

NEBRASKA

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DEPARTMENT OF REVENUE

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

RED WILLOW COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Lori Stevens, Red Willow 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.

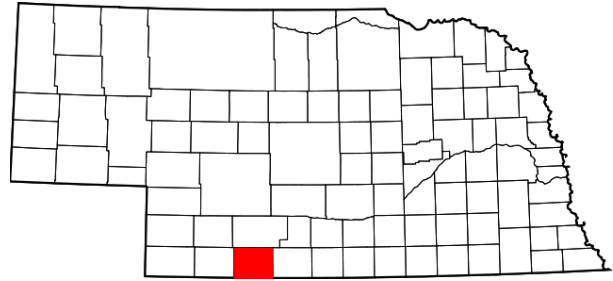
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

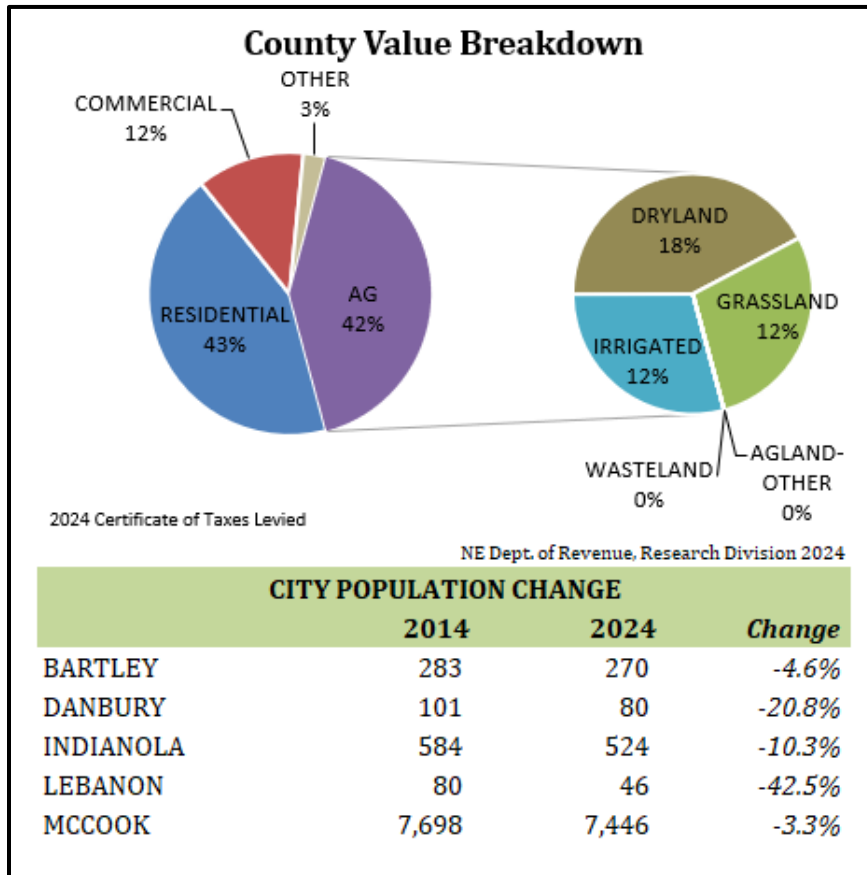
**Further information may be found in Exhibit 94*

County Overview

With a total area of 717 square miles, Red Willow County has 10,457 residents, per the Census Bureau Quick Facts for 2023, a 2% decline from the 2020 U.S. Census. Reports indicate that 73% of county residents are homeowners and 83% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$138,642 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census Bureau, there are 396 employer establishments with total employment of 3,811, for a 10% increase in employment from the year prior 2019.



Agricultural land makes up about half of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county and cattle and corn production are the primary agricultural activities. Red Willow County is included in the Middle Republican Natural Resources District (NRD).

2025 Residential Correlation for Red Willow 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.

There is a pattern of high sales usability for qualified residential sales in Red Willow County. Review of sales rosters show that usability determinations are made without bias. The county assessor sends questionnaires to both the buyer and seller when money is exchanged.

There are five valuation groups for residential property in Red Willow County. The county seat and largest community, McCook, draws in people from the area with job opportunities, services and amenities. Indianola is the second group and is a small village east of McCook. Bartley is even farther from McCook with less desirable housing. The fourth valuation group are the small villages of Lebanon and Danbury which have no services or amenities. Rural and Suburban housing makes up the last valuation group which is residential properties located outside the city and village boundaries. The demand for rural housing is strong, a pattern seen across the state.

The Red Willow County Assessor meets the six-year inspection requirement; residential properties are physically reviewed, and photos are taken of all properties on a rotating bases by the county assessor and staff. The county assessor has a written valuation methodology which has been provided to the Division.

2025 Residential Assessment Details for Red Willow 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	McCook	2024-2025*	2023*	2022-2023	2020-2024*	NBHD 1505 depreciation table updated & new costing NBHD 2305 new costing factor NBHD 2705 new costing and factored NBHD 1605 & 2305 physically reviewed
2	Indianola	2020	2023*	2024*	2023	
3	Bartley	2022	2019	2023	2023	
4	Lebanon & Danbury	2024	2023	2023	2023	
6	Rural and Suburban	2023	2021*	2023	2020-2021	
<u>Additional comments:</u> Pick-up work was also completed. * = assessment action for current year						

2025 Residential Correlation for Red Willow County

Description of Analysis

All three measures of central tendency are within the acceptable range. The COD and PRD are within the IAAO recommended range.

The median is within the acceptable range for each valuation group, including those with only a few sales. The measures of central tendency correlate well within each valuation group, with the exception of Valuation Group 3 where the high COD indicates little commonality between the ratios of the small sample.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes made to the population and the sales reflect the assessment actions.

Equalization and Quality of Assessment

The quality of assessment of residential property in Red Willow County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	247	94.97	97.08	95.61	12.84	101.54
2	9	94.21	99.27	99.88	12.42	99.39
3	7	94.30	101.74	82.32	32.55	123.59
4	5	99.76	95.80	90.38	05.68	106.00
6	26	94.96	89.78	89.13	13.30	100.73
____ALL____	294	94.91	96.59	94.45	13.23	102.27

Level of Value

Based on analysis of all available information, the level of value for the residential property in Red Willow County is 95%.

2025 Commercial Correlation for Red Willow 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 both qualified and non-qualified sales in Red Willow County revealed that the county assessor qualifies sales at a lower than typical rate. No bias has been detected in the qualification process.

There are two valuation groups for the commercial class. McCook, the largest town and county seat, comprises the first group. The rest of the county is the second group. The Red Willow County Assessor has an established pattern of review and all commercial properties have been reviewed in the last six years. Physical review of all commercial properties is done by an appraisal company, who also completes commercial pick-up work in the county.

2025 Commercial Assessment Details for Red Willow 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	McCook	2022	2021	2022	2021-2022	
2	Rest of the county	2022	2021	2022	2021-2022	
<u>Additional comments:</u> Pick-up work for 2025 was completed by Central Plains Valuation. Occ code 353 Retail properties 10% increase Occ code 344 Offices 50% increase Occ code 352 Multi-residential (apartments) 25% increase * = assessment action for current year						

Description of Analysis

All three measures of central tendency are all within the acceptable range for the commercial class. The COD and PRD meet the IAAO standards. Most of the sales in Red Willow County occur in Valuation Group 1. All three measures of central tendency are within the acceptable range for the valuation group, as well as the COD and PRD. With very few sales and a high COD, Valuation Group 2 has a low median; the three sales have assessment-to sale ratios ranging from 42% to 84% indicating there is no reliability in those statistics.

The county contracts an appraiser for commercial appraisal and three occupancy codes were increased in value this year. The valuation changes were made to all properties of those occupancy codes, both sold and unsold properties. Comparison of the statistics and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied

2025 Commercial Correlation for Red Willow County

Report (CTL) reflect the valuation changes stated in the assessment actions. The sales increased 11% and the abstract increased 1%. Review of the sales indicates that the occupancy code valuation changes were reflected in in the sales as reported. Because the occurrence of specific occupancy codes is not the same in the sales as the population, there is some disparity in total valuation changes. Based on the review of all available information, commercial valuation changes were equitably applied.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	35	95.18	96.20	95.59	19.10	100.64
2	3	56.85	60.85	61.19	24.75	99.44
____ALL____	38	93.05	93.41	93.01	20.78	100.43

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Red Willow County is 93%.

2025 Agricultural Correlation for Red Willow 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.

Usability rates show that the Red Willow County Assessor qualifies agricultural sales at a lower rate than the state average. Non-qualified sales have sufficient documentation to explain the reason for disqualification and there do not appear to be a bias in the process.

There is one market area for agricultural land in the county. Agricultural homes and outbuildings are physically reviewed at the same time as rural and suburban residential properties and the established review cycle meets the six-year inspection requirements. Land use is reviewed with aerial imagery.

Land enrolled in CRP is valued as 80% of as dryland. Land enrolled in CREP is valued as 75% irrigated land.

2025 Agricultural Assessment Details for Red Willow County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2023	2021*	2023	2020-2021	
AB DW	Agricultural dwellings	2023	2021*	2023	2020-2021	
<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	2020-2022	Irrigated land 10-13% increase Dryland 25-28% increase CREP 75% of irrigated values CRP 80% of dryland values
<u>Additional comments:</u>			

2025 Agricultural Correlation for Red Willow County

Description of Analysis

Review of the statistics indicates that, the median and weighted mean are within range for the overall agricultural class, while the mean is slightly high. The COD is within the acceptable range.

When stratified by 80% Majority Land Use (MLU), only dryland is in range. Irrigated land has varied measures of central tendency and a high median. There are many mixed-use sales in the county and examination of the irrigated land sales that are 70% MLU irrigated land, which adds one sale to the sample size, produces a median that is within range. Also, the assessor has maintained irrigated land values in line with regional values, as shown on the Average Acre Value chart. The weighted average for irrigated land values in Red Willow are within \$255 of two neighboring counties, Hayes and Hitchcock.

Similarly, there are few 80% MLU grassland sales, which has a high median. The assessor made no changes to grassland values this year while neighboring counties all increased grassland values. While both irrigated land and grassland values appear high using the 80% MLU medians, the overall median is at the low end of the acceptable range. A substat for both irrigated land and grassland values is included in the appendix of this chart, as well as a what-if statistic demonstrating the effect if those values were to be decreased to the midpoint; while the overall median remains within the range, the median for the two most recent study years would be low. A hypothetical LCG chart is included in this report, which demonstrates that lowering irrigated land values would create a disequalization when compared to neighboring county values.

Grassland values in Red Willow are \$835 an acre for all LCG's. Irrigated grass is included in the weighted averages, which is \$1,085 per acre for all LCG's, so the chart values are inflated by the irrigated grassland value. If the \$835 value were adjusted, Red Willow's grassland value would be \$735. Red Willow County's value would then be lower than the Frontier County values but would remain higher than Hayes and Hitchcock; historically Red Willow County's values have been most similar to Frontier County, higher than Hayes and Hitchcock, and lower than Furnas County. Based on the analysis, the hypothetical adjustments are not recommended.

The statistical sample and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) both reflect the valuation changes reported for the county.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential properties across the county. Agricultural homes and rural residential homes are valued with the same depreciation and costing. Agricultural homes in Red Willow County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Red Willow County are comparable. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

2025 Agricultural Correlation for Red Willow County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	7	87.16	76.64	66.74	17.63	114.83
1	7	87.16	76.64	66.74	17.63	114.83
<u> Dry </u>						
County	12	71.10	77.06	73.56	22.88	104.76
1	12	71.10	77.06	73.56	22.88	104.76
<u> Grass </u>						
County	3	82.13	85.33	75.64	16.61	112.81
1	3	82.13	85.33	75.64	16.61	112.81
<u> ALL </u>						
	37	68.72	76.06	69.75	21.16	109.05

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Red Willow County is 69%.

2025 Opinions of the Property Tax Administrator for Red Willow 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Red Willow County

Residential Real Property - Current

Number of Sales	294	Median	94.91
Total Sales Price	\$51,969,859	Mean	96.59
Total Adj. Sales Price	\$51,969,859	Wgt. Mean	94.45
Total Assessed Value	\$49,088,027	Average Assessed Value of the Base	\$121,871
Avg. Adj. Sales Price	\$176,768	Avg. Assessed Value	\$166,966

Confidence Interval - Current

95% Median C.I	93.05 to 96.39
95% Wgt. Mean C.I	92.69 to 96.22
95% Mean C.I	94.21 to 98.97
% of Value of the Class of all Real Property Value in the County	38.49
% of Records Sold in the Study Period	5.68
% of Value Sold in the Study Period	7.78

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	382	96	95.66
2023	462	96	96.43
2022	446	94	94.07
2021	393	93	93.48

2025 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	38	Median	93.05
Total Sales Price	\$12,718,524	Mean	93.41
Total Adj. Sales Price	\$12,718,524	Wgt. Mean	93.01
Total Assessed Value	\$11,830,050	Average Assessed Value of the Base	\$257,461
Avg. Adj. Sales Price	\$334,698	Avg. Assessed Value	\$311,317

Confidence Interval - Current

95% Median C.I	83.96 to 104.45
95% Wgt. Mean C.I	76.13 to 109.89
95% Mean C.I	84.06 to 102.76
% of Value of the Class of all Real Property Value in the County	11.67
% of Records Sold in the Study Period	5.11
% of Value Sold in the Study Period	6.18

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	59	95	95.46
2023	59	0	99.57
2022	42	93	93.03
2021	25	94	94.34

73 Red Willow

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 : 294
 Total Sales Price : 51,969,859
 Total Adj. Sales Price : 51,969,859
 Total Assessed Value : 49,088,027
 Avg. Adj. Sales Price : 176,768
 Avg. Assessed Value : 166,966

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 97
 COD : 13.23
 PRD : 102.27

COV : 21.57
 STD : 20.83
 Avg. Abs. Dev : 12.56
 MAX Sales Ratio : 283.38
 MIN Sales Ratio : 38.64

95% Median C.I. : 93.05 to 96.39
 95% Wgt. Mean C.I. : 92.69 to 96.22
 95% Mean C.I. : 94.21 to 98.97

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	37	101.17	104.66	103.37	14.28	101.25	53.39	137.31	96.81 to 114.90	161,831	167,284
01-JAN-23 To 31-MAR-23	28	98.37	107.62	99.63	18.24	108.02	67.48	283.38	91.87 to 105.38	164,107	163,501
01-APR-23 To 30-JUN-23	44	97.67	98.21	96.23	11.87	102.06	69.40	153.68	90.93 to 102.55	181,361	174,517
01-JUL-23 To 30-SEP-23	41	94.81	95.12	92.85	10.40	102.44	69.32	147.59	89.06 to 97.72	191,066	177,399
01-OCT-23 To 31-DEC-23	29	98.79	99.91	96.22	12.46	103.83	60.14	167.49	93.57 to 101.81	178,431	171,684
01-JAN-24 To 31-MAR-24	34	92.13	93.56	93.07	05.61	100.53	80.09	126.33	91.30 to 95.18	178,461	166,088
01-APR-24 To 30-JUN-24	43	92.48	90.44	90.40	11.69	100.04	49.71	149.64	85.61 to 95.07	185,941	168,081
01-JUL-24 To 30-SEP-24	38	85.61	87.46	87.04	16.82	100.48	38.64	139.58	81.05 to 94.30	166,734	145,133
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	150	97.57	100.71	97.44	13.56	103.36	53.39	283.38	95.66 to 99.38	175,976	171,464
01-OCT-23 To 30-SEP-24	144	92.51	92.30	91.38	12.19	101.01	38.64	167.49	91.30 to 94.33	177,594	162,281
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	142	96.89	99.52	95.80	13.05	103.88	60.14	283.38	94.81 to 98.86	180,163	172,598
<u>ALL</u>	294	94.91	96.59	94.45	13.23	102.27	38.64	283.38	93.05 to 96.39	176,768	166,966

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	247	94.97	97.08	95.61	12.84	101.54	51.48	283.38	92.87 to 96.86	167,777	160,419
2	9	94.21	99.27	99.88	12.42	99.39	80.32	139.58	83.00 to 114.93	148,667	148,491
3	7	94.30	101.74	82.32	32.55	123.59	49.71	167.49	49.71 to 167.49	142,643	117,420
4	5	99.76	95.80	90.38	05.68	106.00	84.50	103.79	N/A	62,397	56,394
6	26	94.96	89.78	89.13	13.30	100.73	38.64	125.30	86.97 to 98.15	303,096	270,158
<u>ALL</u>	294	94.91	96.59	94.45	13.23	102.27	38.64	283.38	93.05 to 96.39	176,768	166,966

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	294	94.91	96.59	94.45	13.23	102.27	38.64	283.38	93.05 to 96.39	176,768	166,966
06											
07											
<u>ALL</u>	294	94.91	96.59	94.45	13.23	102.27	38.64	283.38	93.05 to 96.39	176,768	166,966

**73 Red Willow
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 : 294
 Total Sales Price : 51,969,859
 Total Adj. Sales Price : 51,969,859
 Total Assessed Value : 49,088,027
 Avg. Adj. Sales Price : 176,768
 Avg. Assessed Value : 166,966

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 97
 COD : 13.23
 PRD : 102.27

COV : 21.57
 STD : 20.83
 Avg. Abs. Dev : 12.56
 MAX Sales Ratio : 283.38
 MIN Sales Ratio : 38.64

95% Median C.I. : 93.05 to 96.39
 95% Wgt. Mean C.I. : 92.69 to 96.22
 95% Mean C.I. : 94.21 to 98.97

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	8,484	8,484
Less Than 30,000	8	110.44	134.91	136.00	36.48	99.20	85.27	283.38	85.27 to 283.38	18,936	25,752
Ranges Excl. Low \$											
Greater Than 4,999	294	94.91	96.59	94.45	13.23	102.27	38.64	283.38	93.05 to 96.39	176,768	166,966
Greater Than 14,999	293	94.84	96.58	94.45	13.27	102.26	38.64	283.38	93.05 to 96.28	177,343	167,507
Greater Than 29,999	286	94.79	95.52	94.33	12.33	101.26	38.64	184.00	92.87 to 96.24	181,183	170,916
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	8,484	8,484
15,000 TO 29,999	7	117.09	139.90	138.14	37.24	101.27	85.27	283.38	85.27 to 283.38	20,429	28,219
30,000 TO 59,999	17	108.78	111.39	110.01	26.13	101.25	51.48	184.00	84.79 to 131.35	42,954	47,253
60,000 TO 99,999	44	95.42	96.03	95.44	12.44	100.62	64.50	137.31	91.38 to 100.27	78,538	74,959
100,000 TO 149,999	56	91.43	92.77	92.63	11.19	100.15	60.14	125.30	89.08 to 94.55	126,688	117,350
150,000 TO 249,999	105	95.51	95.77	95.90	11.15	99.86	38.64	149.64	92.82 to 97.76	190,660	182,842
250,000 TO 499,999	62	94.72	93.02	92.82	09.82	100.22	44.60	129.10	91.61 to 97.83	308,674	286,515
500,000 TO 999,999	2	91.08	91.08	90.27	04.39	100.90	87.08	95.07	N/A	690,500	623,308
1,000,000 +											
ALL	294	94.91	96.59	94.45	13.23	102.27	38.64	283.38	93.05 to 96.39	176,768	166,966

73 Red Willow

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 : 38
 Total Sales Price : 12,718,524
 Total Adj. Sales Price : 12,718,524
 Total Assessed Value : 11,830,050
 Avg. Adj. Sales Price : 334,698
 Avg. Assessed Value : 311,317

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 93
 COD : 20.78
 PRD : 100.43

COV : 31.47
 STD : 29.40
 Avg. Abs. Dev : 19.34
 MAX Sales Ratio : 216.67
 MIN Sales Ratio : 35.73

95% Median C.I. : 83.96 to 104.45
 95% Wgt. Mean C.I. : 76.13 to 109.89
 95% Mean C.I. : 84.06 to 102.76

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	6	104.36	101.13	102.65	07.36	98.52	85.50	110.09	85.50 to 110.09	354,667	364,054	
01-JAN-22 To 31-MAR-22	2	91.37	91.37	85.76	08.11	106.54	83.96	98.78	N/A	213,500	183,108	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	6	103.10	104.26	102.07	09.20	102.15	87.39	124.09	87.39 to 124.09	172,833	176,415	
01-OCT-22 To 31-DEC-22	2	66.54	66.54	58.82	37.26	113.12	41.75	91.33	N/A	305,000	179,399	
01-JAN-23 To 31-MAR-23	1	82.75	82.75	82.75	00.00	100.00	82.75	82.75	N/A	400,000	330,987	
01-APR-23 To 30-JUN-23	4	94.19	94.35	95.12	12.96	99.19	76.85	112.16	N/A	239,750	228,040	
01-JUL-23 To 30-SEP-23	6	91.71	90.30	78.20	24.71	115.47	56.85	118.38	56.85 to 118.38	571,254	446,712	
01-OCT-23 To 31-DEC-23	3	108.00	139.05	149.24	38.32	93.17	92.49	216.67	N/A	533,333	795,968	
01-JAN-24 To 31-MAR-24	3	92.96	93.14	90.96	10.24	102.40	78.95	107.52	N/A	230,000	209,217	
01-APR-24 To 30-JUN-24	3	73.39	67.78	69.65	15.21	97.32	48.23	81.71	N/A	376,667	262,340	
01-JUL-24 To 30-SEP-24	2	49.88	49.88	43.95	28.37	113.49	35.73	64.02	N/A	155,000	68,116	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	14	101.72	101.08	100.47	08.69	100.61	83.96	124.09	87.39 to 110.09	256,571	257,788	
01-OCT-22 To 30-SEP-23	13	87.42	87.31	79.35	21.04	110.03	41.75	118.38	70.86 to 112.16	415,117	329,401	
01-OCT-23 To 30-SEP-24	11	81.71	90.88	105.60	35.31	86.06	35.73	216.67	48.23 to 108.00	339,091	358,073	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	10	96.98	94.14	85.99	14.66	109.48	41.75	124.09	83.96 to 112.70	207,400	178,350	
01-JAN-23 To 31-DEC-23	14	96.72	101.36	98.82	24.69	102.57	56.85	216.67	75.19 to 112.28	456,180	450,809	
<u>ALL</u>	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	35	95.18	96.20	95.59	19.10	100.64	35.73	216.67	87.39 to 107.03	336,215	321,376	
2	3	56.85	60.85	61.19	24.75	99.44	41.75	83.96	N/A	317,000	193,969	
<u>ALL</u>	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317	

**73 Red Willow
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 : 38
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 Total Assessed Value : 11,830,050
 Avg. Adj. Sales Price : 334,698
 Avg. Assessed Value : 311,317

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 93
 COD : 20.78
 PRD : 100.43

COV : 31.47
 STD : 29.40
 Avg. Abs. Dev : 19.34
 MAX Sales Ratio : 216.67
 MIN Sales Ratio : 35.73

95% Median C.I. : 83.96 to 104.45
 95% Wgt. Mean C.I. : 76.13 to 109.89
 95% Mean C.I. : 84.06 to 102.76

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317
04											
<u>ALL</u>	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	118.38	118.38	118.38	00.00	100.00	118.38	118.38	N/A	25,000	29,595
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317
Greater Than 14,999	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317
Greater Than 29,999	37	92.96	92.74	92.96	20.63	99.76	35.73	216.67	83.96 to 101.74	343,068	318,931
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	118.38	118.38	118.38	00.00	100.00	118.38	118.38	N/A	25,000	29,595
30,000 TO 59,999	3	98.78	97.89	97.89	02.91	100.00	93.14	101.74	N/A	49,000	47,964
60,000 TO 99,999	5	107.03	96.67	96.03	13.72	100.67	64.02	112.70	N/A	76,800	73,755
100,000 TO 149,999	2	108.37	108.37	108.82	03.62	99.59	104.45	112.28	N/A	113,262	123,254
150,000 TO 249,999	10	81.18	80.54	79.97	20.87	100.71	35.73	110.09	56.85 to 107.52	203,600	162,813
250,000 TO 499,999	9	83.96	83.37	80.06	21.57	104.13	41.75	124.09	48.23 to 108.00	320,000	256,185
500,000 TO 999,999	6	104.59	118.23	121.55	25.35	97.27	81.71	216.67	81.71 to 216.67	595,000	723,195
1,000,000 TO 1,999,999	1	101.69	101.69	101.69	00.00	100.00	101.69	101.69	N/A	1,050,000	1,067,776
2,000,000 TO 4,999,999	1	70.86	70.86	70.86	00.00	100.00	70.86	70.86	N/A	2,400,000	1,700,546
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	38	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317

**73 Red Willow
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 : 38
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 Total Adj. Sales Price : 12,718,524
 Total Assessed Value : 11,830,050
 Avg. Adj. Sales Price : 334,698
 Avg. Assessed Value : 311,317

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 93
 COD : 20.78
 PRD : 100.43

COV : 31.47
 STD : 29.40
 Avg. Abs. Dev : 19.34
 MAX Sales Ratio : 216.67
 MIN Sales Ratio : 35.73

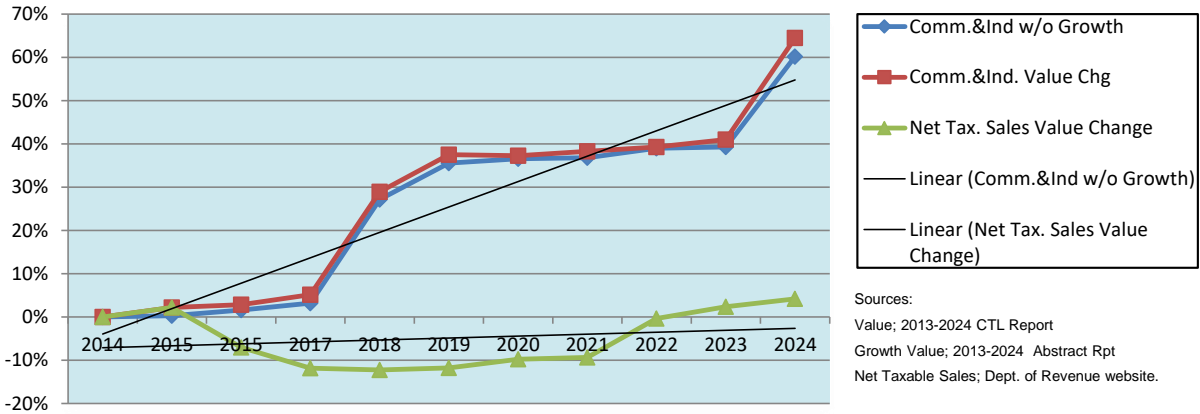
95% Median C.I. : 83.96 to 104.45
 95% Wgt. Mean C.I. : 76.13 to 109.89
 95% Mean C.I. : 84.06 to 102.76

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	2	60.81	60.81	58.21	20.69	104.47	48.23	73.39	N/A	290,000	168,795
343	1	216.67	216.67	216.67	00.00	100.00	216.67	216.67	N/A	700,000	1,516,709
344	5	92.96	94.91	92.70	12.96	102.38	78.95	112.70	N/A	336,000	311,482
350	2	99.67	99.67	100.39	08.37	99.28	91.33	108.00	N/A	230,000	230,904
352	8	94.19	96.96	83.06	15.78	116.73	70.86	124.09	70.86 to 124.09	532,375	442,177
353	6	100.09	86.62	80.70	22.30	107.34	35.73	112.28	35.73 to 112.28	123,254	99,463
380	1	101.69	101.69	101.69	00.00	100.00	101.69	101.69	N/A	1,050,000	1,067,776
386	1	41.75	41.75	41.75	00.00	100.00	41.75	41.75	N/A	400,000	167,000
406	7	92.49	93.79	93.71	13.73	100.09	75.19	118.38	75.19 to 118.38	270,286	253,277
470	1	104.45	104.45	104.45	00.00	100.00	104.45	104.45	N/A	100,000	104,449
528	3	95.18	93.63	89.46	06.23	104.66	83.96	101.74	N/A	227,333	203,375
582	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	176,000	100,056
<u>ALL</u>	<u>38</u>	93.05	93.41	93.01	20.78	100.43	35.73	216.67	83.96 to 104.45	334,698	311,317

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	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393		\$ 168,662,334	
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
2017	\$ 143,737,151	\$ 2,007,684	1.40%	\$ 141,729,467	20.91%	\$ 148,009,778	-0.48%
2018	\$ 153,296,500	\$ 2,192,433	1.43%	\$ 151,104,067	5.13%	\$ 148,814,017	0.54%
2019	\$ 153,042,337	\$ 793,749	0.52%	\$ 152,248,588	-0.68%	\$ 152,158,950	2.25%
2020	\$ 154,150,825	\$ 1,630,328	1.06%	\$ 152,520,497	-0.34%	\$ 152,844,632	0.45%
2021	\$ 155,244,081	\$ 321,746	0.21%	\$ 154,922,335	0.50%	\$ 168,099,766	9.98%
2022	\$ 157,147,641	\$ 1,888,043	1.20%	\$ 155,259,598	0.01%	\$ 172,687,794	2.73%
2023	\$ 183,336,193	\$ 4,756,510	2.59%	\$ 178,579,683	13.64%	\$ 175,714,635	1.75%
2024	\$ 184,651,821	\$ 1,858,810	1.01%	\$ 182,793,011	-0.30%	\$ 178,059,400	1.33%
Ann %chg	4.95%			Average	3.53%	0.33%	0.60%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.28%	2.21%	2.18%
2015	1.57%	2.84%	-7.05%
2016	3.19%	5.16%	-11.82%
2017	27.14%	28.95%	-12.24%
2018	35.55%	37.52%	-11.77%
2019	36.58%	37.29%	-9.78%
2020	36.83%	38.29%	-9.38%
2021	38.98%	39.27%	-0.33%
2022	39.28%	40.98%	2.39%
2023	60.20%	64.47%	4.18%
2024	63.98%	65.65%	5.57%

County Number	73
County Name	Red Willow

73 Red Willow
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 : 37
Total Sales Price : 25,138,844
Total Adj. Sales Price : 25,138,844
Total Assessed Value : 17,535,408
Avg. Adj. Sales Price : 679,428
Avg. Assessed Value : 473,930

MEDIAN : 69
WGT. MEAN : 70
MEAN : 76
COD : 21.16
PRD : 109.05

COV : 27.20
STD : 20.69
Avg. Abs. Dev : 14.54
MAX Sales Ratio : 146.55
MIN Sales Ratio : 44.74

95% Median C.I. : 65.17 to 78.89
95% Wgt. Mean C.I. : 63.09 to 76.42
95% Mean C.I. : 69.39 to 82.73

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	4	70.05	77.51	74.06	12.59	104.66	68.66	101.29	N/A	656,990	486,599
01-JAN-22 To 31-MAR-22	7	73.46	90.74	77.18	32.44	117.57	60.31	146.55	60.31 to 146.55	654,962	505,525
01-APR-22 To 30-JUN-22	2	73.25	73.25	58.88	23.99	124.41	55.68	90.82	N/A	2,200,000	1,295,323
01-JUL-22 To 30-SEP-22	3	87.37	79.74	83.71	18.56	95.26	51.60	100.26	N/A	606,466	507,643
01-OCT-22 To 31-DEC-22	4	74.63	75.83	71.32	12.82	106.32	65.40	88.65	N/A	387,555	276,411
01-JAN-23 To 31-MAR-23	3	62.83	77.04	67.03	24.67	114.93	60.89	107.39	N/A	374,633	251,100
01-APR-23 To 30-JUN-23	4	68.96	73.44	74.55	13.85	98.51	61.29	94.54	N/A	733,289	546,700
01-JUL-23 To 30-SEP-23	1	63.72	63.72	63.72	00.00	100.00	63.72	63.72	N/A	681,499	434,221
01-OCT-23 To 31-DEC-23	2	80.32	80.32	75.25	08.53	106.74	73.47	87.16	N/A	862,000	648,644
01-JAN-24 To 31-MAR-24	4	57.49	56.22	54.45	14.32	103.25	44.74	65.17	N/A	658,495	358,547
01-APR-24 To 30-JUN-24	1	78.89	78.89	78.89	00.00	100.00	78.89	78.89	N/A	340,000	268,231
01-JUL-24 To 30-SEP-24	2	63.51	63.51	63.48	00.16	100.05	63.41	63.60	N/A	360,000	228,546
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	16	72.42	83.18	71.46	26.24	116.40	51.60	146.55	67.83 to 100.26	839,506	599,915
01-OCT-22 To 30-SEP-23	12	66.80	74.32	71.24	16.30	104.32	60.89	107.39	62.83 to 88.65	524,064	373,331
01-OCT-23 To 30-SEP-24	9	63.74	65.71	63.80	14.25	102.99	44.74	87.16	51.24 to 78.89	601,998	384,088
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	16	77.80	82.76	70.89	24.32	116.74	51.60	146.55	65.40 to 96.82	772,147	547,368
01-JAN-23 To 31-DEC-23	10	68.96	74.92	72.29	17.23	103.64	60.89	107.39	61.29 to 94.54	646,255	467,161
<u>ALL</u>	37	68.72	76.06	69.75	21.16	109.05	44.74	146.55	65.17 to 78.89	679,428	473,930

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	37	68.72	76.06	69.75	21.16	109.05	44.74	146.55	65.17 to 78.89	679,428	473,930
<u>ALL</u>	37	68.72	76.06	69.75	21.16	109.05	44.74	146.55	65.17 to 78.89	679,428	473,930

73 Red Willow
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 : 37
 Total Sales Price : 25,138,844
 Total Adj. Sales Price : 25,138,844
 Total Assessed Value : 17,535,408
 Avg. Adj. Sales Price : 679,428
 Avg. Assessed Value : 473,930

MEDIAN : 69
 WGT. MEAN : 70
 MEAN : 76
 COD : 21.16
 PRD : 109.05

COV : 27.20
 STD : 20.69
 Avg. Abs. Dev : 14.54
 MAX Sales Ratio : 146.55
 MIN Sales Ratio : 44.74

95% Median C.I. : 65.17 to 78.89
 95% Wgt. Mean C.I. : 63.09 to 76.42
 95% Mean C.I. : 69.39 to 82.73

Printed: 4/1/2025 2:30:45PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	87.27	79.24	78.75	11.30	100.62	51.60	90.82	N/A	427,950	336,995
1	4	87.27	79.24	78.75	11.30	100.62	51.60	90.82	N/A	427,950	336,995
Dry											
County	5	68.72	69.01	69.10	18.70	99.87	44.74	96.82	N/A	616,414	425,961
1	5	68.72	69.01	69.10	18.70	99.87	44.74	96.82	N/A	616,414	425,961
Grass											
County	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
1	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
ALL	37	68.72	76.06	69.75	21.16	109.05	44.74	146.55	65.17 to 78.89	679,428	473,930

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988
1	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988
Dry											
County	12	71.10	77.06	73.56	22.88	104.76	44.74	120.87	62.83 to 96.82	466,054	342,814
1	12	71.10	77.06	73.56	22.88	104.76	44.74	120.87	62.83 to 96.82	466,054	342,814
Grass											
County	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
1	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
ALL	37	68.72	76.06	69.75	21.16	109.05	44.74	146.55	65.17 to 78.89	679,428	473,930

Red Willow County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	3,660	3,660	3,499	3,430	3,315	2,117	2,851	2,823	3,577
Frontier	1	4,143	4,156	4,082	4,139	4,100	4,076	4,029	3,958	4,131
Furnas	1	4,645	4,645	3,760	3,540	n/a	2,600	2,490	2,490	4,174
Hayes	1	3,810	3,810	3,680	3,680	3,545	3,545	3,410	3,410	3,684
Hitchcock	1	3,842	3,849	3,750	3,711	3,461	3,600	3,417	3,457	3,799

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,870	1,870	1,815	1,815	1,690	1,690	1,595	1,595	1,833
Frontier	1	1,750	1,750	1,700	1,700	1,650	n/a	1,600	1,600	1,727
Furnas	1	2,495	2,495	1,710	1,710	1,710	n/a	1,560	1,560	2,189
Hayes	1	n/a	1,455	1,310	1,310	1,270	1,270	1,210	1,210	1,404
Hitchcock	1	1,570	1,570	1,470	1,470	1,370	1,370	1,220	1,220	1,528

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	1,085	1,019	846	838	835	841	844	933	873
Frontier	1	765	765	765	n/a	765	765	765	765	765
Furnas	1	1,064	1,065	1,065	1,065	1,065	n/a	1,065	n/a	1,065
Hayes	1	600	600	n/a	600	600	600	600	600	600
Hitchcock	1	650	650	650	650	n/a	650	650	650	650

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1,454	835	100
Frontier	1	1,310	n/a	n/a
Furnas	1	1,400	1,065	75
Hayes	1	1,187	n/a	294
Hitchcock	1	1,676	n/a	n/a

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

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

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	87	COV :	25.10	95% Median C.I. :	51.60 to 100.26
Total Sales Price :	6,723,398	Wgt. Mean :	67	STD :	19.24	95% Wgt. Mean C.I. :	45.60 to 87.87
Total Adj. Sales Price :	6,723,398	Mean :	77	Avg. Abs. Dev :	15.37	95% Mean C.I. :	58.85 to 94.43
Total Assessed Value :	4,486,915						
Avg. Adj. Sales Price :	960,485	COD :	17.63	MAX Sales Ratio :	100.26		
Avg. Assessed Value :	640,988	PRD :	114.83	MIN Sales Ratio :	51.60		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	2	73.25	73.25	58.88	23.99	124.41	55.68	90.82	N/A	2,200,000	1,295,323
07/01/2022 To 09/30/2022	3	87.37	79.74	83.71	18.56	95.26	51.60	100.26	N/A	606,466	507,643
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	87.16	87.16	87.16		100.00	87.16	87.16	N/A	224,000	195,249
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	63.60	63.60	63.60		100.00	63.60	63.60	N/A	280,000	178,091
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	5	87.37	77.15	66.14	19.18	116.65	51.60	100.26	N/A	1,243,880	822,715
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	2	75.38	75.38	74.08	15.63	101.75	63.60	87.16	N/A	252,000	186,670
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	5	87.37	77.15	66.14	19.18	116.65	51.60	100.26	N/A	1,243,880	822,715
01/01/2023 To 12/31/2023	1	87.16	87.16	87.16		100.00	87.16	87.16	N/A	224,000	195,249

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	87	COV :	25.10	95% Median C.I. :	51.60 to 100.26
Total Sales Price :	6,723,398	Wgt. Mean :	67	STD :	19.24	95% Wgt. Mean C.I. :	45.60 to 87.87
Total Adj. Sales Price :	6,723,398	Mean :	77	Avg. Abs. Dev :	15.37	95% Mean C.I. :	58.85 to 94.43
Total Assessed Value :	4,486,915						
Avg. Adj. Sales Price :	960,485	COD :	17.63	MAX Sales Ratio :	100.26		
Avg. Assessed Value :	640,988	PRD :	114.83	MIN Sales Ratio :	51.60		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Irrigated ____											
County	4	87.27	79.24	78.75	11.30	100.62	51.60	90.82	N/A	427,950	336,995
1	4	87.27	79.24	78.75	11.30	100.62	51.60	90.82	N/A	427,950	336,995
____ ALL ____											
10/01/2021 To 09/30/2024	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Irrigated ____											
County	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988
1	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988
____ ALL ____											
10/01/2021 To 09/30/2024	7	87.16	76.64	66.74	17.63	114.83	51.60	100.26	51.60 to 100.26	960,485	640,988

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Total	Increase	0%

What IF

PAD 2025 R&O Statistics 2025 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	82	COV :	24.19	95% Median C.I. :	N/A
Total Sales Price :	775,500	Wgt. Mean :	76	STD :	20.64	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	775,500	Mean :	85	Avg. Abs. Dev :	13.64	95% Mean C.I. :	34.05 to 136.61
Total Assessed Value :	586,609						
Avg. Adj. Sales Price :	258,500	COD :	16.61	MAX Sales Ratio :	107.39		
Avg. Assessed Value :	195,536	PRD :	112.81	MIN Sales Ratio :	66.48		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	82.13	82.13	82.13		100.00	82.13	82.13	N/A	113,000	92,810
01/01/2023 To 03/31/2023	1	107.39	107.39	107.39		100.00	107.39	107.39	N/A	130,500	140,148
04/01/2023 To 06/30/2023	1	66.48	66.48	66.48		100.00	66.48	66.48	N/A	532,000	353,651
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
10/01/2023 To 09/30/2024											
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	1	82.13	82.13	82.13		100.00	82.13	82.13	N/A	113,000	92,810
01/01/2023 To 12/31/2023	2	86.94	86.94	74.54	23.53	116.64	66.48	107.39	N/A	331,250	246,900

AGRICULTURAL

Type : Qualified

Number of Sales :	3	Median :	82	COV :	24.19	95% Median C.I. :	N/A
Total Sales Price :	775,500	Wgt. Mean :	76	STD :	20.64	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	775,500	Mean :	85	Avg. Abs. Dev :	13.64	95% Mean C.I. :	34.05 to 136.61
Total Assessed Value :	586,609						
Avg. Adj. Sales Price :	258,500	COD :	16.61	MAX Sales Ratio :	107.39		
Avg. Assessed Value :	195,536	PRD :	112.81	MIN Sales Ratio :	66.48		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
1	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
____ ALL ____											
10/01/2021 To 09/30/2024	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
1	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536
____ ALL ____											
10/01/2021 To 09/30/2024	3	82.13	85.33	75.64	16.61	112.81	66.48	107.39	N/A	258,500	195,536

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

PAD 2025 R&O Statistics 2025 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	37	Median :	69	COV :	28.01	95% Median C.I. :	63.74 to 72.52
Total Sales Price :	25,138,844	Wgt. Mean :	66	STD :	20.38	95% Wgt. Mean C.I. :	60.33 to 72.55
Total Adj. Sales Price :	25,138,844	Mean :	73	Avg. Abs.Dev :	13.25	95% Mean C.I. :	66.20 to 79.34
Total Assessed Value :	16,702,240						
Avg. Adj. Sales Price :	679,428	COD :	19.28	MAX Sales Ratio :	146.55		
Avg. Assessed Value :	451,412	PRD :	109.53	MIN Sales Ratio :	42.83		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	4	70.05	77.51	74.06	12.59	104.66	68.66	101.29	N/A	656,990	486,599
01/01/2022 To 03/31/2022	7	73.46	90.74	77.18	32.44	117.57	60.31	146.55	60.31 to 146.55	654,962	505,525
04/01/2022 To 06/30/2022	2	60.80	60.80	48.87	23.98	124.41	46.22	75.38	N/A	2,200,000	1,075,118
07/01/2022 To 09/30/2022	3	72.52	66.19	69.48	18.56	95.26	42.83	83.21	N/A	606,466	421,344
10/01/2022 To 12/31/2022	4	69.70	73.36	70.60	10.19	103.91	65.40	88.65	N/A	387,555	273,627
01/01/2023 To 03/31/2023	3	62.83	72.74	65.53	17.84	111.00	60.89	94.51	N/A	374,633	245,494
04/01/2023 To 06/30/2023	4	66.37	71.44	73.11	17.40	97.72	58.50	94.54	N/A	733,289	536,091
07/01/2023 To 09/30/2023	1	63.72	63.72	63.72		100.00	63.72	63.72	N/A	681,499	434,221
10/01/2023 To 12/31/2023	2	72.91	72.91	73.32	00.77	99.44	72.35	73.47	N/A	862,000	632,048
01/01/2024 To 03/31/2024	4	57.49	56.22	54.45	14.32	103.25	44.74	65.17	N/A	658,495	358,547
04/01/2024 To 06/30/2024	1	78.89	78.89	78.89		100.00	78.89	78.89	N/A	340,000	268,231
07/01/2024 To 09/30/2024	2	58.10	58.10	59.28	09.14	98.01	52.79	63.41	N/A	360,000	213,408
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	16	71.95	79.09	66.25	23.88	119.38	42.83	146.55	67.83 to 96.82	839,506	556,209
10/01/2022 To 09/30/2023	12	66.26	71.76	70.12	14.58	102.34	58.50	94.54	61.29 to 88.65	524,064	367,465
10/01/2023 To 09/30/2024	9	63.74	62.87	62.63	13.54	100.38	44.74	78.89	51.24 to 73.47	601,998	377,036
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	16	72.40	78.05	65.14	22.98	119.82	42.83	146.55	65.40 to 88.65	772,147	502,966
01/01/2023 To 12/31/2023	10	67.58	71.35	70.86	14.66	100.69	58.50	94.54	60.89 to 94.51	646,255	457,916

AGRICULTURAL

Type : Qualified

Number of Sales :	37	Median :	69	COV :	28.01	95% Median C.I. :	63.74 to 72.52
Total Sales Price :	25,138,844	Wgt. Mean :	66	STD :	20.38	95% Wgt. Mean C.I. :	60.33 to 72.55
Total Adj. Sales Price :	25,138,844	Mean :	73	Avg. Abs. Dev :	13.25	95% Mean C.I. :	66.20 to 79.34
Total Assessed Value :	16,702,240						
Avg. Adj. Sales Price :	679,428	COD :	19.28	MAX Sales Ratio :	146.55		
Avg. Assessed Value :	451,412	PRD :	109.53	MIN Sales Ratio :	42.83		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	37	68.72	72.77	66.44	19.28	109.53	42.83	146.55	63.74 to 72.52	679,428	451,412

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	4	72.44	65.77	65.36	11.29	100.63	42.83	75.38	N/A	427,950	279,706
1	4	72.44	65.77	65.36	11.29	100.63	42.83	75.38	N/A	427,950	279,706
<u>Dry</u>											
County	5	68.72	69.01	69.10	18.70	99.87	44.74	96.82	N/A	616,414	425,961
1	5	68.72	69.01	69.10	18.70	99.87	44.74	96.82	N/A	616,414	425,961
<u>Grass</u>											
County	3	72.28	75.10	66.57	16.60	112.81	58.50	94.51	N/A	258,500	172,072
1	3	72.28	75.10	66.57	16.60	112.81	58.50	94.51	N/A	258,500	172,072
<u>ALL</u>											
10/01/2021 To 09/30/2024	37	68.72	72.77	66.44	19.28	109.53	42.83	146.55	63.74 to 72.52	679,428	451,412

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	7	72.35	63.61	55.39	17.62	114.84	42.83	83.21	42.83 to 83.21	960,485	532,020
1	7	72.35	63.61	55.39	17.62	114.84	42.83	83.21	42.83 to 83.21	960,485	532,020
<u>Dry</u>											
County	12	71.10	77.06	73.56	22.88	104.76	44.74	120.87	62.83 to 96.82	466,054	342,814
1	12	71.10	77.06	73.56	22.88	104.76	44.74	120.87	62.83 to 96.82	466,054	342,814
<u>Grass</u>											
County	3	72.28	75.10	66.57	16.60	112.81	58.50	94.51	N/A	258,500	172,072
1	3	72.28	75.10	66.57	16.60	112.81	58.50	94.51	N/A	258,500	172,072
<u>ALL</u>											

10/01/2021 To 09/30/2024

37

68.72

72.77

66.44

19.28

109.53

42.83

146.55

63.74 to 72.52

679,428

451,412

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Decrease	12%
80%MLU By Market Area	Irrigated_1	Total	Decrease	17%

What IF

Red Willow County 2025 Average Acre Value Comparison

Hypothetical 17% decrease to Irrigated & 12% decrease to Grass

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	3,038	3,038	2,904	2,847	2,751	1,757	2,366	2,343	2,631
Frontier	1	4,143	4,156	4,082	4,139	4,100	4,076	4,029	3,958	4,131
Furnas	1	4,645	4,645	3,760	3,540	n/a	2,600	2,490	2,490	4,174
Hayes	1	3,810	3,810	3,680	3,680	3,545	3,545	3,410	3,410	3,684
Hitchcock	1	3,842	3,849	3,750	3,711	3,461	3,600	3,417	3,457	3,799

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,870	1,870	1,815	1,815	1,690	1,690	1,595	1,595	1,833
Frontier	1	1,750	1,750	1,700	1,700	1,650	n/a	1,600	1,600	1,727
Furnas	1	2,495	2,495	1,710	1,710	1,710	n/a	1,560	1,560	2,189
Hayes	1	n/a	1,455	1,310	1,310	1,270	1,270	1,210	1,210	1,404
Hitchcock	1	1,570	1,570	1,470	1,470	1,370	1,370	1,220	1,220	1,528

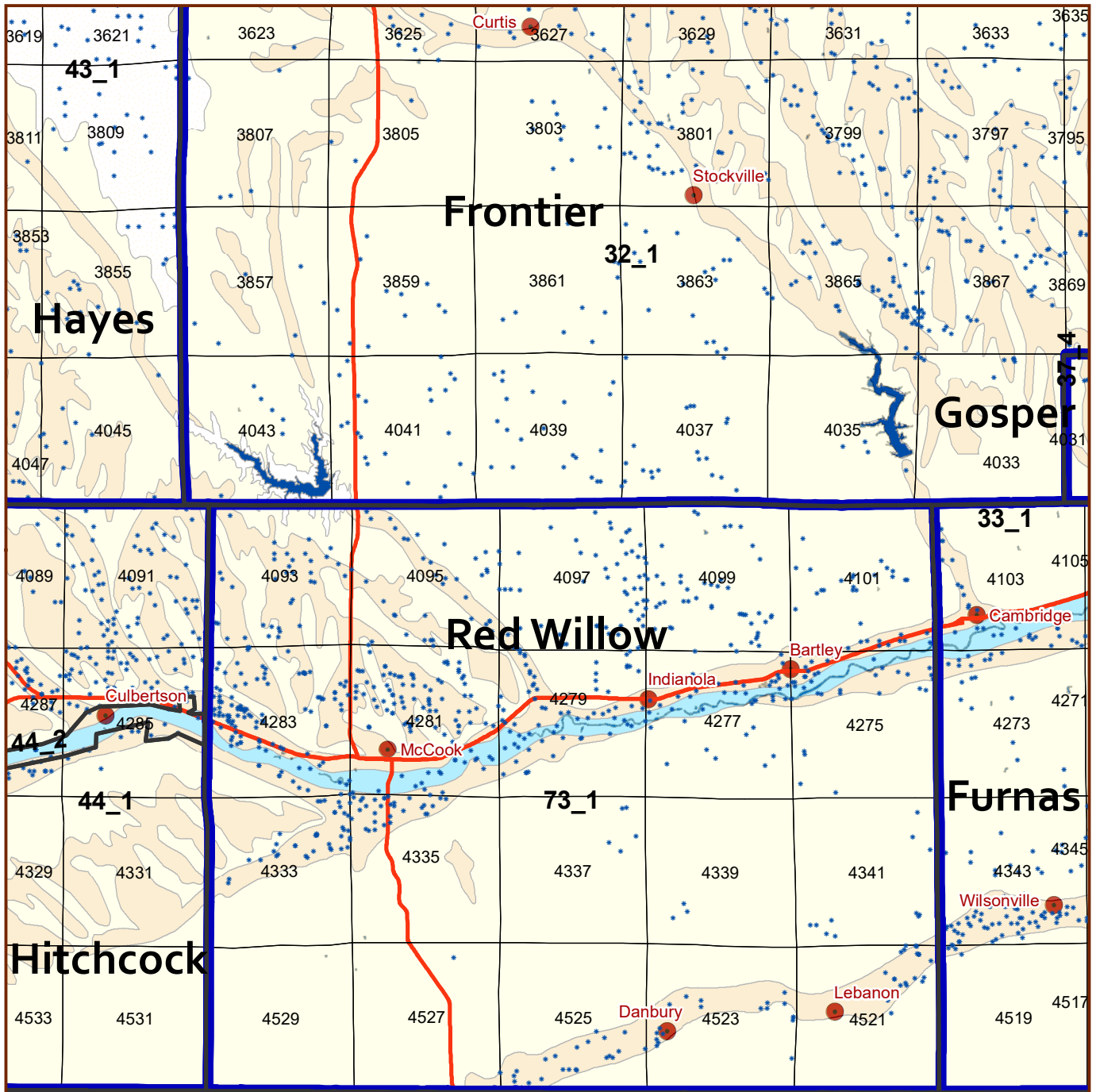
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	955	897	744	737	735	740	743	821	797
Frontier	1	765	765	765	n/a	765	765	765	765	765
Furnas	1	1,064	1,065	1,065	1,065	1,065	n/a	1,065	n/a	1,065
Hayes	1	600	600	n/a	600	600	600	600	600	600
Hitchcock	1	650	650	650	650	n/a	650	650	650	650

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1,454	835	100
Frontier	1	1,310	n/a	n/a
Furnas	1	1,400	1,065	75
Hayes	1	1,187	n/a	294
Hitchcock	1	1,676	n/a	n/a

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

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

RED WILLOW COUNTY



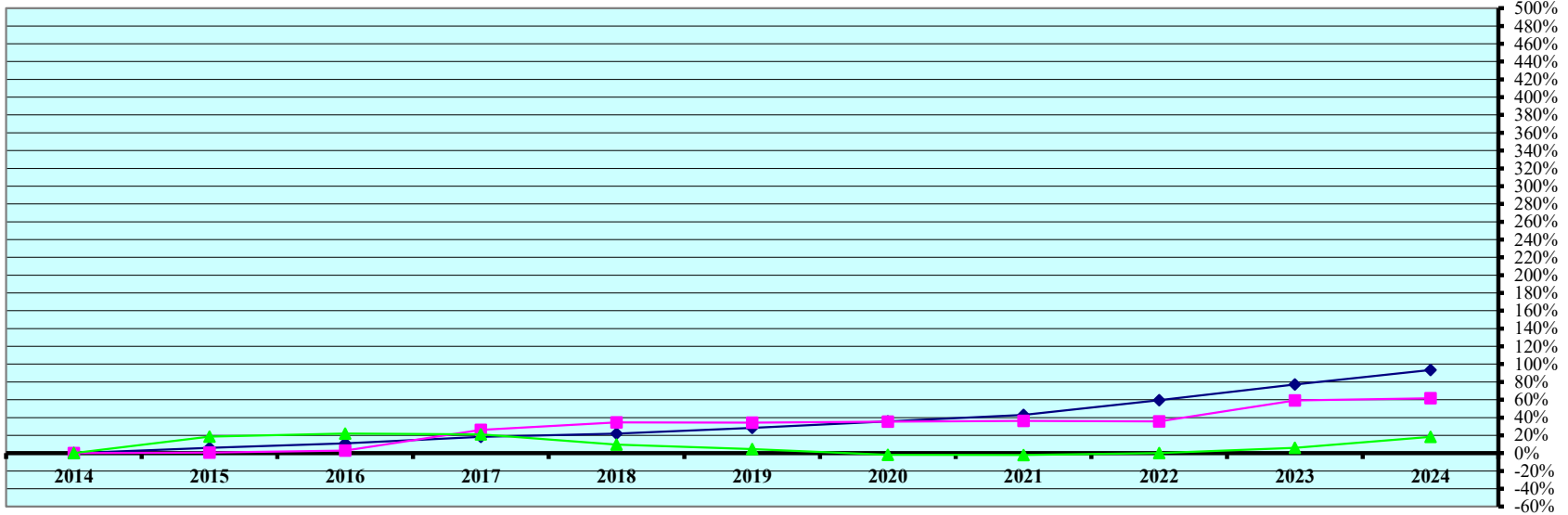
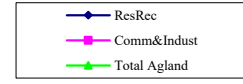
Legend

- 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	301,022,409	-	-	-	113,939,586	-	-	-	524,779,268	-	-	-
2015	319,107,327	18,084,918	6.01%	6.01%	114,639,412	699,826	0.61%	0.61%	622,011,497	97,232,229	18.53%	18.53%
2016	334,058,979	14,951,652	4.69%	10.97%	117,217,623	2,578,211	2.25%	2.88%	640,281,707	18,270,210	2.94%	22.01%
2017	355,774,313	21,715,334	6.50%	18.19%	143,737,151	26,519,528	22.62%	26.15%	634,878,192	-5,403,515	-0.84%	20.98%
2018	367,199,567	11,425,254	3.21%	21.98%	153,296,500	9,559,349	6.65%	34.54%	575,067,853	-59,810,339	-9.42%	9.58%
2019	386,254,099	19,054,532	5.19%	28.31%	153,042,337	-254,163	-0.17%	34.32%	548,650,387	-26,417,466	-4.59%	4.55%
2020	408,246,913	21,992,814	5.69%	35.62%	154,150,825	1,108,488	0.72%	35.29%	514,879,449	-33,770,938	-6.16%	-1.89%
2021	430,560,424	22,313,511	5.47%	43.03%	155,244,081	1,093,256	0.71%	36.25%	513,847,009	-1,032,440	-0.20%	-2.08%
2022	480,201,815	49,641,391	11.53%	59.52%	154,592,145	-651,936	-0.42%	35.68%	525,027,968	11,180,959	2.18%	0.05%
2023	532,937,487	52,735,672	10.98%	77.04%	181,468,388	26,876,243	17.39%	59.27%	555,701,540	30,673,572	5.84%	5.89%
2024	582,268,015	49,330,528	9.26%	93.43%	184,163,489	2,695,101	1.49%	61.63%	621,376,606	65,675,066	11.82%	18.41%

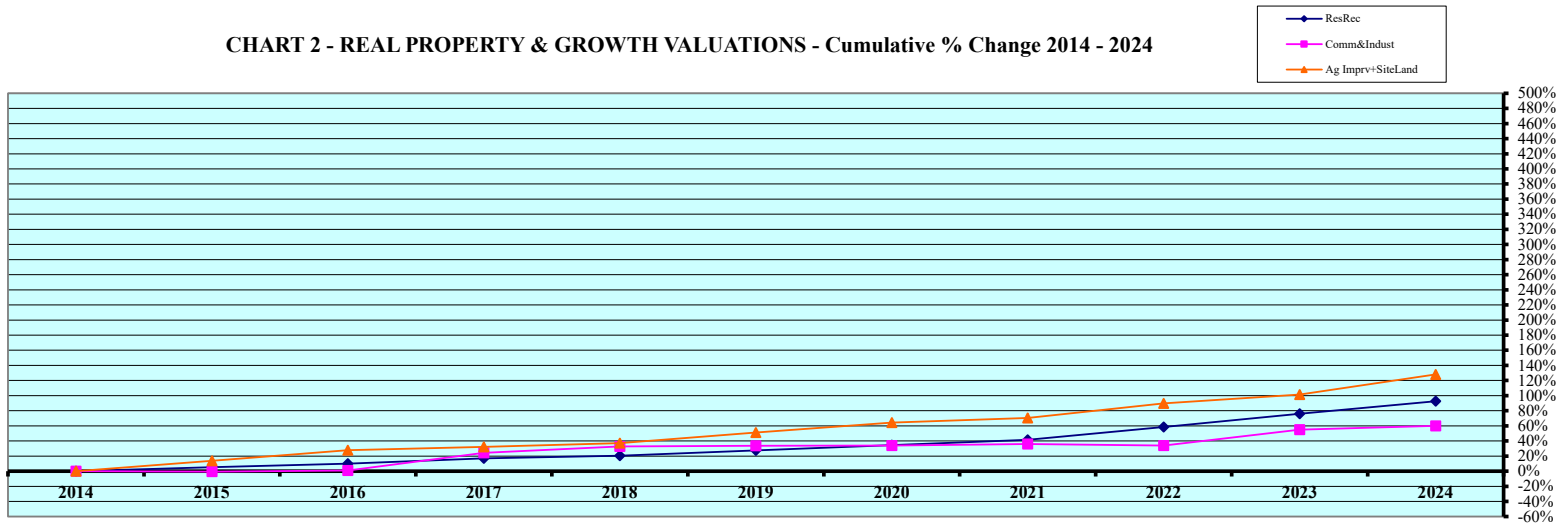
Rate Annual %chg: Residential & Recreational **6.82%** Commercial & Industrial **4.92%** Agricultural Land **1.70%**

Cnty# **73**
County **RED WILLOW**

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.
Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

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	301,022,409	2,815,850	0.94%	298,206,559	--	--	113,939,586	2,160,165	1.90%	111,779,421	--	--
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	5.42%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	-0.63%
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	10.05%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	0.96%
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	17.09%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	24.39%
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	20.57%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	32.62%
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	27.45%	153,042,337	793,749	0.52%	152,248,588	-0.68%	33.62%
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	34.49%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	33.86%
2021	430,560,424	4,404,974	1.02%	426,155,450	4.39%	41.57%	155,244,081	321,746	0.21%	154,922,335	0.50%	35.97%
2022	480,201,815	3,015,795	0.63%	477,186,020	10.83%	58.52%	154,592,145	1,888,043	1.22%	152,704,102	-1.64%	34.02%
2023	532,937,487	3,291,418	0.62%	529,646,069	10.30%	75.95%	181,468,388	4,756,510	2.62%	176,711,878	14.31%	55.09%
2024	582,268,015	2,644,426	0.45%	579,623,589	8.76%	92.55%	184,163,489	1,858,810	1.01%	182,304,679	0.46%	60.00%
Rate Ann%chg	6.82%	Resid & Recreat w/o growth				6.03%	C & I w/o growth				3.84%	

Tax Year	Ag Improvements & Site Land (1)							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	--	--
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	13.78%
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	27.85%
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	32.11%
2018	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	37.11%
2019	43,488,005	20,642,606	64,130,611	2,016,525	3.14%	62,114,086	7.68%	51.27%
2020	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	64.22%
2021	47,776,716	24,041,873	71,818,589	1,815,107	2.53%	70,003,482	1.43%	70.49%
2022	54,913,704	24,874,130	79,787,834	1,942,535	2.43%	77,845,299	8.39%	89.58%
2023	59,092,737	25,508,786	84,601,523	1,878,251	2.22%	82,723,272	3.68%	101.46%
2024	66,379,648	29,473,343	95,852,991	2,215,231	2.31%	93,637,760	10.68%	128.05%
Rate Ann%chg	9.39%	7.73%	8.85%	Ag Imprv+Site w/o growth		5.92%		

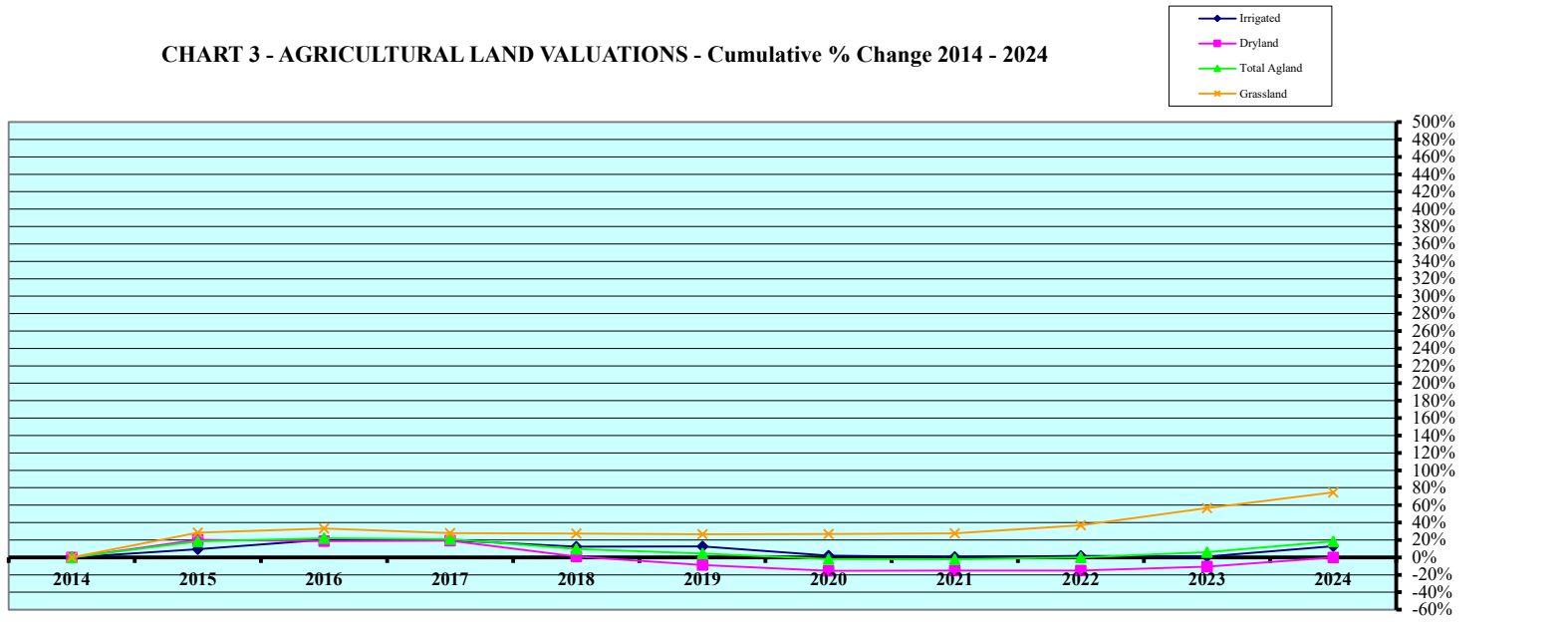
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 73
County RED WILLOW

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	160,581,344	-	-	-	262,795,487	-	-	-	101,380,791	-	-	-
2015	175,779,317	15,197,973	9.46%	9.46%	315,916,260	53,120,773	20.21%	20.21%	130,294,445	28,913,654	28.52%	28.52%
2016	193,102,607	17,323,290	9.86%	20.25%	312,101,293	-3,814,967	-1.21%	18.76%	135,056,590	4,762,145	3.65%	33.22%
2017	192,213,081	-889,526	-0.46%	19.70%	312,905,687	804,394	0.26%	19.07%	129,738,232	-5,318,358	-3.94%	27.97%
2018	180,286,195	-11,926,886	-6.21%	12.27%	265,632,431	-47,273,256	-15.11%	1.08%	129,128,036	-610,196	-0.47%	27.37%
2019	180,706,577	420,382	0.23%	12.53%	239,562,910	-26,069,521	-9.81%	-8.84%	128,359,504	-768,532	-0.60%	26.61%
2020	163,752,141	-16,954,436	-9.38%	1.97%	222,402,963	-17,159,947	-7.16%	-15.37%	128,702,960	343,456	0.27%	26.95%
2021	161,513,377	-2,238,764	-1.37%	0.58%	222,992,165	589,202	0.26%	-15.15%	129,320,179	617,219	0.48%	27.56%
2022	163,531,105	2,017,728	1.25%	1.84%	222,821,286	-170,879	-0.08%	-15.21%	138,654,997	9,334,818	7.22%	36.77%
2023	162,145,370	-1,385,735	-0.85%	0.97%	234,819,734	11,998,448	5.38%	-10.65%	158,715,858	20,060,861	14.47%	56.55%
2024	181,321,354	19,175,984	11.83%	12.92%	262,853,869	28,034,135	11.94%	0.02%	177,119,434	18,403,576	11.60%	74.71%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	21,646	-	-	-	0	-	-	-	524,779,268	-	-	-
2015	21,475	-171	-0.79%	-0.79%	0	0	-	-	622,011,497	97,232,229	18.53%	18.53%
2016	21,217	-258	-1.20%	-1.98%	0	0	-	-	640,281,707	18,270,210	2.94%	22.01%
2017	21,192	-25	-0.12%	-2.10%	0	0	-	-	634,878,192	-5,403,515	-0.84%	20.98%
2018	21,191	-1	0.00%	-2.10%	0	0	-	-	575,067,853	-59,810,339	-9.42%	9.58%
2019	21,396	205	0.97%	-1.15%	0	0	-	-	548,650,387	-26,417,466	-4.59%	4.55%
2020	21,385	-11	-0.05%	-1.21%	0	0	-	-	514,879,449	-33,770,938	-6.16%	-1.89%
2021	21,288	-97	-0.45%	-1.65%	0	0	-	-	513,847,009	-1,032,440	-0.20%	-2.08%
2022	20,580	-708	-3.33%	-4.92%	0	0	-	-	525,027,968	11,180,959	2.18%	0.05%
2023	20,578	-2	-0.01%	-4.93%	0	0	-	-	555,701,540	30,673,572	5.84%	5.89%
2024	81,949	61,371	298.24%	278.59%	0	0	-	-	621,376,606	65,675,066	11.82%	18.41%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	161,078,114	61,793	2,607			262,447,381	181,014	1,450			101,411,193	193,162	525		
2015	175,861,661	61,343	2,867	9.98%	9.98%	315,814,867	181,514	1,740	20.00%	20.00%	130,314,483	193,056	675	28.57%	28.57%
2016	192,765,404	60,650	3,178	10.86%	21.93%	312,293,257	179,327	1,741	0.09%	20.11%	135,060,681	195,707	690	2.24%	31.45%
2017	192,394,248	60,562	3,177	-0.05%	21.87%	312,825,956	179,655	1,741	-0.01%	20.10%	129,805,555	195,450	664	-3.76%	26.50%
2018	180,646,193	60,722	2,975	-6.35%	14.13%	265,441,055	179,359	1,480	-15.01%	2.07%	129,119,430	195,535	660	-0.57%	25.78%
2019	180,708,173	60,751	2,975	-0.01%	14.11%	239,656,069	179,406	1,336	-9.74%	-7.87%	128,311,756	195,465	656	-0.59%	25.04%
2020	163,752,141	56,488	2,899	-2.54%	11.21%	222,402,965	179,146	1,241	-7.06%	-14.37%	128,702,962	199,894	644	-1.92%	22.64%
2021	161,148,672	55,604	2,898	-0.02%	11.18%	223,150,422	179,745	1,241	0.00%	-14.37%	129,301,829	200,210	646	0.31%	23.01%
2022	162,960,320	56,226	2,898	0.01%	11.19%	222,690,630	179,368	1,242	0.00%	-14.37%	140,017,393	200,104	700	8.34%	33.28%
2023	163,756,287	56,492	2,899	0.01%	11.20%	234,103,498	179,496	1,304	5.05%	-10.05%	158,717,208	199,588	795	13.65%	51.47%
2024	181,321,353	55,876	3,245	11.95%	24.49%	262,993,161	180,015	1,461	12.02%	0.76%	177,169,697	199,339	889	11.77%	69.29%

Rate Annual %chg Average Value/Acre: 1.19% 0.02% 5.74%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	21,687	866	25			0	0				524,958,375	436,834	1,202		
2015	21,633	863	25	0.00%	0.00%	0	0				622,012,644	436,777	1,424	18.50%	18.50%
2016	21,219	847	25	0.00%	0.00%	0	0				640,140,561	436,531	1,466	2.97%	22.03%
2017	21,192	846	25	0.00%	0.00%	0	0				635,046,951	436,513	1,455	-0.79%	21.06%
2018	21,192	846	25	0.00%	0.00%	0	0				575,227,870	436,462	1,318	-9.41%	9.67%
2019	21,181	845	25	0.00%	-0.01%	0	0				548,697,179	436,467	1,257	-4.61%	4.61%
2020	21,385	854	25	0.00%	-0.01%	0	0				514,879,453	436,382	1,180	-6.15%	-1.82%
2021	21,287	850	25	0.00%	-0.01%	0	0				513,622,210	436,408	1,177	-0.25%	-2.06%
2022	20,627	823	25	0.00%	0.00%	0	0				525,688,970	436,520	1,204	2.32%	0.21%
2023	20,577	821	25	0.00%	0.00%	0	0				556,597,570	436,397	1,275	5.91%	6.13%
2024	81,949	819	100	299.10%	299.09%	0	0				621,566,160	436,050	1,425	11.76%	18.62%

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RED WILLOW

Rate Annual %chg Average Value/Acre: 1.70%

(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
10,702	RED WILLOW	93,745,862	24,461,491	32,191,602	582,268,015	184,163,489	0	0	621,376,606	66,379,648	29,473,343	9,616,900	1,643,676,956
cnty sectorvalue % of total value:		5.70%	1.49%	1.96%	35.42%	11.20%			37.80%	4.04%	1.79%	0.59%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
270	BARTLEY	1,186,556	648,341	1,218,509	14,224,013	3,532,919	0	0	188,728	0	4,215	0	21,003,281
2.52%	%sector of county sector	1.27%	2.65%	3.79%	2.44%	1.92%			0.03%		0.01%		1.28%
	%sector of municipality	5.65%	3.09%	5.80%	67.72%	16.82%			0.90%		0.02%		100.00%
80	DANBURY	25,209	125,158	30,522	2,288,351	931,890	0	0	27,908	0	0	0	3,429,038
0.75%	%sector of county sector	0.03%	0.51%	0.09%	0.39%	0.51%			0.00%				0.21%
	%sector of municipality	0.74%	3.65%	0.89%	66.73%	27.18%			0.81%				100.00%
524	INDIANOLA	387,156	2,635,355	1,880,094	22,678,812	4,828,625	0	0	615,997	0	708	0	33,026,747
4.90%	%sector of county sector	0.41%	10.77%	5.84%	3.89%	2.62%			0.10%		0.00%		2.01%
	%sector of municipality	1.17%	7.98%	5.69%	68.67%	14.62%			1.87%		0.00%		100.00%
46	LEBANON	91,465	45,780	15,264	1,252,491	47,350	0	0	0	0	0	0	1,452,350
0.43%	%sector of county sector	0.10%	0.19%	0.05%	0.22%	0.03%							0.09%
	%sector of municipality	6.30%	3.15%	1.05%	86.24%	3.26%							100.00%
7,446	MCCOOK	22,263,437	11,042,477	7,911,033	398,387,723	150,100,913	0	0	13,944	0	0	0	589,719,527
69.58%	%sector of county sector	23.75%	45.14%	24.57%	68.42%	81.50%			0.00%				35.88%
	%sector of municipality	3.78%	1.87%	1.34%	67.56%	25.45%			0.00%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
8,367	Total Municipalities	23,953,823	14,497,112	11,055,422	438,831,394	159,441,699	0	0	846,577	0	4,923	0	648,630,948
78.18%	%all municip.sectors of cnty	25.55%	59.27%	34.34%	75.37%	86.58%			0.14%		0.02%		39.46%

73 RED WILLOW

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,691	Value : 1,639,647,492	Growth 15,063,546	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	412	2,843,120	245	6,586,571	308	6,983,954	965	16,413,645	
02. Res Improve Land	3,494	36,252,147	287	10,245,417	298	9,066,971	4,079	55,564,535	
03. Res Improvements	3,575	439,063,236	316	66,722,372	323	53,408,146	4,214	559,193,754	
04. Res Total	3,987	478,158,503	561	83,554,360	631	69,459,071	5,179	631,171,934	7,024,607
% of Res Total	76.98	75.76	10.83	13.24	12.18	11.00	59.59	38.49	46.63
05. Com UnImp Land	116	2,511,861	11	97,180	1	30,000	128	2,639,041	
06. Com Improve Land	543	19,733,860	34	1,148,780	20	2,307,326	597	23,189,966	
07. Com Improvements	544	144,350,710	37	10,834,307	34	10,279,775	615	165,464,792	
08. Com Total	660	166,596,431	48	12,080,267	35	12,617,101	743	191,293,799	4,887,344
% of Com Total	88.83	87.09	6.46	6.32	4.71	6.60	8.55	11.67	32.44
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,987	478,158,503	561	83,554,360	631	69,459,071	5,179	631,171,934	7,024,607
% of Res & Rec Total	76.98	75.76	10.83	13.24	12.18	11.00	59.59	38.49	46.63
Com & Ind Total	660	166,596,431	48	12,080,267	35	12,617,101	743	191,293,799	4,887,344
% of Com & Ind Total	88.83	87.09	6.46	6.32	4.71	6.60	8.55	11.67	32.44
17. Taxable Total	4,647	644,754,934	609	95,634,627	666	82,076,172	5,922	822,465,733	11,911,951
% of Taxable Total	78.47	78.39	10.28	11.63	11.25	9.98	68.14	50.16	79.08

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	123,145	2,682,771	0	0	0
19. Commercial	25	1,242,003	31,301,407	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	7	123,145	2,682,771
19. Commercial	0	0	0	25	1,242,003	31,301,407
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				32	1,365,148	33,984,178

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	59	8,268,840	59	8,268,840	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	59	8,268,840	59	8,268,840	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	477	129	204	810

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	38	778,084	384	76,698,456	1,686	466,403,781	2,108	543,880,321
28. Ag-Improved Land	2	176,069	151	38,845,734	426	143,516,801	579	182,538,604
29. Ag Improvements	2	5,243	152	22,110,538	448	60,378,213	602	82,493,994

30. Ag Total				2,710	808,912,919
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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	4	4.00	120,000	
32. HomeSite Improv Land	0	0.00	0	82	81.99	2,734,650	
33. HomeSite Improvements	0	0.00	0	84	0.00	16,150,686	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	14,385	32	197.17	452,540	
36. FarmSite Improv Land	0	0.00	0	112	398.48	2,080,250	
37. FarmSite Improvements	2	0.00	5,243	132	0.00	5,959,852	
38. FarmSite Total							
39. Road & Ditches	8	5.90	0	342	992.12	0	
40. Other- Non Ag Use	0	0.00	0	1	1.99	1,990	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	28	28.00	845,000	32	32.00	965,000	
32. HomeSite Improv Land	278	280.99	8,744,700	360	362.98	11,479,350	
33. HomeSite Improvements	287	0.00	42,832,874	371	0.00	58,983,560	3,151,595
34. HomeSite Total				403	394.98	71,427,910	
35. FarmSite UnImp Land	77	503.69	915,290	110	704.97	1,382,215	
36. FarmSite Improv Land	336	1,398.35	5,036,741	448	1,796.83	7,116,991	
37. FarmSite Improvements	397	0.00	17,545,339	531	0.00	23,510,434	0
38. FarmSite Total				641	2,501.80	32,009,640	
39. Road & Ditches	1,687	5,856.68	0	2,037	6,854.70	0	
40. Other- Non Ag Use	5	29.96	60,590	6	31.95	62,580	
41. Total Section VI				1,044	9,783.43	103,500,130	3,151,595

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	21,570.08	38.34%	78,945,696	39.22%	3,659.96
46. 1A	24,361.70	43.30%	89,157,014	44.30%	3,659.72
47. 2A1	3,557.02	6.32%	12,445,754	6.18%	3,498.93
48. 2A	2,476.65	4.40%	8,494,637	4.22%	3,429.89
49. 3A1	62.78	0.11%	208,116	0.10%	3,315.00
50. 3A	8.10	0.01%	17,151	0.01%	2,117.41
51. 4A1	1,845.15	3.28%	5,260,640	2.61%	2,851.06
52. 4A	2,385.47	4.24%	6,734,749	3.35%	2,823.24
53. Total	56,266.95	100.00%	201,263,757	100.00%	3,576.94
Dry					
54. 1D1	450.16	0.25%	841,800	0.26%	1,870.00
55. 1D	132,285.05	73.69%	247,373,223	75.16%	1,870.00
56. 2D1	4,710.28	2.62%	8,549,165	2.60%	1,815.00
57. 2D	23,706.78	13.21%	43,027,825	13.07%	1,815.00
58. 3D1	268.65	0.15%	454,022	0.14%	1,690.01
59. 3D	46.95	0.03%	79,345	0.02%	1,689.99
60. 4D1	11,015.18	6.14%	17,569,265	5.34%	1,595.00
61. 4D	7,041.09	3.92%	11,230,595	3.41%	1,595.01
62. Total	179,524.14	100.00%	329,125,240	100.00%	1,833.32
Grass					
63. 1G1	14,665.71	7.36%	15,202,817	8.69%	1,036.62
64. 1G	19,649.60	9.86%	20,096,798	11.49%	1,022.76
65. 2G1	37,879.55	19.01%	32,533,140	18.60%	858.86
66. 2G	95,081.66	47.71%	79,945,811	45.70%	840.81
67. 3G1	366.78	0.18%	306,265	0.18%	835.01
68. 3G	5,064.51	2.54%	4,290,562	2.45%	847.18
69. 4G1	25,407.63	12.75%	21,507,425	12.29%	846.49
70. 4G	1,169.51	0.59%	1,059,068	0.61%	905.57
71. Total	199,284.95	100.00%	174,941,886	100.00%	877.85
Irrigated Total					
Irrigated Total	56,266.95	12.91%	201,263,757	28.53%	3,576.94
Dry Total					
Dry Total	179,524.14	41.19%	329,125,240	46.66%	1,833.32
Grass Total					
Grass Total	199,284.95	45.72%	174,941,886	24.80%	877.85
72. Waste	819.06	0.19%	81,906	0.01%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	435,895.10	100.00%	705,412,789	100.00%	1,618.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.71	447,445	16,231.48	58,007,817	39,912.76	142,808,495	56,266.95	201,263,757
77. Dry Land	176.79	324,317	17,142.56	31,316,295	162,204.79	297,484,628	179,524.14	329,125,240
78. Grass	143.55	168,006	21,752.03	20,814,375	177,389.37	153,959,505	199,284.95	174,941,886
79. Waste	0.00	0	162.73	16,273	656.33	65,633	819.06	81,906
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	443.05	939,768	55,288.80	110,154,760	380,163.25	594,318,261	435,895.10	705,412,789

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,266.95	12.91%	201,263,757	28.53%	3,576.94
Dry Land	179,524.14	41.19%	329,125,240	46.66%	1,833.32
Grass	199,284.95	45.72%	174,941,886	24.80%	877.85
Waste	819.06	0.19%	81,906	0.01%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	435,895.10	100.00%	705,412,789	100.00%	1,618.31

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 Bartley (3)	52	213,489	173	760,287	177	13,569,013	229	14,542,789	272,507
83.2 Danbury (5)	37	105,863	60	66,322	63	2,125,004	100	2,297,189	0
83.3 Indianola (2)	54	272,589	284	2,052,258	289	26,756,594	343	29,081,441	109,095
83.4 Lebanon (4)	51	54,217	41	49,783	43	1,140,580	94	1,244,580	0
83.5 Mccook (1)	218	2,196,962	2,936	33,323,497	3,003	395,472,045	3,221	430,992,504	5,386,588
83.6 Rural (7)	281	5,969,336	244	7,407,592	266	39,748,320	547	53,125,248	340,932
83.7 Suburban (6)	272	7,601,189	341	11,904,796	373	80,382,198	645	99,888,183	915,485
84 Residential Total	965	16,413,645	4,079	55,564,535	4,214	559,193,754	5,179	631,171,934	7,024,607

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	Bartley (3)	5	29,242	19	430,446	20	3,078,655	25	3,538,343	0
85.2	Danbury (5)	7	7,622	15	19,083	15	905,185	22	931,890	0
85.3	Indianola (2)	18	115,464	40	273,771	42	4,444,307	60	4,833,542	0
85.4	Lebanon (4)	4	1,047	8	2,234	8	44,069	12	47,350	0
85.5	Mccook (1)	82	2,358,486	462	19,040,887	460	136,070,615	542	157,469,988	4,489,946
85.6	Rural (7)	2	30,300	18	2,228,156	32	7,543,183	34	9,801,639	0
85.7	Suburban (6)	10	96,880	35	1,195,389	38	13,378,778	48	14,671,047	397,398
86	Commercial Total	128	2,639,041	597	23,189,966	615	165,464,792	743	191,293,799	4,887,344

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	10,880.02	5.80%	11,806,733	7.20%	1,085.18
88. 1G	18,548.52	9.88%	18,897,892	11.53%	1,018.84
89. 2G1	36,358.60	19.37%	30,756,782	18.77%	845.93
90. 2G	91,815.85	48.92%	76,934,710	46.95%	837.92
91. 3G1	259.50	0.14%	216,684	0.13%	835.01
92. 3G	3,814.74	2.03%	3,209,320	1.96%	841.29
93. 4G1	25,184.53	13.42%	21,266,166	12.98%	844.41
94. 4G	841.44	0.45%	785,128	0.48%	933.08
95. Total	187,703.20	100.00%	163,873,415	100.00%	873.05
CRP					
96. 1C1	353.41	15.66%	530,115	16.15%	1,500.00
97. 1C	420.31	18.62%	630,465	19.21%	1,500.00
98. 2C1	823.30	36.48%	1,193,819	36.37%	1,450.04
99. 2C	462.00	20.47%	669,915	20.41%	1,450.03
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	73.14	3.24%	98,742	3.01%	1,350.04
102. 4C1	124.91	5.53%	159,265	4.85%	1,275.04
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,257.07	100.00%	3,282,321	100.00%	1,454.24
Timber					
105. 1T1	3,432.28	36.81%	2,865,969	36.81%	835.00
106. 1T	680.77	7.30%	568,441	7.30%	835.00
107. 2T1	697.65	7.48%	582,539	7.48%	835.00
108. 2T	2,803.81	30.07%	2,341,186	30.07%	835.00
109. 3T1	107.28	1.15%	89,581	1.15%	835.02
110. 3T	1,176.63	12.62%	982,500	12.62%	835.01
111. 4T1	98.19	1.05%	81,994	1.05%	835.05
112. 4T	328.07	3.52%	273,940	3.52%	835.00
113. Total	9,324.68	100.00%	7,786,150	100.00%	835.00
<hr/>					
Grass Total	187,703.20	94.19%	163,873,415	93.67%	873.05
CRP Total	2,257.07	1.13%	3,282,321	1.88%	1,454.24
Timber Total	9,324.68	4.68%	7,786,150	4.45%	835.00
<hr/>					
114. Market Area Total	199,284.95	100.00%	174,941,886	100.00%	877.85

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

73 Red Willow

	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	582,268,015	631,171,934	48,903,919	8.40%	7,024,607	7.19%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	66,379,648	71,427,910	5,048,262	7.61%	3,151,595	2.86%
04. Total Residential (sum lines 1-3)	648,647,663	702,599,844	53,952,181	8.32%	10,176,202	6.75%
05. Commercial	184,163,489	191,293,799	7,130,310	3.87%	4,887,344	1.22%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	184,163,489	191,293,799	7,130,310	3.87%	4,887,344	1.22%
08. Ag-Farmsite Land, Outbuildings	29,410,763	32,009,640	2,598,877	8.84%	0	8.84%
09. Minerals	9,616,900	8,268,840	-1,348,060	-14.02	0	-14.02%
10. Non Ag Use Land	62,580	62,580	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	39,090,243	40,341,060	1,250,817	3.20%	0	3.20%
12. Irrigated	181,321,354	201,263,757	19,942,403	11.00%		
13. Dryland	262,853,869	329,125,240	66,271,371	25.21%		
14. Grassland	177,119,434	174,941,886	-2,177,548	-1.23%		
15. Wasteland	81,949	81,906	-43	-0.05%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	621,376,606	705,412,789	84,036,183	13.52%		
18. Total Value of all Real Property (Locally Assessed)	1,493,278,001	1,639,647,492	146,369,491	9.80%	15,063,546	8.79%

2025 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$317,920
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$50,000 computer and GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,000
12.	Amount of last year's assessor's budget not used:
	\$27,101

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?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, beacon.schneidercorp.com
8.	Who maintains the GIS software and maps?
	Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS to verify land use
10.	When was the aerial imagery last updated?
	2022

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?
	McCook is zoned.
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Central Plains Valuation
2.	GIS Services:
	Beacon Schneider
3.	Other services:
	Applied Connective (IT)

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, for both the commercial and oil and gas mineral appraisals
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 that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
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 Red Willow County

1.	Valuation data collection done by:
	The county assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are established using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, for each neighborhood in McCook. The rest are by valuation group.
5.	Describe the methodology used to determine the residential lot values?
	Sales studies of vacant lots are conducted and values are established by the square foot.
6.	How are rural residential site values developed?
	Costs to improve the sites with sewer, water and electricity were studied along with vacant land sales.
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, Currently there are no applications on file.

2025 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:
	The county assessor and staff, and by the contracted appraisal service.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.
2a.	Describe the process used to determine the value of unique commercial properties.
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.
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?
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the commercial lot values.
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.

2025 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:
	The county assessor and staff
2.	Describe the process used to determine and monitor market areas.
	Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas. In 2023, the assessor's office mailed out new GIS maps and letters to the farmers asking for new FSA maps or updated land use.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	A contract appraiser was hired to help establish values for the feed lots.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CREP, CRP, and EQUIP
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2024 AMENDED PLAN OF ASSESSMENT FOR RED WILLOW COUNTY

ASSESSMENT YEARS 2025, 2026 AND 2027

DATE: SEPTEMBER 5, 2024

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. 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 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,189	59.69%	38.97%
Commercial	748	08.61%	12.36%
Agricultural	2,701	31.07%	48.03%
Mineral Interest	55	00.63%	00.64%

Agricultural Land – taxable acres:

Irrigated	55,875.98	12.81%
Dry	180,015.16	41.28%
Grass	199,339.30	45.72%
Waste	819.49	00.19%

For more information see 2024 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The county assessor prepares the assessment roll according to section 77-129 and described in section 77-303. The assessor follows all the rules and regulations made under Chapter 77 and supervises all reappraisals in the county. Other duties of the assessor include managing the staff, preparing the budget, filing claims for payment of the expenses for the assessor's office. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The assessor meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. The assessor prepares information for protests & attends the hearings before the county board of equalization. The evidence for Tax Equalization and Review Commission hearings are prepared by the assessor and the commercial appraiser, if necessary. They also attend with hearings with the deputy

county attorney. The centrally assessed values are checked and certified to the political subdivisions by the assessor. The assessor studies the statistics to determine which areas need a review or reappraisal. The assessor also oversees the six-year physical inspection of real estate.

The Deputy Assessor handles the real estate transfers, including changing ownership on the record cards and computer records. She files the sales electronically with the state and prepares the 521 books for our office and the public's use. Real estate splits are done by the deputy including splitting out the parcel on GIS and creating new parcel information in the computer. The deputy also prepares questionnaires for mailing to the buyer and seller to verify sold properties. She maintains the GIS maps and keeps them current. When necessary, the deputy assists the assessor with personnel matters, including interviewing applicants for employment.

One of the Assistant Assessors passed the assessor's exam in November 2023. She is in charge of data collection and 6-year physical inspections for appraisal work and new construction. She takes measurements and gathers the information necessary to appraise the property, takes pictures and does some of the data entry in the CAMA program. The assistant keeps the files up to date on the building permits from the city, other villages and the county zoning administrator. She is also learning the GIS program & starting to learn real estate transfers.

The other Assistant Assessor passed the assessor's exam in February 2024. She is in charge of preparing and mailing out personal property returns and also the reminder notices that are sent out in April. She assists the deputy with real estate transfers. The assistant also prepares the homestead exemptions applications for mailing, reviews the applications for errors and enters them in the Centurion database.

We have an Assessor's clerk that started one year ago. She assists with data collection and reappraisal work. She reviews the realtor site and prints out information on properties that are listed for sale. She also assists with homestead exemptions and personal property returns.

The entire staff is trained to handle personal property returns including reviewing the taxpayer's depreciation worksheets. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the CAMA program. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The County Assessor and Deputy Assessor both hold an assessor's certificate with the State of Nebraska. The assessor attends the Assessor's workshops, IAAO courses, as well as other meetings to keep informed about new legislation and changes. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal and assistance with commercial appraisals and pickup work. It also includes expenses for fuel costs for sales reviews and on-site inspections. The budget contains a line item for the geographical information system and computer expenses.

The 2024/2025 budget for the Red Willow County Assessor's office is \$ 317,920.69.

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. We use the most current soil conversion. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We have maps printed when a new subdivision is filed. The county surveyor assists us with questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. We are in the process of printing new property record cards for the City of McCook. Information on the record card includes square feet of the improvement, quality, condition, year built, number of bathrooms, basement information, sketches and photos. The record cards are updated from information recorded with the county clerk, clerk of the district court and county court.

D. Software for CAMA, Assessment Administration, GIS

We use the MIPS computer system for our assessment and CAMA programs. We have contracted with Schneider Geospatial for our GIS technical support & the Beacon website. Their services will begin July 1, 2024. The county contracts with Applied Connective Technologies for our IT support.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural.

Residential Property: First, we review the neighborhoods where we're doing physical inspections to make sure all the information on the appraisals is correct. Then we review the residential statistics for the roster period and begin with the areas that are falling below the acceptable median of 92-100% of market value. The assessor assistant conducts the residential physical inspections. Current data is checked for accuracy, notes are made about the quality and condition and a new photograph is taken of the improvements. New structures or items

that are discovered when doing the inspections are measured and the necessary information is collected. Full reappraisals are done as needed. Pickup work on real property is done annually using information from building permits and other sources. Building permits are provided by the McCook city office, the village of Indianola and the county zoning administrator. The smaller villages have no offices so permits are not available. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished. Residential properties are all valued using the cost approach. The characteristics of houses and outbuildings are entered into the MIPS CAMA system. Some of the information entered includes the square foot of the house, quality, condition, year built, number of bathrooms, basements and basement finish. The system will then calculate the replacement cost as if the structure were to be built new. Depreciation tables are developed by analyzing the sales in each neighborhood. This depreciation is applied to the RCN (replacement cost new) to determine the final market value for each property.

Commercial Property: We contracted with Central Plains Valuation to conduct the commercial physical inspections and reappraisal for 2023. They checked measurements, made notes about the quality and condition, took new photographs and visited with owners when possible. They primarily used the cost approach to value commercial property. Central Plains also does our commercial pick-up work.

Agricultural: A market analysis of agricultural land by land class is done annually by the assessor. We keep a spreadsheet with all the agland sales to help us determine the values. We put the most emphasis on the sales that are predominately one land class, such as irrigated, dry or grass. We use our GIS imagery or physical inspections to meet the six-year review on agland.

Level of Value for assessment year 2024

<u>Property Class</u>	<u>Median</u>
Residential	96.00%
Commercial	95.00%
Agricultural	69.00%

It has been confirmed by the property tax administrator that the quality of assessment on residential, commercial and agricultural land in Red Willow County complies with generally accepted mass appraisal techniques. For more information regarding statistical measures see the 2024 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the real property abstract, assessed value update (AVU), the certification of values, the school district taxable value report, homestead exemption average assessed value report, 3-year plan of assessment, homestead exemption summary certificate, and certificate of taxes levied. The assessor certifies taxable

valuations and growth value to political subdivisions by August 20th. The assessor's office prepares the tax list and delivers it to the treasurer before the deadline. There are also tax list corrections filed throughout the year.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We are entering the current homestead exemptions into the Centurion file online. We mail the applications to the Nebraska Department of Revenue by August 1st of each year.

Personal property returns are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year and any new businesses or farmers we are aware of. The middle of April we send out a reminder postcard to anyone that has not yet filed. Penalties on personal property are applied to late filings as the law requires.

Our real estate transfers are timely completed and electronically filed with the Property Assessment Division. A questionnaire is sent to both the buyer and seller for all classes of property to help determine if the sale was an arms length transaction.

Assessment Actions Planned for Assessment Year 2025

Residential (and/or subclasses):

In 2024 we will begin the physical inspections on homes in the McCook neighborhoods 1605 & 2305 to comply with the 6-year review cycle. If necessary, we will finish these inspections in 2025. We will review the information collected and make any necessary changes on those properties. We may update pricing in the two remaining McCook neighborhoods to 06/23 pricing to match the other neighborhoods. The remainder of the mobile homes will be reviewed and new pricing and depreciation tables will be used. We will review the statistics and identify any other problem areas that we need to address for 2025. All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required. Our office will continue to review the current sales of each occupancy as well as gathering rent and expense information.

Agricultural Land (and/or subclasses):

The assessor will update the agland spreadsheet with sales from the past year. Our office will continue to study all land sales to determine the market value. All sales are reviewed for land use on GIS. We will continue to verify CREP and CRP land when it is available.

Assessment Actions Planned for Assessment Year 2026

Residential (and/or subclasses):

For 2026 we will continue physical inspections in the City of McCook neighborhood 1505 to comply with the 6-year review cycle. We will update pricing for Indianola and Bartley to 06/23 pricing to match the other villages. The statistics will be studied on all areas to determine if any other reviews or updates are needed.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. Individual commercial occupancies will be studied to see if any adjustments are needed based on the market. The statistics will be reviewed and updates will be made based on the current market.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller. The assessor will update the agland spreadsheet with sales from the past year.

Assessment Actions planned for Assessment Year 2027

Residential (and/or subclasses):

In 2026 we will start the physical inspections on rural and suburban residential properties and finish in 2027. This will meet the required 6-year inspection cycle. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually. The assessor will update the agland spreadsheet with sales for the past year.

Other duties performed by the assessor's office:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law:
 - a. Real Property Abstract
 - b. Assessed Value Update (AVU)
 - c. School District Taxable Value Report
 - d. Certification of Value to Political Subdivisions
 - e. Homestead Exemption Average Assessed Value
 - f. 3-Year Plan of Assessment
 - g. Homestead Exemption Summary Certificate
 - h. Certificate of Taxes Levied Report (CTL)
 - i. Report of all Exempt Property and Taxable Government Owned Property
3. Personal Property: The assessor's office oversees the annual filing of 1,054 schedules; prepare notices for incomplete filings or failure to file and penalties are applied, as required.
4. Permissive Exemptions: The assessor's office oversees the annual filing of applications for new or continued exempt use, reviews the use and makes recommendations to the county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose and send notices of intent to tax.
6. Homestead Exemptions: The assessor's office manages 470 annual filings of exemption applications, reviews the applications to approve or disapprove, sends reminder notices and provides taxpayer assistance.
7. Centrally Assessed Property: The assessor reviews the valuations that have been certified by PTA for railroads and public service entities, creates a parcel for each record and verifies the value.
8. Tax Increment Financing: The assessor verifies the base and excess value for parcels that are in community redevelopment projects. They also process any new TIF projects and notice to divide paperwork.

9. Tax Districts and Tax Rates: The assessor's office oversees the school district and other tax entity boundary changes and reviews the tax rates prior to being certified.
10. Tax Lists: The assessor's office prepares and certifies the tax lists to the county treasurer.
11. Tax List Corrections: The assessor prepares tax list corrections when necessary, to file with the county treasurer.
12. County Board of Equalization: The assessor prepares information for protests and attends the hearings of the county board of equalization.
13. TERC Appeals: The assessor prepares information for TERC hearings and attends the hearings with TERC to defend the county's valuation.
14. TERC Statewide Equalization: The assessor attends statewide equalization hearings before TERC and provides explanations of the county's actions.
15. Education: The assessor and deputy assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Respectfully submitted,

Kristi Korell
Kristi Korell
Red Willow County Assessor

9/5/24
Date