	211,573,619	27.85%	5,552.92
49. 3A1	11,247.30	8.26%	61,726,088	8.13%	5,488.08
50. 3A	870.34	0.64%	4,369,504	0.58%	5,020.46
51. 4A1	22,014.47	16.16%	118,291,712	15.57%	5,373.36
52. 4A	188.53	0.14%	1,010,833	0.13%	5,361.66
53. Total	136,190.95	100.00%	759,641,529	100.00%	5,577.77
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	171,967.90	55.82%	240,755,065	57.65%	1,400.00
56. 2D1	1,824.62	0.59%	2,554,468	0.61%	1,400.00
57. 2D	88,260.53	28.65%	116,062,678	27.79%	1,315.00
58. 3D1	18,025.82	5.85%	23,703,997	5.68%	1,315.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,480.17	3.40%	12,943,026	3.10%	1,235.00
61. 4D	17,508.39	5.68%	21,622,881	5.18%	1,235.00
62. Total	308,067.43	100.00%	417,642,115	100.00%	1,355.68
Grass					
63. 1G1	348.86	0.35%	240,713	0.35%	690.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	606.78	0.61%	433,166	0.63%	713.88
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	79,473.25	80.13%	55,335,349	80.19%	696.28
69. 4G1	17,828.70	17.98%	12,359,346	17.91%	693.23
70. 4G	918.80	0.93%	640,953	0.93%	697.60
71. Total	99,176.39	100.00%	69,009,527	100.00%	695.83
Irrigated Total					
	136,190.95	24.91%	759,641,529	60.89%	5,577.77
Dry Total					
	308,067.43	56.36%	417,642,115	33.48%	1,355.68
Grass Total					
	99,176.39	18.14%	69,009,527	5.53%	695.83
72. Waste	1,488.20	0.27%	119,062	0.01%	80.00
73. Other	1,727.82	0.32%	1,140,354	0.09%	660.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	546,650.79	100.00%	1,247,552,587	100.00%	2,282.17

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	136,190.95	759,641,529	136,190.95	759,641,529
77. Dry Land	70.74	98,839	56.83	73,617	307,939.86	417,469,659	308,067.43	417,642,115
78. Grass	15.58	10,751	42.37	29,235	99,118.44	68,969,541	99,176.39	69,009,527
79. Waste	0.00	0	0.00	0	1,488.20	119,062	1,488.20	119,062
80. Other	0.00	0	1.64	1,082	1,726.18	1,139,272	1,727.82	1,140,354
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	86.32	109,590	100.84	103,934	546,463.63	1,247,339,063	546,650.79	1,247,552,587

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,190.95	24.91%	759,641,529	60.89%	5,577.77
Dry Land	308,067.43	56.36%	417,642,115	33.48%	1,355.68
Grass	99,176.39	18.14%	69,009,527	5.53%	695.83
Waste	1,488.20	0.27%	119,062	0.01%	80.00
Other	1,727.82	0.32%	1,140,354	0.09%	660.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	546,650.79	100.00%	1,247,552,587	100.00%	2,282.17

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 Brandon	5	7,500	7	40,588	7	388,223	12	436,311	0
83.2 Elsie	12	42,311	70	301,969	71	4,403,502	83	4,747,782	0
83.3 Grinton	32	21,323	15	12,543	15	470,063	47	503,929	0
83.4 Grant	27	266,625	531	5,658,454	538	76,035,928	565	81,961,007	279,307
83.5 Kenton Heights	3	15,000	12	185,000	12	2,340,518	15	2,540,518	118,935
83.6 Madrid	39	175,156	128	751,240	130	8,794,689	169	9,721,085	1,408
83.7 Rural	43	897,537	185	8,378,483	204	41,421,736	247	50,697,756	767,842
83.8 Venango	30	164,875	93	449,516	93	6,627,837	123	7,242,228	13,715
84 Residential Total	191	1,590,327	1,041	15,777,793	1,070	140,482,496	1,261	157,850,616	1,181,207

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	1	4,500	1	4,500	0
85.2	Brandon	0	0	1	15,000	2	374,600	2	389,600	0
85.3	Elsie	6	42,210	15	182,626	16	1,202,773	22	1,427,609	0
85.4	Granton	0	0	1	2,726	1	120,407	1	123,133	0
85.5	Grant	21	250,979	92	1,237,980	101	13,563,339	122	15,052,298	2,304
85.6	Madrid	10	53,810	15	327,669	16	16,154,292	26	16,535,771	0
85.7	Rural	25	666,155	46	6,467,437	51	41,890,936	76	49,024,528	386,653
85.8	Venango	5	24,950	11	70,950	12	1,837,052	17	1,932,952	0
86	Commercial Total	67	1,038,104	181	8,304,388	200	75,147,899	267	84,490,391	388,957

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	348.86	0.38%	240,713	0.38%	690.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	454.32	0.50%	313,485	0.50%	690.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	74,224.48	81.01%	51,215,047	81.01%	690.00
93. 4G1	15,911.76	17.37%	10,979,149	17.37%	690.00
94. 4G	686.16	0.75%	473,453	0.75%	690.00
95. Total	91,625.58	100.00%	63,221,847	100.00%	690.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	152.46	2.02%	119,681	2.07%	785.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	5,248.77	69.51%	4,120,302	71.19%	785.00
102. 4C1	1,916.94	25.39%	1,380,197	23.85%	720.00
103. 4C	232.64	3.08%	167,500	2.89%	720.00
104. Total	7,550.81	100.00%	5,787,680	100.00%	766.50
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	91,625.58	92.39%	63,221,847	91.61%	690.00
CRP Total	7,550.81	7.61%	5,787,680	8.39%	766.50
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	99,176.39	100.00%	69,009,527	100.00%	695.83

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

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	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	141,732,324	157,850,616	16,118,292	11.37%	1,181,207	10.54%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	61,134,953	67,097,313	5,962,360	9.75%	235,701	9.37%
04. Total Residential (sum lines 1-3)	202,867,277	224,947,929	22,080,652	10.88%	1,416,908	10.19%
05. Commercial	71,950,665	72,390,391	439,726	0.61%	388,957	0.07%
06. Industrial	12,100,000	12,100,000	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	84,050,665	84,490,391	439,726	0.52%	388,957	0.06%
08. Ag-Farmsite Land, Outbuildings	36,338,851	36,913,797	574,946	1.58%	467,366	0.30%
09. Minerals	11,200	11,200	0	0.00%	0	0.00%
10. Non Ag Use Land	100,382	100,382	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	36,450,433	37,025,379	574,946	1.58%	467,366	0.30%
12. Irrigated	691,642,822	759,641,529	67,998,707	9.83%		
13. Dryland	407,632,978	417,642,115	10,009,137	2.46%		
14. Grassland	60,645,549	69,009,527	8,363,978	13.79%		
15. Wasteland	119,062	119,062	0	0.00%		
16. Other Agland	1,060,715	1,140,354	79,639	7.51%		
17. Total Agricultural Land	1,161,101,126	1,247,552,587	86,451,461	7.45%		
18. Total Value of all Real Property (Locally Assessed)	1,484,469,501	1,594,016,286	109,546,785	7.38%	2,273,231	7.23%

2025 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$180,150
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$50,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$30,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$7,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, with gWorks
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://perkins.gWorks.com
8.	Who maintains the GIS software and maps?
	The county assessor and gWorks.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS, Oblique imagery
10.	When was the aerial imagery last updated?
	GIS 2022. Oblique imagery 2017. The county uses the aerial imagery for additional information about parcels. They also do physical inspections.

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?
	Grant, Madrid, and Venango are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for all commercial property; Pritchard & Abbott, Inc. to monitor oil and gas.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal Services, Inc. for all commercial. Pritchard & Abbott for mineral valuations.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	The County requires to appraiser to have appraisal experience and to be credentialed.
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 Perkins County

1.	Valuation data collection done by:
	The assessor and staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is primarily used in determining residential property market value.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county uses the depreciation tables provided by the CAMA vendor.
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.
	No.
5.	Describe the methodology used to determine the residential lot values?
	Despite few vacant lot sales, the county uses the square foot method and in areas where lots are irregular or significantly larger, a per lot value is used.
6.	How are rural residential site values developed?
	Market values are developed for site values and are comparable to surrounding counties. The home site acre is \$30,000; acres 2-9 are at \$3,500 per acre. Ten acres and above are \$1,000 per acre.
7.	Are there form 191 applications on file?
	No.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2025 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:
	The contracted appraisal company (Stanard Appraisal).
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The income approach was used for rental properties, and the cost approach is used for the remaining commercial properties.
2a.	Describe the process used to determine the value of unique commercial properties.
	A fee appraisal from a contracted appraiser is used to value the ethanol plant, utilizing a cost and comparable approach.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county uses the tables provided by the CAMA vendor.
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.
	No.
5.	Describe the methodology used to determine the commercial lot values.
	The majority of commercial properties are valued by the square foot method and large commercial properties are valued by the acre method.

2025 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:
	The county assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	N/A
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Primary use and parcels consisting of twenty acres or less with no adjoining ag use is used to identify rural residential properties. Recreational land has not been identified from the market.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, farm home sites carry the same value as rural residential home sites.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Intensive use in Perkins County has been identified and was valued by the contracted appraisal service during the last commercial review.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	When sales of WRP occur, they reflect a value similar to timbered grassland. Since no sales have occurred in some time, the WRP has moved at a pace similar to the grassland
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Satellite pivots--one well with two pivots and the market indicates a lower irrigated value.
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	None
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

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

**2024 Plan of Assessment for Perkins County
Assessment Years 2025, 2026, and 2027
Date: June 15, 2024**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2006).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1258	27.19%	\$239,453,778	16.11%		
Commercial & Industrial	268	5.79%	\$ 85,311,703	5.74%		
Agricultural	2851	61.60%	\$1,161,582,500	78.15%		
Tax Exempt	236	5.10%	0			
Mineral	15	.32%	\$11,200	.00%		
Total	4628	100%	\$1,486,359,181	100%		

*2024 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 546,658.47 acres

Other pertinent facts: 78.00% of Perkins County Valuation is agricultural and of that 78.00%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$629,123,621 of value, with dryland valuation at \$407,633,551.

For more information see the 2024 Reports & Opinions and the County Abstract of Assessment.

Current Resources

A. Staff/Budget/Training

Staff

- 1 Assessor
- 1 Deputy Assessor
- 1 Part-time Employee

Proposed Budget

- 2024-2025 Assessor Budget \$180,150
- 2024-2025 Reappraisal Budget \$ 50,000

Training

The Assessor holds a current Assessor Certification dated February 7, 2002, and has been employed in the assessor's office for 24 years. The Deputy Assessor holds a current Assessor Certificate dated November 10, 2022 and has been employed in the Assessor's Office for two years.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey was downloaded during the summer of 2016 for the 2017 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.gworks.com.

D. Software for CAMA and Assessment Administration is contracted through MIPS. We had been with Terra Scan since June 1998, but in September 2018, we converted over to MIPS. GIS was implemented in the summer of 2006 and our website came on line in February of 2007. The website is kept updated by gWorks.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the end of each year. No building permits are provided to the assessor's office from Elsie. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.

- B. Data Collection – Data collection is done yearly on different parts of the county.
- C. Sales ratio studies are a vital tool in considering any assessment actions to be taken. Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; Sales comparisons are used. Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; Marshall and Swift cost tables are being used to determine cost. A current depreciation study and effective age are implemented.
 - 3) Income Approach; Income and expense data collection/analysis are used when available.
 - 4) Land valuation studies - Sales Books are kept updated on all vacant land sales and agricultural sales.
 - 5) Reconciliation of Final Value and documentation
- E. A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

Level of Value for Assessment Year 2024

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	93%
Commercial	100%
Agricultural	71%

Assessment Actions Planned for Assessment Year 2025

Residential

Due to the market and high sales, the revaluation of Grant, Grant Suburban, Kenton Heights, Rural, Elsie, Madrid, Brandon and Venango will be looked at for 2025. If these properties need to be revalued, the most recent Marshall & Swift cost tables will be used. A market derived depreciation model will be built based on sales.

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received including sales of residential lots in towns and sales of rural residential land.

Commercial

Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

An appraisal firm will be contracted to do our large commercial pick-up work, which will include new construction and additions.

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

Assessment Actions Planned for Assessment Year 2026

Residential

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received.

Commercial

An appraisal firm will be contracted to do our large commercial pick-up work, which will include new construction and additions.

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Appraisal maintenance will be done on all other commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

Assessment Actions Planned for Assessment Year 2027

Residential

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received.

Commercial

Grain and chemical properties in the county will be reviewed and inspected by an outside appraisal firm contracted to do the review. The appraisal firm will also be contracted to do our commercial pickup work, which will include new construction and additions.

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Appraisal maintenance will be done on all commercial properties, which includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Nebraska Department of Revenue, and annual Assessed Value Update.
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Reports
 - g. Certificate of Taxes Levied report
 - h. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 700 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 100 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list corrections documents for county board approval.
11. County Board of Equalization – Attend County Board of Equalization meetings.
12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
13. TERC Statewide Equalization – Attend Show Cause Hearing, if applicable to county, and defend values, and/or implement orders of the TERC.

- 14. Education/Assessor Education – Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
- 15. Update and maintain GIS and Perkins County Assessor’s website.

Conclusion:

The Perkins County Assessor’s Office makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation, to insure uniform and proportionate assessments of all properties in Perkins County.

Our office makes every effort to promote good public relations and keep the public informed of the assessment practices required by law.

Respectfully submitted:

Assessor Signature:  Date: 6-15-24

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31st of each year. Mail a copy of the plan and any amendments to the Department of Property Assessment & Taxation on or before October 31st of each year.