

NEBRASKA

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DEPARTMENT OF REVENUE

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

THAYER COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Amy Peterson, Thayer 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.

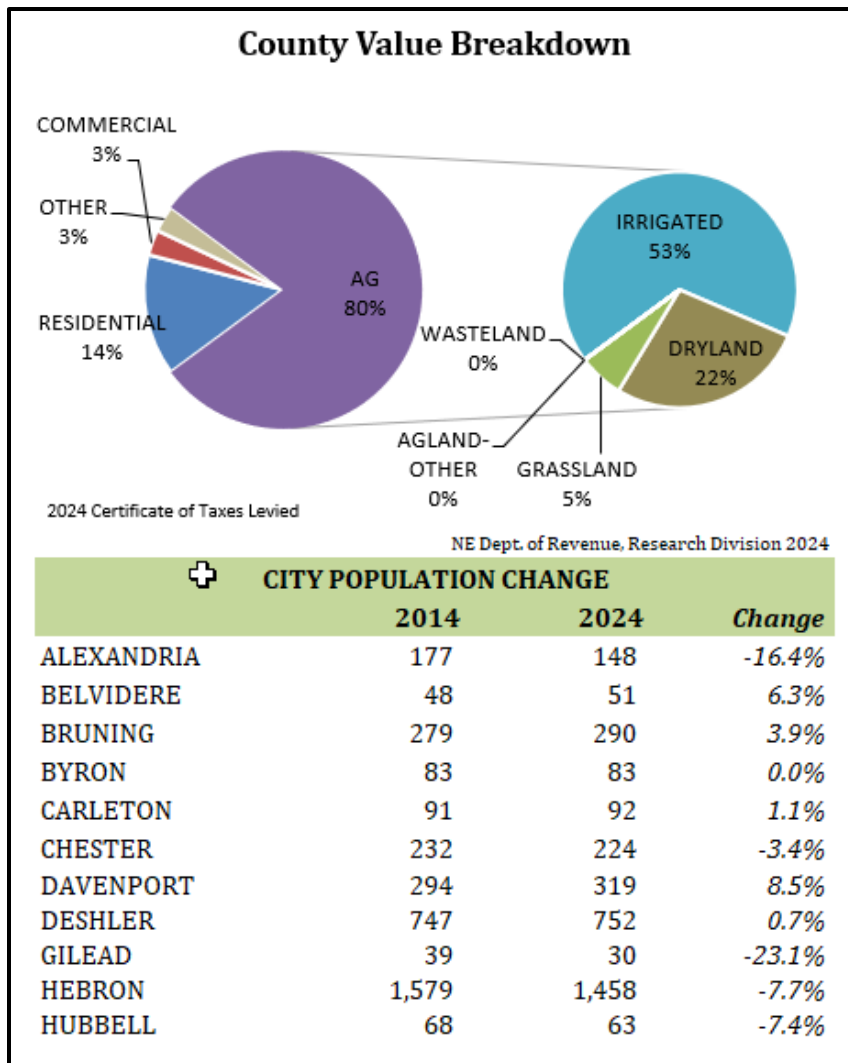
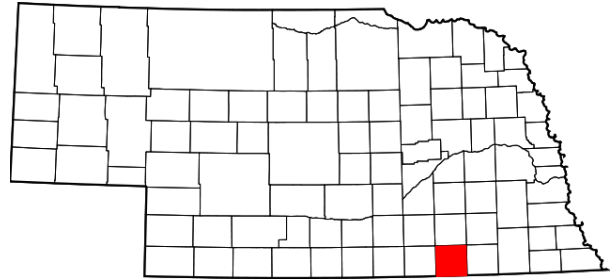
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 574 square miles, Thayer County has 4,829 residents, per the Census Bureau Quick Facts for 2023, a 4% population decline from the 2020 U.S. Census. Reports indicate that 76% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$114,315 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there are 210 employer establishments with total employment of 1,805, for a 2% increase in employment.

Agricultural land makes up approximately 81% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

2025 Residential Correlation for Thayer 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.

A review of the sales verification and qualification process was completed and indicates that the Thayer County Assessor qualified sales at a rate below the statewide average. A review of the sales roster shows a sufficient reason for disqualified sales. All arm’s-length sales have been included in the sales study for measurement.

Fourteen valuation groups are used to identify residential property in the county. They are stratified by small villages, rural residential and the larger communities. Valuation Group 1 is Hebron, the county seat. Valuation Groups 2 through 9 comprise the remaining towns based on their geographic location and services and amenities. All of the acreage parcels with less than 20 acres makes up Valuation Group 12. Recreation parcels are the next group, and rural subdivisions are Valuation Group 14.

The county assessor and office staff physically review the residential properties in the county on a rotational basis and the review cycle is in compliance with the six-year inspection and review requirements. There is a written valuation methodology on file.

2025 Residential Assessment Details for Thayer 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	Hebron	2023*	2020* V	2024*	2021	
2	Alexandria	2023*	2020* V	2024*	2024*	
3	Belvidere	2023*	2020* M	2022	2022	
4	Bruning	2023*	2020* V	2024*	2023	
5	Byron	2023*	2020* V	2024*	2020	
6	Carleton	2023*	2020* V	2022	2022	
7	Chester	2023*	2020* V	2024*	2022	
8	Davenport	2023*	2020* V	2024*	2023	
9	Deshler	2022	2020 M	2024*	2019	
10	Gilead	2023*	2020* V	2024*	2024*	
11	Hubbell	2023*	2020* V	2020	2020	
12	Acreage	2023*	2020* M & V	2022	2019-2024*	Townships 2-1, 2-2, 2-3 and 2-4 physically reviewed
13	Recreational	2023*	2020* M & V	2022	2019-2024*	
14	Subdivision	2023*	2020* M & V	2024*	2019	
Ag	Agricultural Homes & Outbuildings	2023*	2020* M & V	2023	2019-2024*	
Additional comments: Pick-up work completed						
* = assessment action for current year						

2025 Residential Correlation for Thayer County

Description of Analysis

All three measures of central tendency are within the acceptable range for the overall residential class. The COD meets IAAO standards and the PRD is slightly high.

When valuation groups are analyzed individually, the median is in range for all groups except for some of the valuation groups with only one sale. The most sales occur in Valuation Group 1, and all three measures of central tendency are within range, as well as the COD and PRD.

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.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Thayer County are uniform across the residential class. Although not all valuation groups have enough sales for statistical measurement, because the assessor consistently makes valuation adjustments based on the general movement of the market, the quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	38	96.58	96.90	96.00	11.48	100.94
2	5	95.82	102.24	97.28	12.90	105.10
3	1	93.54	93.54	93.54	00.00	100.00
4	9	100.23	98.42	97.98	13.86	100.45
5	1	98.13	98.13	98.13	00.00	100.00
6	1	93.64	93.64	93.64	00.00	100.00
7	5	99.26	100.52	101.94	07.96	98.61
8	6	95.77	96.52	97.37	07.49	99.13
9	14	94.28	96.48	90.78	25.65	106.28
10	1	81.77	81.77	81.77	00.00	100.00
11	1	183.40	183.40	183.40	00.00	100.00
12	8	94.21	107.79	98.19	19.50	109.78
14	1	86.57	86.57	86.57	00.00	100.00
____ALL____	91	96.45	99.02	95.48	14.87	103.71

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thayer County is 96%.

2025 Commercial Correlation for Thayer County

Assessment Practices & Actions

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

The Thayer County Assessor qualifies a much lower than typical percentage of commercial sales. Family sales, purchases from adjacent property owners and sales with no compensation are non-qualified. The sales qualification process has been reviewed and there was no indication of bias.

Commercial properties are divided into five categories in Thayer County. The first group is Hebron, the county seat with businesses and services. Bruning and Deshler make up the next valuation groups. All of the small towns are in Valuation Group 4. Rural commercial properties are the final group. The county assessor and staff physically review commercial properties in the county and meet the six-year inspection and review requirements.

2025 Commercial Assessment Details for Thayer 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	Hebron	2023	2020*	2024*	2022	
2	Bruning	2023	2020	2023	2023	
3	Deshler	2023	2020	2022	2022	
4	Small Towns - incl Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead and Hubbell	2023	2020*	2019-2024*	2019-2024*	
5	Rural Commercial	2023	2020*	2019-2024*	2019-2023	
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

The median and weighted mean are within the acceptable range of the small sample. The mean and PRD are both slightly higher than the recommended range. Review of the sales price substrata does not indicate a regressive pattern of assessment. The COD meets IAAO standards. Even though the commercial properties are divided into five valuation groups, there are not enough qualified sales for statistical analysis by subgroups.

Despite a limited number of sales in the study period, the measures of central tendency correlate closely, and the COD is low enough to support the use of the median as a level of value.

2025 Commercial Correlation for Thayer County

The sales file shows a 29% increase to the very small sample, but the overall median dropped, suggesting that the sales file is too small to represent the population. Comparison of the statistics and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the Certificate of Taxes Levied Report (CTL) reflects a 4% increase to the class which reflects the reported actions

Equalization and Quality of Assessment

Review of the assessment practices demonstrate that the commercial valuations are equalized. Although not all valuation groups are represented in the sample, review of the overall class demonstrates that the quality of assessment of commercial property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2	97.97	97.97	93.52	06.40	104.76
4	5	102.98	103.45	105.86	12.31	97.72
5	2	97.43	97.43	97.50	01.00	99.93
____ALL____	9	98.40	100.89	96.67	09.31	104.37

Level of Value

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

2025 Agricultural Correlation for Thayer County

Assessment Practices & Actions

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

The Thayer County Assessor has two market areas for statistical analysis. Market Area 1, located in the north and western part of the county, is primarily composed of irrigated cropland with some dryland and some grassland throughout. Market Area 2 is located in the south and eastern part of the county with much of it adjoining the Kansas state border. Market Area 2 consists primarily of dryland and grassland with little potential for irrigated cropland.

All agricultural improvements are physically reviewed at the same time rural residential parcels are reviewed.

Land use is conducted using aerial imagery when new imagery and was last completed for assessment year 2024. The Thayer County Assessor has identified land enrolled in CRP by conducting a land study and using FSA Imagery.

2025 Agricultural Assessment Details for Thayer 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	2022	2020	2023	2019-2024*	
AB DW	Agricultural dwellings	2022	2020	2023	2019-2024*	
Additional comments: Pick-up work completed						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Northern part of the county	2024*	
2	Southern part of the county	2024*	
Additional comments: Pick-up work completed			
* = assessment action for current year			

Description of Analysis

Review of the statistical analysis for the agricultural class in Thayer County shows 55 qualified sales. All measures of central tendency and the COD are within the IAAO acceptable ranges.

2025 Agricultural Correlation for Thayer County

Further analysis shows two market areas both with a sufficient number of sales and a median in the range.

Evaluation of the 80% Majority Land Use (MLU) substratum shows both irrigated land and dryland have sufficient sales for analysis and acceptable medians. The Average Acre Chart shows that the values in Thayer County are comparable to surrounding counties in all classes.

Review of the 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

Agricultural land values have been adjusted to the market and are equalized with like property in adjoining counties. Agricultural property in Thayer County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	22	74.71	74.52	71.81	14.95	103.77
1	16	74.71	72.55	71.18	13.22	101.92
2	6	73.70	79.78	74.37	19.84	107.27
<u>Dry</u>						
County	11	73.41	76.26	74.67	14.71	102.13
1	1	73.41	73.41	73.41	00.00	100.00
2	10	74.03	76.54	74.79	16.05	102.34
<u>Grass</u>						
County	2	69.38	69.38	68.02	05.43	102.00
1	1	73.14	73.14	73.14	00.00	100.00
2	1	65.61	65.61	65.61	00.00	100.00
<u>ALL</u>	55	70.50	72.34	69.97	14.23	103.39

Level of Value

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

2025 Opinions of the Property Tax Administrator for Thayer 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	91	Median	96.45
Total Sales Price	\$10,864,321	Mean	99.02
Total Adj. Sales Price	\$10,864,321	Wgt. Mean	95.48
Total Assessed Value	\$10,372,899	Average Assessed Value of the Base	\$100,183
Avg. Adj. Sales Price	\$119,388	Avg. Assessed Value	\$113,988

Confidence Interval - Current

95% Median C.I	93.85 to 100.81
95% Wgt. Mean C.I	89.88 to 101.07
95% Mean C.I	94.69 to 103.35
% of Value of the Class of all Real Property Value in the County	11.86
% of Records Sold in the Study Period	3.40
% of Value Sold in the Study Period	3.86

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	109	97	96.71
2023	122	97	96.75
2022	124	97	96.60
2021	139	97	97.08

2025 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	9	Median	98.40
Total Sales Price	\$1,182,000	Mean	100.89
Total Adj. Sales Price	\$1,182,000	Wgt. Mean	96.67
Total Assessed Value	\$1,142,695	Average Assessed Value of the Base	\$135,647
Avg. Adj. Sales Price	\$131,333	Avg. Assessed Value	\$126,966

Confidence Interval - Current

95% Median C.I	88.31 to 108.36
95% Wgt. Mean C.I	91.80 to 101.55
95% Mean C.I	90.71 to 111.07
% of Value of the Class of all Real Property Value in the County	2.93
% of Records Sold in the Study Period	1.84
% of Value Sold in the Study Period	1.72

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	11	100	107.06
2023	9	100	102.37
2022	13	100	101.06
2021	17	100	100.18

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RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

Number of Sales : 91
Total Sales Price : 10,864,321
Total Adj. Sales Price : 10,864,321
Total Assessed Value : 10,372,899
Avg. Adj. Sales Price : 119,388
Avg. Assessed Value : 113,988

MEDIAN : 96
WGT. MEAN : 95
MEAN : 99
COD : 14.87
PRD : 103.71

COV : 21.28
STD : 21.07
Avg. Abs. Dev : 14.34
MAX Sales Ratio : 183.40
MIN Sales Ratio : 47.90

95% Median C.I. : 93.85 to 100.81
95% Wgt. Mean C.I. : 89.88 to 101.07
95% Mean C.I. : 94.69 to 103.35

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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	11	105.41	108.49	103.18	07.89	105.15	93.76	134.30	96.45 to 119.63	155,073	160,004	
01-JAN-23 To 31-MAR-23	5	106.63	103.36	102.96	04.99	100.39	93.64	110.72	N/A	102,700	105,735	
01-APR-23 To 30-JUN-23	12	106.81	113.53	104.19	20.34	108.96	73.69	183.40	93.54 to 126.79	90,233	94,016	
01-JUL-23 To 30-SEP-23	16	97.10	101.74	97.31	10.76	104.55	83.47	127.81	92.94 to 112.96	126,379	122,974	
01-OCT-23 To 31-DEC-23	11	93.85	93.07	91.58	08.28	101.63	75.09	109.08	78.53 to 102.49	139,341	127,605	
01-JAN-24 To 31-MAR-24	6	96.91	93.95	97.15	13.32	96.71	63.34	117.08	63.34 to 117.08	84,667	82,250	
01-APR-24 To 30-JUN-24	16	90.77	96.01	91.26	15.74	105.20	66.24	175.74	82.02 to 103.72	120,619	110,073	
01-JUL-24 To 30-SEP-24	14	84.17	84.78	84.75	19.82	100.04	47.90	137.76	63.24 to 99.26	112,107	95,006	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	44	103.98	106.83	101.13	12.31	105.64	73.69	183.40	96.71 to 110.86	121,004	122,375	
01-OCT-23 To 30-SEP-24	47	92.30	91.71	90.04	14.89	101.85	47.90	175.74	85.50 to 95.82	117,876	106,136	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	44	99.18	102.98	97.61	13.18	105.50	73.69	183.40	93.85 to 107.66	117,071	114,275	
<u>ALL</u>	91	96.45	99.02	95.48	14.87	103.71	47.90	183.40	93.85 to 100.81	119,388	113,988	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	38	96.58	96.90	96.00	11.48	100.94	63.24	134.30	93.76 to 103.72	126,266	121,217	
2	5	95.82	102.24	97.28	12.90	105.10	85.55	137.76	N/A	40,180	39,087	
3	1	93.54	93.54	93.54	00.00	100.00	93.54	93.54	N/A	28,000	26,191	
4	9	100.23	98.42	97.98	13.86	100.45	55.89	125.37	83.47 to 113.95	110,811	108,576	
5	1	98.13	98.13	98.13	00.00	100.00	98.13	98.13	N/A	55,000	53,969	
6	1	93.64	93.64	93.64	00.00	100.00	93.64	93.64	N/A	126,500	118,452	
7	5	99.26	100.52	101.94	07.96	98.61	85.08	110.86	N/A	72,260	73,661	
8	6	95.77	96.52	97.37	07.49	99.13	81.72	111.07	81.72 to 111.07	105,083	102,323	
9	14	94.28	96.48	90.78	25.65	106.28	47.90	154.33	73.69 to 119.63	104,659	95,013	
10	1	81.77	81.77	81.77	00.00	100.00	81.77	81.77	N/A	69,500	56,830	
11	1	183.40	183.40	183.40	00.00	100.00	183.40	183.40	N/A	5,000	9,170	
12	8	94.21	107.79	98.19	19.50	109.78	83.92	175.74	83.92 to 175.74	189,000	185,578	
14	1	86.57	86.57	86.57	00.00	100.00	86.57	86.57	N/A	615,000	532,378	
<u>ALL</u>	91	96.45	99.02	95.48	14.87	103.71	47.90	183.40	93.85 to 100.81	119,388	113,988	

85 Thayer
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 : 91
 Total Sales Price : 10,864,321
 Total Adj. Sales Price : 10,864,321
 Total Assessed Value : 10,372,899
 Avg. Adj. Sales Price : 119,388
 Avg. Assessed Value : 113,988

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 99
 COD : 14.87
 PRD : 103.71

COV : 21.28
 STD : 21.07
 Avg. Abs. Dev : 14.34
 MAX Sales Ratio : 183.40
 MIN Sales Ratio : 47.90

95% Median C.I. : 93.85 to 100.81
 95% Wgt. Mean C.I. : 89.88 to 101.07
 95% Mean C.I. : 94.69 to 103.35

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	91	96.45	99.02	95.48	14.87	103.71	47.90	183.40	93.85 to 100.81	119,388	113,988
06											
07											
<u>ALL</u>	91	96.45	99.02	95.48	14.87	103.71	47.90	183.40	93.85 to 100.81	119,388	113,988

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	1	183.40	183.40	183.40	00.00	100.00	183.40	183.40	N/A	5,000	9,170
Less Than 30,000	6	105.77	120.34	110.17	22.33	109.23	93.54	183.40	93.54 to 183.40	21,833	24,054
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	91	96.45	99.02	95.48	14.87	103.71	47.90	183.40	93.85 to 100.81	119,388	113,988
Greater Than 14,999	90	96.35	98.09	95.44	14.05	102.78	47.90	175.74	93.85 to 100.67	120,659	115,153
Greater Than 29,999	85	96.25	97.52	95.30	14.11	102.33	47.90	175.74	93.64 to 100.67	126,274	120,336
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	183.40	183.40	183.40	00.00	100.00	183.40	183.40	N/A	5,000	9,170
15,000 TO 29,999	5	100.81	107.73	107.27	11.73	100.43	93.54	137.76	N/A	25,200	27,031
30,000 TO 59,999	12	97.81	95.56	98.04	22.28	97.47	47.90	154.33	63.34 to 113.50	48,125	47,181
60,000 TO 99,999	31	99.26	101.94	101.12	16.12	100.81	55.89	175.74	93.05 to 110.86	78,751	79,631
100,000 TO 149,999	17	99.55	98.82	98.66	10.16	100.16	79.09	126.79	86.01 to 109.29	117,400	115,829
150,000 TO 249,999	19	94.66	92.47	92.06	09.99	100.45	66.24	111.00	83.34 to 102.49	183,066	168,525
250,000 TO 499,999	5	93.76	91.76	91.69	03.54	100.08	83.92	96.45	N/A	325,100	298,081
500,000 TO 999,999	1	86.57	86.57	86.57	00.00	100.00	86.57	86.57	N/A	615,000	532,378
1,000,000 +											
<u>ALL</u>	91	96.45	99.02	95.48	14.87	103.71	47.90	183.40	93.85 to 100.81	119,388	113,988

85 Thayer
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 9
Total Sales Price : 1,182,000
Total Adj. Sales Price : 1,182,000
Total Assessed Value : 1,142,695
Avg. Adj. Sales Price : 131,333
Avg. Assessed Value : 126,966

MEDIAN : 98
WGT. MEAN : 97
MEAN : 101
COD : 09.31
PRD : 104.37

COV : 13.13
STD : 13.25
Avg. Abs. Dev : 09.16
MAX Sales Ratio : 130.48
MIN Sales Ratio : 87.11

95% Median C.I. : 88.31 to 108.36
95% Wgt. Mean C.I. : 91.80 to 101.55
95% Mean C.I. : 90.71 to 111.07

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	102.98	102.98	102.98	00.00	100.00	102.98	102.98	N/A	70,000	72,088
01-JAN-23 To 31-MAR-23	1	130.48	130.48	130.48	00.00	100.00	130.48	130.48	N/A	42,000	54,802
01-APR-23 To 30-JUN-23	2	98.34	98.34	100.65	10.20	97.70	88.31	108.36	N/A	26,000	26,168
01-JUL-23 To 30-SEP-23	2	91.79	91.79	94.94	05.10	96.68	87.11	96.46	N/A	92,500	87,824
01-OCT-23 To 31-DEC-23	1	98.40	98.40	98.40	00.00	100.00	98.40	98.40	N/A	180,000	177,111
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	1	91.70	91.70	91.70	00.00	100.00	91.70	91.70	N/A	558,000	511,695
01-JUL-24 To 30-SEP-24	1	104.23	104.23	104.23	00.00	100.00	104.23	104.23	N/A	95,000	99,016
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23	6	99.72	102.28	101.68	11.69	100.59	87.11	130.48	87.11 to 130.48	58,167	59,146
01-OCT-23 To 30-SEP-24	3	98.40	98.11	94.58	04.25	103.73	91.70	104.23	N/A	277,667	262,607
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	1	102.98	102.98	102.98	00.00	100.00	102.98	102.98	N/A	70,000	72,088
01-JAN-23 To 31-DEC-23	6	97.43	101.52	100.20	11.18	101.32	87.11	130.48	87.11 to 130.48	76,500	76,649
<u>ALL</u>	9	98.40	100.89	96.67	09.31	104.37	87.11	130.48	88.31 to 108.36	131,333	126,966

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	2	97.97	97.97	93.52	06.40	104.76	91.70	104.23	N/A	326,500	305,356
4	5	102.98	103.45	105.86	12.31	97.72	87.11	130.48	N/A	38,800	41,072
5	2	97.43	97.43	97.50	01.00	99.93	96.46	98.40	N/A	167,500	163,312
<u>ALL</u>	9	98.40	100.89	96.67	09.31	104.37	87.11	130.48	88.31 to 108.36	131,333	126,966

**85 Thayer
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 9
 Total Sales Price : 1,182,000
 Total Adj. Sales Price : 1,182,000
 Total Assessed Value : 1,142,695
 Avg. Adj. Sales Price : 131,333
 Avg. Assessed Value : 126,966

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 101
 COD : 09.31
 PRD : 104.37

COV : 13.13
 STD : 13.25
 Avg. Abs. Dev : 09.16
 MAX Sales Ratio : 130.48
 MIN Sales Ratio : 87.11

95% Median C.I. : 88.31 to 108.36
 95% Wgt. Mean C.I. : 91.80 to 101.55
 95% Mean C.I. : 90.71 to 111.07

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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	9	98.40	100.89	96.67	09.31	104.37	87.11	130.48	88.31 to 108.36	131,333	126,966
04											
<u>ALL</u>	<u>9</u>	<u>98.40</u>	<u>100.89</u>	<u>96.67</u>	<u>09.31</u>	<u>104.37</u>	<u>87.11</u>	<u>130.48</u>	<u>88.31 to 108.36</u>	<u>131,333</u>	<u>126,966</u>

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	88.31	88.31	88.31	00.00	100.00	88.31	88.31	N/A	20,000	17,661
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	98.40	100.89	96.67	09.31	104.37	87.11	130.48	88.31 to 108.36	131,333	126,966
Greater Than 14,999	9	98.40	100.89	96.67	09.31	104.37	87.11	130.48	88.31 to 108.36	131,333	126,966
Greater Than 29,999	8	100.69	102.47	96.82	08.99	105.84	87.11	130.48	87.11 to 130.48	145,250	140,629
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	88.31	88.31	88.31	00.00	100.00	88.31	88.31	N/A	20,000	17,661
30,000 TO 59,999	3	108.36	108.65	111.16	13.34	97.74	87.11	130.48	N/A	34,667	38,537
60,000 TO 99,999	2	103.61	103.61	103.70	00.61	99.91	102.98	104.23	N/A	82,500	85,552
100,000 TO 149,999											
150,000 TO 249,999	2	97.43	97.43	97.50	01.00	99.93	96.46	98.40	N/A	167,500	163,312
250,000 TO 499,999											
500,000 TO 999,999	1	91.70	91.70	91.70	00.00	100.00	91.70	91.70	N/A	558,000	511,695
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>9</u>	<u>98.40</u>	<u>100.89</u>	<u>96.67</u>	<u>09.31</u>	<u>104.37</u>	<u>87.11</u>	<u>130.48</u>	<u>88.31 to 108.36</u>	<u>131,333</u>	<u>126,966</u>

85 Thayer
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 9
 Total Sales Price : 1,182,000
 Total Adj. Sales Price : 1,182,000
 Total Assessed Value : 1,142,695
 Avg. Adj. Sales Price : 131,333
 Avg. Assessed Value : 126,966

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 101
 COD : 09.31
 PRD : 104.37

COV : 13.13
 STD : 13.25
 Avg. Abs. Dev : 09.16
 MAX Sales Ratio : 130.48
 MIN Sales Ratio : 87.11

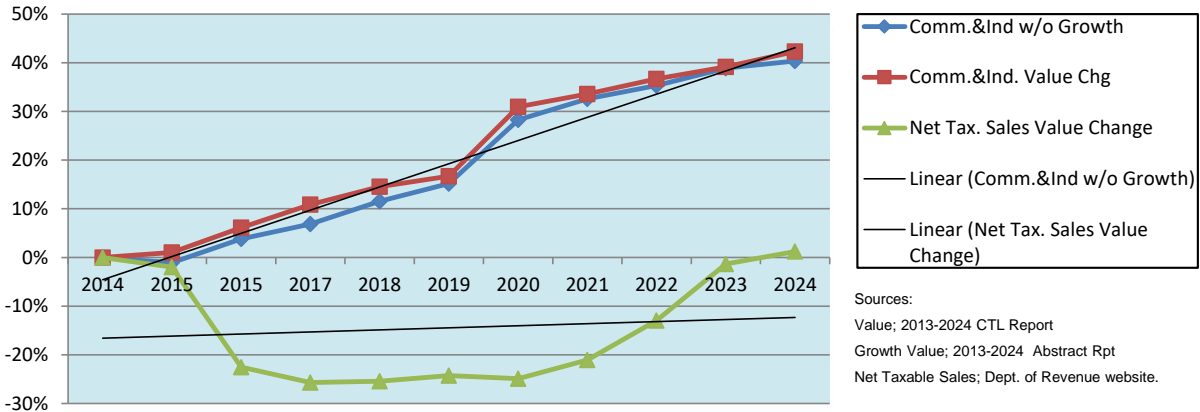
95% Median C.I. : 88.31 to 108.36
 95% Wgt. Mean C.I. : 91.80 to 101.55
 95% Mean C.I. : 90.71 to 111.07

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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
319	1	91.70	91.70	91.70	00.00	100.00	91.70	91.70	N/A	558,000	511,695
344	1	98.40	98.40	98.40	00.00	100.00	98.40	98.40	N/A	180,000	177,111
384	1	87.11	87.11	87.11	00.00	100.00	87.11	87.11	N/A	30,000	26,134
408	2	102.41	102.41	98.50	05.81	103.97	96.46	108.36	N/A	93,500	92,094
442	2	116.73	116.73	113.29	11.78	103.04	102.98	130.48	N/A	56,000	63,445
471	1	88.31	88.31	88.31	00.00	100.00	88.31	88.31	N/A	20,000	17,661
530	1	104.23	104.23	104.23	00.00	100.00	104.23	104.23	N/A	95,000	99,016
<u>ALL</u>	<u>9</u>	98.40	100.89	96.67	09.31	104.37	87.11	130.48	88.31 to 108.36	131,333	126,966

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	\$ 40,076,602	\$ 1,803,835	4.50%	\$ 38,272,767		\$ 39,294,294	
2014	\$ 40,487,060	\$ 836,914	2.07%	\$ 39,650,146	-1.06%	\$ 38,525,901	-1.96%
2015	\$ 42,539,585	\$ 930,770	2.19%	\$ 41,608,815	2.77%	\$ 30,438,127	-20.99%
2016	\$ 44,435,943	\$ 1,596,477	3.59%	\$ 42,839,466	0.70%	\$ 29,198,540	-4.07%
2017	\$ 45,901,967	\$ 1,200,377	2.62%	\$ 44,701,590	0.60%	\$ 29,310,393	0.38%
2018	\$ 46,764,540	\$ 610,808	1.31%	\$ 46,153,732	0.55%	\$ 29,752,973	1.51%
2019	\$ 52,475,329	\$ 1,057,297	2.01%	\$ 51,418,032	9.95%	\$ 29,507,931	-0.82%
2020	\$ 53,546,437	\$ 402,296	0.75%	\$ 53,144,141	1.27%	\$ 31,010,012	5.09%
2021	\$ 54,771,395	\$ 534,809	0.98%	\$ 54,236,586	1.29%	\$ 34,192,005	10.26%
2022	\$ 55,774,637	\$ 117,728	0.21%	\$ 55,656,909	1.62%	\$ 38,760,191	13.36%
2023	\$ 57,034,353	\$ 781,898	1.37%	\$ 56,252,455	0.86%	\$ 39,772,191	2.61%
2024	\$ 64,131,306	\$ 3,779,237	5.89%	\$ 60,352,069	5.82%	\$ 33,546,586	-15.65%
Ann %chg	4.71%			Average	2.21%	-1.37%	-0.93%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-1.06%	1.02%	-1.96%
2015	3.82%	6.15%	-22.54%
2016	6.89%	10.88%	-25.69%
2017	11.54%	14.54%	-25.41%
2018	15.16%	16.69%	-24.28%
2019	28.30%	30.94%	-24.91%
2020	32.61%	33.61%	-21.08%
2021	35.33%	36.67%	-12.98%
2022	38.88%	39.17%	-1.36%
2023	40.36%	42.31%	1.22%
2024	50.59%	60.02%	-14.63%

County Number	85
County Name	Thayer

85 Thayer
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 55
Total Sales Price : 52,913,835
Total Adj. Sales Price : 52,913,835
Total Assessed Value : 37,025,261
Avg. Adj. Sales Price : 962,070
Avg. Assessed Value : 673,187

MEDIAN : 71
WGT. MEAN : 70
MEAN : 72
COD : 14.23
PRD : 103.39

COV : 18.97
STD : 13.72
Avg. Abs. Dev : 10.03
MAX Sales Ratio : 122.52
MIN Sales Ratio : 53.16

95% Median C.I. : 66.34 to 73.70
95% Wgt. Mean C.I. : 65.83 to 74.12
95% Mean C.I. : 68.71 to 75.97

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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-21 To 31-DEC-21	6	63.29	68.24	70.95	19.21	96.18	54.03	94.74	54.03 to 94.74	915,364	649,425	
01-JAN-22 To 31-MAR-22	7	63.32	71.31	67.97	17.37	104.91	56.12	96.29	56.12 to 96.29	999,414	679,323	
01-APR-22 To 30-JUN-22	1	73.37	73.37	73.37	00.00	100.00	73.37	73.37	N/A	260,000	190,763	
01-JUL-22 To 30-SEP-22	1	122.52	122.52	122.52	00.00	100.00	122.52	122.52	N/A	500,000	612,621	
01-OCT-22 To 31-DEC-22	6	69.23	72.07	68.30	08.33	105.52	63.22	88.32	63.22 to 88.32	1,043,500	712,687	
01-JAN-23 To 31-MAR-23	6	69.05	67.98	67.78	11.79	100.30	53.45	82.26	53.45 to 82.26	1,248,667	846,360	
01-APR-23 To 30-JUN-23	4	74.18	74.51	72.34	12.28	103.00	60.07	89.62	N/A	1,023,450	740,366	
01-JUL-23 To 30-SEP-23	2	60.85	60.85	60.85	01.76	100.00	59.78	61.91	N/A	910,962	554,286	
01-OCT-23 To 31-DEC-23	6	74.71	75.43	75.68	06.42	99.67	68.66	83.65	68.66 to 83.65	1,102,925	834,675	
01-JAN-24 To 31-MAR-24	5	65.61	68.54	67.07	10.78	102.19	60.12	89.24	N/A	910,270	610,476	
01-APR-24 To 30-JUN-24	9	75.66	75.65	68.78	14.55	109.99	53.16	110.19	59.86 to 85.60	748,517	514,861	
01-JUL-24 To 30-SEP-24	2	68.90	68.90	69.40	02.63	99.28	67.09	70.70	N/A	1,045,738	725,783	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	15	68.01	73.64	71.37	21.03	103.18	54.03	122.52	58.56 to 86.73	883,205	630,346	
01-OCT-22 To 30-SEP-23	18	69.23	70.00	68.25	11.21	102.56	53.45	89.62	61.91 to 74.68	1,092,707	745,796	
01-OCT-23 To 30-SEP-24	22	71.73	73.36	70.74	12.32	103.70	53.16	110.19	66.34 to 79.66	908,956	642,988	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	15	70.50	75.17	70.16	16.43	107.14	56.12	122.52	63.22 to 86.73	934,460	655,651	
01-JAN-23 To 31-DEC-23	18	71.74	71.12	70.69	10.68	100.61	53.45	89.62	61.91 to 77.63	1,112,515	786,458	
<u>ALL</u>	55	70.50	72.34	69.97	14.23	103.39	53.16	122.52	66.34 to 73.70	962,070	673,187	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	23	70.73	70.52	69.37	12.68	101.66	53.16	94.74	61.91 to 77.63	1,252,427	868,832	
2	32	70.50	73.65	70.69	15.29	104.19	54.03	122.52	65.61 to 75.66	753,376	532,566	
<u>ALL</u>	55	70.50	72.34	69.97	14.23	103.39	53.16	122.52	66.34 to 73.70	962,070	673,187	

85 Thayer
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 55
 Total Sales Price : 52,913,835
 Total Adj. Sales Price : 52,913,835
 Total Assessed Value : 37,025,261
 Avg. Adj. Sales Price : 962,070
 Avg. Assessed Value : 673,187

MEDIAN : 71
 WGT. MEAN : 70
 MEAN : 72
 COD : 14.23
 PRD : 103.39

COV : 18.97
 STD : 13.72
 Avg. Abs. Dev : 10.03
 MAX Sales Ratio : 122.52
 MIN Sales Ratio : 53.16

95% Median C.I. : 66.34 to 73.70
 95% Wgt. Mean C.I. : 65.83 to 74.12
 95% Mean C.I. : 68.71 to 75.97

Printed:3/20/2025 10:53:57AM

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	5	72.75	79.37	75.38	16.71	105.29	60.95	110.19	N/A	1,148,895	866,082
1	3	72.75	71.99	73.11	09.76	98.47	60.95	82.26	N/A	1,321,000	965,735
2	2	90.45	90.45	80.45	21.84	112.43	70.70	110.19	N/A	890,738	716,603
_____Dry_____											
County	6	67.08	69.02	67.94	13.73	101.59	58.56	85.60	58.56 to 85.60	509,494	346,137
1	1	73.41	73.41	73.41	00.00	100.00	73.41	73.41	N/A	496,000	364,103
2	5	60.75	68.14	66.88	14.02	101.88	58.56	85.60	N/A	512,193	342,544
_____Grass_____											
County	1	73.14	73.14	73.14	00.00	100.00	73.14	73.14	N/A	400,000	292,562
1	1	73.14	73.14	73.14	00.00	100.00	73.14	73.14	N/A	400,000	292,562
_____ALL_____	55	70.50	72.34	69.97	14.23	103.39	53.16	122.52	66.34 to 73.70	962,070	673,187

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	22	74.71	74.52	71.81	14.95	103.77	53.16	110.19	61.91 to 80.36	1,226,412	880,635
1	16	74.71	72.55	71.18	13.22	101.92	53.16	94.74	60.95 to 80.36	1,356,092	965,302
2	6	73.70	79.78	74.37	19.84	107.27	56.12	110.19	56.12 to 110.19	880,599	654,858
_____Dry_____											
County	11	73.41	76.26	74.67	14.71	102.13	58.56	122.52	60.12 to 85.60	528,051	394,285
1	1	73.41	73.41	73.41	00.00	100.00	73.41	73.41	N/A	496,000	364,103
2	10	74.03	76.54	74.79	16.05	102.34	58.56	122.52	60.12 to 85.60	531,257	397,303
_____Grass_____											
County	2	69.38	69.38	68.02	05.43	102.00	65.61	73.14	N/A	625,000	425,111
1	1	73.14	73.14	73.14	00.00	100.00	73.14	73.14	N/A	400,000	292,562
2	1	65.61	65.61	65.61	00.00	100.00	65.61	65.61	N/A	850,000	557,659
_____ALL_____	55	70.50	72.34	69.97	14.23	103.39	53.16	122.52	66.34 to 73.70	962,070	673,187

Thayer County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	7,975	7,800	7,600	7,400	7,350	7,100	6,950	6,950	7,536
Fillmore	1	7,830	7,620	7,520	7,415	6,200	6,900	6,695	6,645	7,459
Fillmore	2	7,490	7,280	7,175	7,070	n/a	6,345	6,345	6,290	7,171
Saline	2	5,416	5,415	5,320	5,225	4,845	4,655	4,275	4,085	5,190
Jefferson	1	7,475	9,087	9,058	6,933	6,904	n/a	6,105	3,756	7,913
Nuckolls	1	6,102	6,102	5,481	5,481	n/a	5,424	4,803	4,803	5,683
Clay	1	8,025	8,025	7,905	7,905	n/a	7,610	7,435	7,435	7,915
Thayer	2	6,600	6,450	6,200	5,925	5,775	5,550	5,350	5,325	5,973
Jefferson	2	7,062	8,336	8,133	6,796	6,790	n/a	5,781	3,181	7,312
Jefferson	3	5,882	6,392	6,244	5,995	5,600	5,600	5,622	3,043	5,874

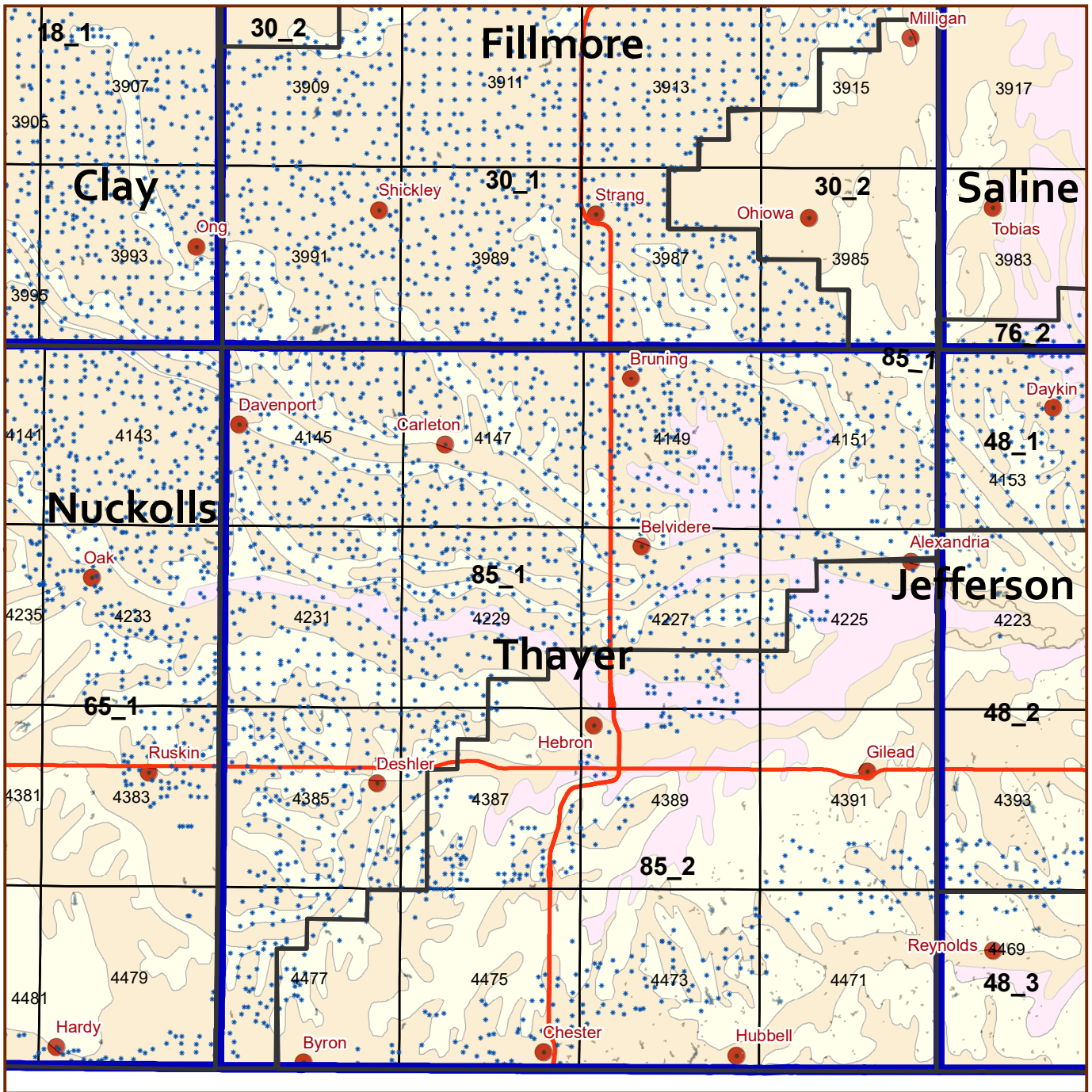
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	5,200	5,000	4,800	4,700	4,500	4,350	4,175	4,175	4,764
Fillmore	1	4,485	4,380	4,120	4,120	4,020	3,810	3,810	3,710	4,173
Fillmore	2	4,115	4,060	4,005	3,850	3,690	3,690	3,590	3,380	3,956
Saline	2	4,625	4,500	4,437	4,322	4,125	4,000	4,000	3,940	4,372
Jefferson	1	5,355	6,477	6,349	3,961	n/a	4,409	2,899	2,557	4,934
Nuckolls	1	3,080	3,080	2,912	2,912	2,632	2,632	2,576	2,576	2,930
Clay	1	3,750	3,750	3,425	3,425	3,220	3,220	3,110	3,110	3,541
Thayer	2	4,750	4,800	4,420	4,420	4,290	n/a	3,860	3,860	4,399
Jefferson	2	5,114	4,895	4,836	3,617	2,280	3,743	2,554	2,199	4,167
Jefferson	3	4,246	4,745	4,636	4,276	2,190	2,201	2,284	2,127	3,953

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1,895	1,895	1,895	n/a	1,895	1,895	n/a	1,895	1,895
Fillmore	1	1,750	1,750	1,650	n/a	n/a	n/a	n/a	n/a	1,711
Fillmore	2	1,750	1,750	1,650	n/a	n/a	n/a	n/a	n/a	1,698
Saline	2	1,995	1,995	1,970	n/a	1,925	n/a	n/a	1,565	1,981
Jefferson	1	2,479	2,501	2,465	2,465	n/a	n/a	n/a	2,250	2,477
Nuckolls	1	1,478	1,478	1,467	1,467	n/a	1,456	1,453	1,456	1,470
Clay	1	1,540	1,540	1,540	1,540	n/a	n/a	n/a	1,435	1,533
Thayer	2	1,700	1,700	1,700	1,700	1,700	1,700	n/a	1,700	1,700
Jefferson	2	2,220	2,245	2,160	2,155	2,155	2,155	4,400	2,155	2,198
Jefferson	3	2,184	2,188	2,130	1,829	n/a	1,660	n/a	1,660	2,070






County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	3,225	700	500
Fillmore	1	1,678	n/a	478
Fillmore	2	1,659	n/a	796
Saline	2	1,981	513	105
Jefferson	1	n/a	1,171	440
Nuckolls	1	1,312	120	120
Clay	1	1,257	n/a	500
Thayer	2	3,050	700	500
Jefferson	2	n/a	1,602	440
Jefferson	3	n/a	1,215	440

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.

THAYER COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










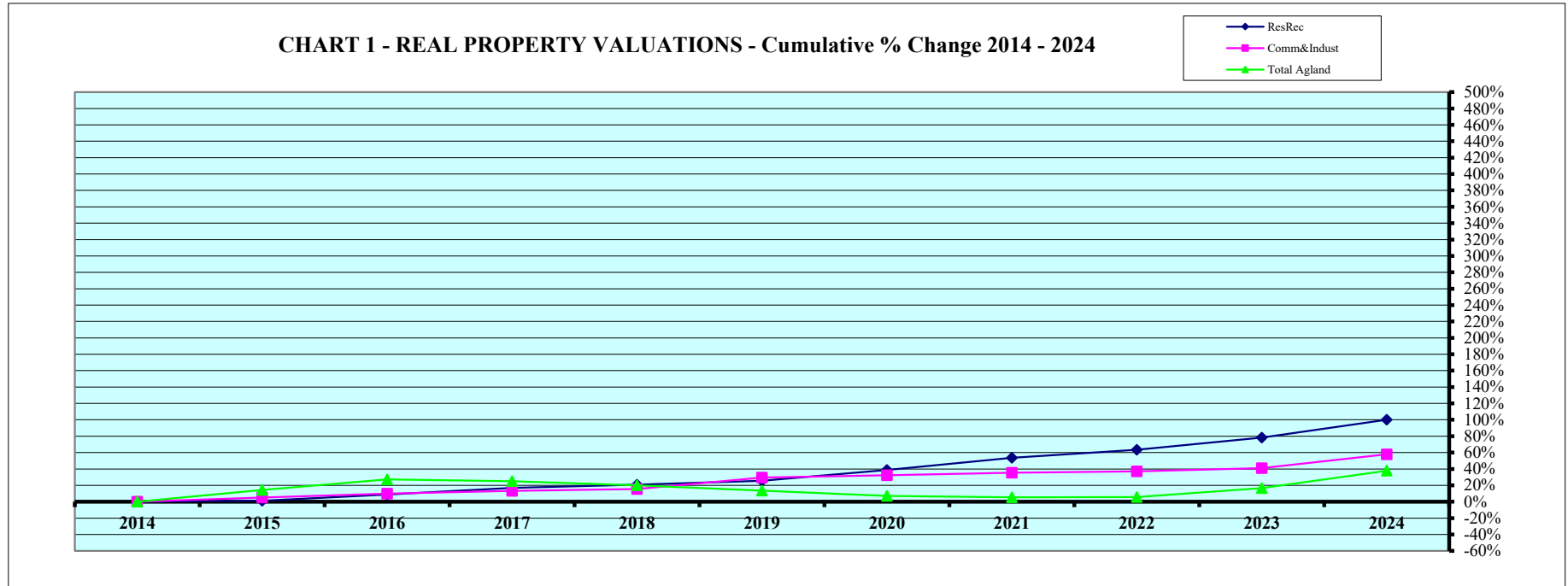
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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	121,880,245	-	-	-	40,487,060	-	-	-	1,249,455,450	-	-	-
2015	123,369,277	1,489,032	1.22%	1.22%	42,539,585	2,052,525	5.07%	5.07%	1,428,301,149	178,845,699	14.31%	14.31%
2016	132,475,467	9,106,190	7.38%	8.69%	44,435,943	1,896,358	4.46%	9.75%	1,589,989,755	161,688,606	11.32%	27.25%
2017	142,338,823	9,863,356	7.45%	16.79%	45,901,967	1,466,024	3.30%	13.37%	1,560,714,631	-29,275,124	-1.84%	24.91%
2018	147,406,106	5,067,283	3.56%	20.94%	46,764,540	862,573	1.88%	15.50%	1,497,800,702	-62,913,929	-4.03%	19.88%
2019	153,040,932	5,634,826	3.82%	25.57%	52,475,329	5,710,789	12.21%	29.61%	1,417,602,943	-80,197,759	-5.35%	13.46%
2020	168,995,398	15,954,466	10.42%	38.66%	53,546,437	1,071,108	2.04%	32.26%	1,338,693,995	-78,908,948	-5.57%	7.14%
2021	187,096,274	18,100,876	10.71%	53.51%	54,771,395	1,224,958	2.29%	35.28%	1,318,127,272	-20,566,723	-1.54%	5.50%
2022	199,284,198	12,187,924	6.51%	63.51%	55,443,959	672,564	1.23%	36.94%	1,320,262,731	2,135,459	0.16%	5.67%
2023	217,365,512	18,081,314	9.07%	78.34%	57,028,684	1,584,725	2.86%	40.86%	1,458,385,468	138,122,737	10.46%	16.72%
2024	243,826,578	26,461,066	12.17%	100.05%	63,921,117	6,892,433	12.09%	57.88%	1,721,771,184	263,385,716	18.06%	37.80%

Rate Annual %chg: Residential & Recreational **7.18%**

Commercial & Industrial **4.67%**

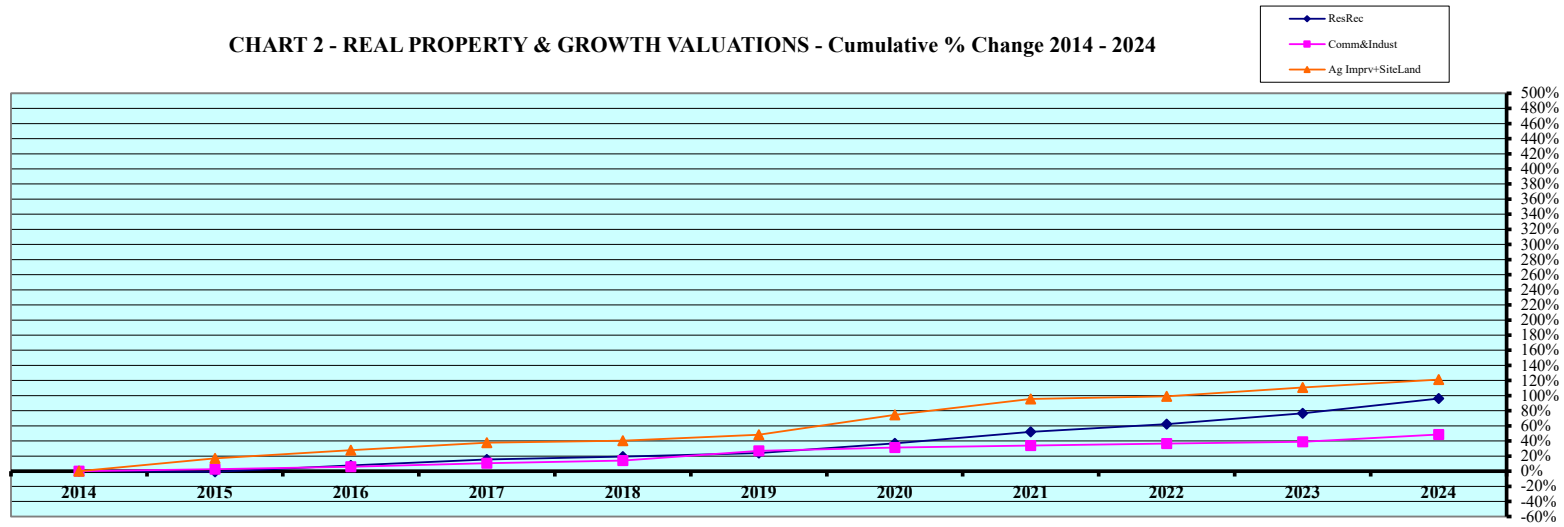
Agricultural Land **3.26%**

Cnty# **85**
County **THAYER**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	121,880,245	2,999,744	2.46%	118,880,501	--	--	40,487,060	836,914	2.07%	39,650,146	--	--
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	-0.83%	42,539,585	930,770	2.19%	41,608,815	2.77%	2.77%
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	7.56%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	5.81%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	15.38%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	10.41%
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	19.36%	46,764,540	610,808	1.31%	46,153,732	0.55%	14.00%
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	23.85%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	27.00%
2020	168,995,398	2,095,317	1.24%	166,900,081	9.06%	36.94%	53,546,437	402,296	0.75%	53,144,141	1.27%	31.26%
2021	187,096,274	1,941,301	1.04%	185,154,973	9.56%	51.92%	54,771,395	534,809	0.98%	54,236,586	1.29%	33.96%
2022	199,284,198	1,539,566	0.77%	197,744,632	5.69%	62.25%	55,443,959	117,728	0.21%	55,326,231	1.01%	36.65%
2023	217,365,512	2,031,119	0.93%	215,334,393	8.05%	76.68%	57,028,684	781,898	1.37%	56,246,786	1.45%	38.93%
2024	243,826,578	4,830,625	1.98%	238,995,953	9.95%	96.09%	63,921,117	3,779,237	5.91%	60,141,880	5.46%	48.55%
Rate Ann%chg	7.18%	Resid & Recreat w/o growth				5.85%	C & I w/o growth				2.51%	

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	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	--	--
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	17.05%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	27.70%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	37.67%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	40.45%
2019	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	48.29%
2020	46,195,825	55,220,690	101,416,515	2,614,956	2.58%	98,801,559	15.71%	74.65%
2021	52,245,379	60,479,922	112,725,301	2,043,209	1.81%	110,682,092	9.14%	95.65%
2022	52,691,919	62,806,633	115,498,552	2,833,624	2.45%	112,664,928	-0.05%	99.15%
2023	57,568,214	63,212,122	120,780,336	1,540,781	1.28%	119,239,555	3.24%	110.77%
2024	62,021,800	66,691,983	128,713,783	3,588,526	2.79%	125,125,257	3.60%	121.18%
Rate Ann%chg	7.95%	9.18%	8.57%	Ag Imprv+Site w/o growth		5.84%		

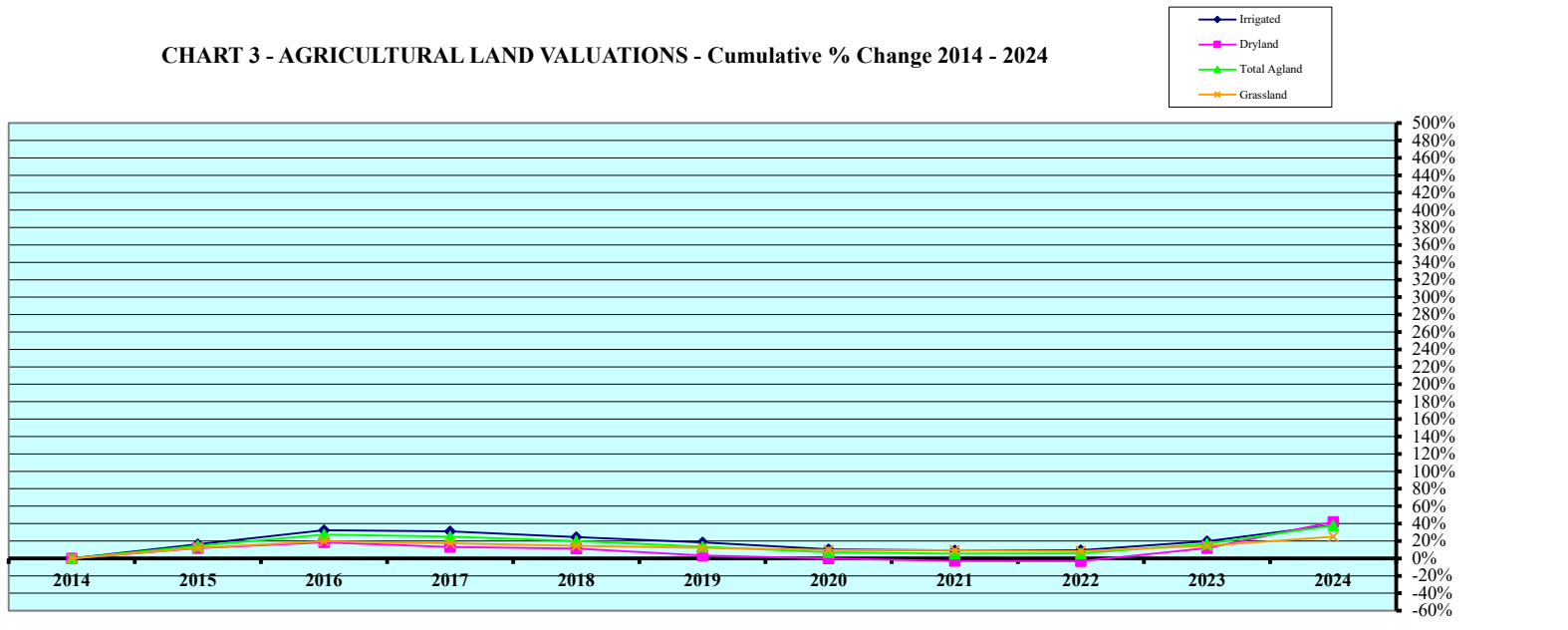
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 85
County THAYER

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	828,410,679	-	-	-	330,313,237	-	-	-	85,184,635	-	-	-
2015	963,115,455	134,704,776	16.26%	16.26%	369,154,561	38,841,324	11.76%	11.76%	95,405,420	10,220,785	12.00%	12.00%
2016	1,096,428,095	133,312,640	13.84%	32.35%	391,144,894	21,990,333	5.96%	18.42%	101,966,704	6,561,284	6.88%	19.70%
2017	1,086,569,297	-9,858,798	-0.90%	31.16%	373,645,771	-17,499,123	-4.47%	13.12%	100,041,703	-1,925,001	-1.89%	17.44%
2018	1,032,146,769	-54,422,528	-5.01%	24.59%	367,772,612	-5,873,159	-1.57%	11.34%	97,419,894	-2,621,809	-2.62%	14.36%
2019	980,131,923	-52,014,846	-5.04%	18.31%	341,651,863	-26,120,749	-7.10%	3.43%	95,369,962	-2,049,932	-2.10%	11.96%
2020	914,712,295	-65,419,628	-6.67%	10.42%	329,972,617	-11,679,246	-3.42%	-0.10%	93,557,843	-1,812,119	-1.90%	9.83%
2021	903,686,817	-11,025,478	-1.21%	9.09%	320,796,706	-9,175,911	-2.78%	-2.88%	93,192,627	-365,216	-0.39%	9.40%
2022	907,467,631	3,780,814	0.42%	9.54%	319,926,928	-869,778	-0.27%	-3.14%	92,409,992	-782,635	-0.84%	8.48%
2023	991,183,470	83,715,839	9.23%	19.65%	368,887,262	48,960,334	15.30%	11.68%	97,551,316	5,141,324	5.56%	14.52%
2024	1,145,555,171	154,371,701	15.57%	38.28%	468,773,436	99,886,174	27.08%	41.92%	106,450,062	8,898,746	9.12%	24.96%

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	335,763	-	-	-	5,211,136	-	-	-	1,249,455,450	-	-	-
2015	336,616	853	0.25%	0.25%	289,097	-4,922,039	-94.45%	-94.45%	1,428,301,149	178,845,699	14.31%	14.31%
2016	450,062	113,446	33.70%	34.04%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	27.25%
2017	457,860	7,798	1.73%	36.36%	0	0	-100.00%	-100.00%	1,560,714,631	-29,275,124	-1.84%	24.91%
2018	461,427	3,567	0.78%	37.43%	0	0	-100.00%	-100.00%	1,497,800,702	-62,913,929	-4.03%	19.88%
2019	449,195	-12,232	-2.65%	33.78%	0	0	-100.00%	-100.00%	1,417,602,943	-80,197,759	-5.35%	13.46%
2020	451,240	2,045	0.46%	34.39%	0	0	-100.00%	-100.00%	1,338,693,995	-78,908,948	-5.57%	7.14%
2021	451,122	-118	-0.03%	34.36%	0	0	-100.00%	-100.00%	1,318,127,272	-20,566,723	-1.54%	5.50%
2022	458,180	7,058	1.56%	36.46%	0	0	-100.00%	-100.00%	1,320,262,731	2,135,459	0.16%	5.67%
2023	570,475	112,295	24.51%	69.90%	192,945	192,945	-96.30%	-96.30%	1,458,385,468	138,122,737	10.46%	16.72%
2024	799,570	229,095	40.16%	138.14%	192,945	0	0.00%	-96.30%	1,721,771,184	263,385,716	18.06%	37.80%

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 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	826,663,065	154,327	5,357			331,199,097	111,580	2,968			85,393,147	66,601	1,282		
2015	963,585,361	159,617	6,037	12.70%	12.70%	368,439,374	108,355	3,400	14.56%	14.56%	90,386,516	64,307	1,406	9.62%	9.62%
2016	1,097,256,918	160,080	6,854	13.54%	27.96%	390,800,508	108,214	3,611	6.21%	21.67%	101,976,775	75,388	1,353	-3.76%	5.50%
2017	1,086,921,031	161,442	6,733	-1.78%	25.69%	373,551,730	107,173	3,486	-3.49%	17.43%	100,001,465	74,639	1,340	-0.95%	4.49%
2018	1,032,062,321	161,597	6,387	-5.14%	19.23%	368,049,855	107,151	3,435	-1.45%	15.72%	97,387,779	74,460	1,308	-2.38%	2.01%
2019	979,950,297	162,565	6,028	-5.61%	12.54%	341,705,231	106,899	3,197	-6.94%	7.69%	95,368,224	73,630	1,295	-0.97%	1.02%
2020	914,819,268	163,148	5,607	-6.98%	4.68%	329,902,705	106,642	3,094	-3.22%	4.22%	93,585,844	73,194	1,279	-1.28%	-0.28%
2021	903,863,394	163,278	5,536	-1.28%	3.34%	320,597,807	106,514	3,010	-2.70%	1.40%	93,296,291	73,210	1,274	-0.33%	-0.61%
2022	903,736,416	163,257	5,536	0.00%	3.34%	321,280,443	106,758	3,009	-0.02%	1.39%	92,923,623	72,944	1,274	-0.04%	-0.64%
2023	990,776,126	164,679	6,016	8.68%	12.32%	368,904,134	105,939	3,482	15.71%	17.32%	97,562,013	72,326	1,349	5.89%	5.21%
2024	1,145,549,268	164,966	6,944	15.42%	29.64%	469,377,434	105,672	4,442	27.56%	49.64%	106,496,682	72,277	1,473	9.23%	14.92%

Rate Annual %chg Average Value/Acre: 3.32% 3.55% 2.23%

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	335,657	2,238	150			5,175,671	11,205	462			1,248,766,637	345,951	3,610		
2015	336,779	2,245	150	0.00%	0.00%	5,345,477	11,484	465	0.78%	0.78%	1,428,093,507	346,009	4,127	14.34%	14.34%
2016	448,694	2,244	200	33.32%	33.32%	0	0				1,590,482,895	345,925	4,598	11.40%	27.37%
2017	457,862	2,289	200	0.01%	33.33%	0	0				1,560,932,088	345,543	4,517	-1.75%	25.15%
2018	460,017	2,300	200	0.00%	33.33%	0	0				1,497,959,972	345,508	4,336	-4.02%	20.11%
2019	450,411	2,252	200	0.00%	33.33%	0	0				1,417,474,163	345,346	4,105	-5.33%	13.71%
2020	451,318	2,257	200	0.00%	33.33%	0	0				1,338,759,135	345,241	3,878	-5.52%	7.43%
2021	451,122	2,256	200	0.00%	33.33%	0	0				1,318,208,614	345,258	3,818	-1.54%	5.77%
2022	453,912	2,270	200	0.00%	33.33%	0	0				1,318,394,394	345,228	3,819	0.02%	5.80%
2023	570,330	2,281	250	25.02%	66.69%	192,945	129	1,500		224.75%	1,458,005,548	345,353	4,222	10.55%	16.96%
2024	798,065	2,280	350	39.99%	133.36%	192,945	129	1,500	0.00%	224.75%	1,722,414,394	345,323	4,988	18.15%	38.18%

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THAYER

Rate Annual %chg Average Value/Acre: 3.27%

(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
5,034	THAYER	115,347,715	43,991,005	104,241,696	240,699,325	52,033,347	11,887,770	3,127,253	1,721,771,184	62,021,800	66,691,983	0	2,421,813,078
cnty sectorvalue % of total value:		4.76%	1.82%	4.30%	9.94%	2.15%	0.49%	0.13%	71.09%	2.56%	2.75%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
148	ALEXANDRIA	25,064	484,816	2,395,546	2,407,479	56,808	0	0	210,429	0	48,623	0	5,628,765
2.94%	%sector of county sector	0.02%	1.10%	2.30%	1.00%	0.11%			0.01%		0.07%		0.23%
	%sector of municipality	0.45%	8.61%	42.56%	42.77%	1.01%			3.74%		0.86%		100.00%
51	BELVIDERE	232,934	554,916	3,336,458	1,064,155	462,256	0	0	514,893	0	122,144	0	6,287,756
1.01%	%sector of county sector	0.20%	1.26%	3.20%	0.44%	0.89%			0.03%		0.18%		0.26%
	%sector of municipality	3.70%	8.83%	53.06%	16.92%	7.35%			8.19%		1.94%		100.00%
290	BRUNING	2,821,110	168,697	5,205	16,569,473	7,464,766	698,853	0	68,443	0	0	0	27,796,547
5.76%	%sector of county sector	2.45%	0.38%	0.00%	6.88%	14.35%	5.88%		14.35%		0.00%		1.15%
	%sector of municipality	10.15%	0.61%	0.02%	59.61%	26.86%	2.51%		0.25%				100.00%
83	BYRON	475,866	595,286	64,651	3,030,167	1,931,972	0	0	0	0	0	0	6,097,942
1.65%	%sector of county sector	0.41%	1.35%	0.06%	1.26%	3.71%							0.25%
	%sector of municipality	7.80%	9.76%	1.06%	49.69%	31.68%							100.00%
92	CARLETON	933,375	385,836	1,939,912	3,791,193	4,079,927	0	0	134,917	796	44,983	0	11,310,939
1.83%	%sector of county sector	0.81%	0.88%	1.86%	1.58%	7.84%			0.01%	0.00%	0.07%		0.47%
	%sector of municipality	8.25%	3.41%	17.15%	33.52%	36.07%			1.19%	0.01%	0.40%		100.00%
224	CHESTER	1,578,498	550,123	55,449	7,141,704	3,091,451	0	0	489,633	0	33,220	0	12,940,078
4.45%	%sector of county sector	1.37%	1.25%	0.05%	2.97%	5.94%			0.03%		0.05%		0.53%
	%sector of municipality	12.20%	4.25%	0.43%	55.19%	23.89%			3.78%		0.26%		100.00%
319	DAVENPORT	3,936,023	1,988,039	6,653,963	12,441,286	6,496,109	0	0	329,168	0	147,285	0	31,991,873
6.34%	%sector of county sector	3.41%	4.52%	6.38%	5.17%	12.48%			0.02%		0.22%		1.32%
	%sector of municipality	12.30%	6.21%	20.80%	38.89%	20.31%			1.03%		0.46%		100.00%
752	DESHLER	426,474	1,460,998	141,384	27,614,624	3,621,518	0	0	7,334	0	0	0	33,272,332
14.94%	%sector of county sector	0.37%	3.32%	0.14%	11.47%	6.96%			0.00%		0.37%		1.37%
	%sector of municipality	1.28%	4.39%	0.42%	83.00%	10.88%			0.02%				100.00%
30	GILEAD	2,702	8,213	251	673,283	28,953	0	0	62,191	0	0	0	775,593
0.60%	%sector of county sector	0.00%	0.02%	0.00%	0.28%	0.06%			0.00%		0.00%		0.03%
	%sector of municipality	0.35%	1.06%	0.03%	86.81%	3.73%			8.02%				100.00%
1,458	HEBRON	5,472,733	3,100,091	197,919	78,172,175	15,351,351	2,550,653	0	377,388	0	386,103	0	105,608,413
28.96%	%sector of county sector	4.74%	7.05%	0.19%	32.48%	29.50%	21.46%		0.02%		0.58%		4.36%
	%sector of municipality	5.18%	2.94%	0.19%	74.02%	14.54%	2.42%		0.36%		0.37%		100.00%
63	HUBBELL	396,625	142,404	16,231	1,104,085	1,048,269	0	0	322,248	0	8,214	0	3,038,076
1.25%	%sector of county sector	0.34%	0.32%	0.02%	0.46%	2.01%			0.02%		0.01%		0.13%
	%sector of municipality	13.06%	4.69%	0.53%	36.34%	34.50%			10.61%		0.27%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,511	Total Municipalities	16,301,405	9,439,420	14,806,971	154,009,630	43,633,383	3,249,506	0	2,516,644	796	790,572	0	244,748,325
69.74%	%all municip.sectors of cnty	14.13%	21.46%	14.20%	63.98%	83.86%	27.33%		0.15%	0.00%	1.19%		10.11%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,153	Value : 2,263,633,018	Growth 5,606,649	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	303	1,320,826	7	144,525	39	433,897	349	1,899,248	
02. Res Improve Land	1,907	14,709,835	29	1,852,665	332	18,890,319	2,268	35,452,819	
03. Res Improvements	1,914	155,462,277	29	12,406,187	339	59,882,478	2,282	227,750,942	
04. Res Total	2,217	171,492,938	36	14,403,377	378	79,206,694	2,631	265,103,009	2,709,494
% of Res Total	84.26	64.69	1.37	5.43	14.37	29.88	42.76	11.71	48.33
05. Com UnImp Land	68	619,595	0	0	14	90,795	82	710,390	
06. Com Improve Land	350	3,583,734	0	0	28	1,872,844	378	5,456,578	
07. Com Improvements	360	40,716,486	0	0	42	7,590,728	402	48,307,214	
08. Com Total	428	44,919,815	0	0	56	9,554,367	484	54,474,182	97,887
% of Com Total	88.43	82.46	0.00	0.00	11.57	17.54	7.87	2.41	1.75
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	255,546	0	0	2	501,180	5	756,726	
11. Ind Improvements	3	3,004,736	0	0	2	8,095,975	5	11,100,711	
12. Ind Total	3	3,260,282	0	0	2	8,597,155	5	11,857,437	205,981
% of Ind Total	60.00	27.50	0.00	0.00	40.00	72.50	0.08	0.52	3.67
13. Rec UnImp Land	0	0	0	0	39	1,411,009	39	1,411,009	
14. Rec Improve Land	0	0	0	0	10	1,448,874	10	1,448,874	
15. Rec Improvements	0	0	0	0	10	526,311	10	526,311	
16. Rec Total	0	0	0	0	49	3,386,194	49	3,386,194	60,612
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.80	0.15	1.08
Res & Rec Total	2,217	171,492,938	36	14,403,377	427	82,592,888	2,680	268,489,203	2,770,106
% of Res & Rec Total	82.72	63.87	1.34	5.36	15.93	30.76	43.56	11.86	49.41
Com & Ind Total	431	48,180,097	0	0	58	18,151,522	489	66,331,619	303,868
% of Com & Ind Total	88.14	72.64	0.00	0.00	11.86	27.36	7.95	2.93	5.42
17. Taxable Total	2,648	219,673,035	36	14,403,377	485	100,744,410	3,169	334,820,822	3,073,974
% of Taxable Total	83.56	65.61	1.14	4.30	15.30	30.09	51.50	14.79	54.83

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	1,809,929	13,893,411	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	1,809,929	13,893,411
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	1,809,929	13,893,411

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	323	2	202	527

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	98	2,120,037	0	0	1,995	1,260,477,510	2,093	1,262,597,547
28. Ag-Improved Land	24	562,119	0	0	799	556,476,417	823	557,038,536
29. Ag Improvements	25	693,040	0	0	866	108,483,073	891	109,176,113

30. Ag Total					2,984	1,928,812,196
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	4	1.02	5,610	0	0.00	0	
36. FarmSite Improv Land	23	16.71	91,905	0	0.00	0	
37. FarmSite Improvements	25	0.00	693,040	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	2.18	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	4.13	165,200	5	4.13	165,200	
32. HomeSite Improv Land	356	363.49	14,539,600	356	363.49	14,539,600	
33. HomeSite Improvements	348	0.00	53,894,128	348	0.00	53,894,128	752,795
34. HomeSite Total				353	367.62	68,598,928	
35. FarmSite UnImp Land	59	405.22	2,115,665	63	406.24	2,121,275	
36. FarmSite Improv Land	779	2,430.69	13,356,450	802	2,447.40	13,448,355	
37. FarmSite Improvements	853	0.00	54,588,945	878	0.00	55,281,985	1,779,880
38. FarmSite Total				941	2,853.64	70,851,615	
39. Road & Ditches	0	7,036.38	0	0	7,038.56	0	
40. Other- Non Ag Use	0	177.33	413,643	0	177.33	413,643	
41. Total Section VI				1,294	10,437.15	139,864,186	2,532,675

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	16	1,290.36	3,878,894	16	1,290.36	3,878,894

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	13,062.85	9.93%	104,176,283	10.51%	7,975.00
46. 1A	19,756.34	15.02%	154,099,452	15.55%	7,800.00
47. 2A1	56,715.79	43.13%	431,040,004	43.49%	7,600.00
48. 2A	13,770.75	10.47%	101,903,550	10.28%	7,400.00
49. 3A1	8,941.79	6.80%	65,722,324	6.63%	7,350.02
50. 3A	2,010.32	1.53%	14,273,272	1.44%	7,100.00
51. 4A1	8,748.47	6.65%	60,802,070	6.13%	6,950.02
52. 4A	8,506.84	6.47%	59,122,780	5.97%	6,950.03
53. Total	131,513.15	100.00%	991,139,735	100.00%	7,536.43
Dry					
54. 1D1	3,888.57	13.65%	20,220,564	14.90%	5,200.00
55. 1D	5,024.05	17.63%	25,120,250	18.51%	5,000.00
56. 2D1	9,392.40	32.96%	45,083,520	33.21%	4,800.00
57. 2D	3,882.72	13.63%	18,248,784	13.44%	4,700.00
58. 3D1	2,268.45	7.96%	10,208,025	7.52%	4,500.00
59. 3D	2.66	0.01%	11,571	0.01%	4,350.00
60. 4D1	2,476.68	8.69%	10,340,223	7.62%	4,175.03
61. 4D	1,557.09	5.46%	6,500,935	4.79%	4,175.05
62. Total	28,492.62	100.00%	135,733,872	100.00%	4,763.83
Grass					
63. 1G1	4,891.45	20.87%	9,366,576	22.85%	1,914.89
64. 1G	4,598.42	19.62%	4,020,406	9.81%	874.30
65. 2G1	8,614.94	36.75%	16,551,396	40.38%	1,921.24
66. 2G	118.11	0.50%	380,907	0.93%	3,225.02
67. 3G1	1,120.86	4.78%	2,227,491	5.43%	1,987.31
68. 3G	2,024.65	8.64%	3,836,725	9.36%	1,895.01
69. 4G1	311.14	1.33%	1,003,436	2.45%	3,225.03
70. 4G	1,761.26	7.51%	3,606,162	8.80%	2,047.49
71. Total	23,440.83	100.00%	40,993,099	100.00%	1,748.79
Irrigated Total					
Irrigated Total	131,513.15	71.27%	991,139,735	84.82%	7,536.43
Dry Total					
Dry Total	28,492.62	15.44%	135,733,872	11.62%	4,763.83
Grass Total					
Grass Total	23,440.83	12.70%	40,993,099	3.51%	1,748.79
72. Waste	948.92	0.51%	474,460	0.04%	500.00
73. Other	143.42	0.08%	215,130	0.02%	1,500.00
74. Exempt	228.67	0.12%	0	0.00%	0.00
75. Market Area Total	184,538.94	100.00%	1,168,556,296	100.00%	6,332.30

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,585.56	4.58%	10,464,696	5.06%	6,600.00
46. 1A	6,339.25	18.30%	40,888,235	19.76%	6,450.01
47. 2A1	9,099.73	26.27%	56,418,326	27.26%	6,200.00
48. 2A	7,012.43	20.24%	41,548,698	20.08%	5,925.01
49. 3A1	2,100.26	6.06%	12,129,017	5.86%	5,775.01
50. 3A	253.97	0.73%	1,409,539	0.68%	5,550.02
51. 4A1	4,735.10	13.67%	25,332,853	12.24%	5,350.01
52. 4A	3,518.58	10.16%	18,736,481	9.05%	5,325.01
53. Total	34,644.88	100.00%	206,927,845	100.00%	5,972.83
Dry					
54. 1D1	4,425.44	5.81%	21,020,909	6.27%	4,750.02
55. 1D	14,632.52	19.21%	70,236,096	20.96%	4,800.00
56. 2D1	18,884.01	24.79%	83,467,314	24.91%	4,420.00
57. 2D	19,160.89	25.15%	84,691,114	25.27%	4,420.00
58. 3D1	4,842.00	6.36%	20,772,223	6.20%	4,290.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,966.45	13.08%	38,470,492	11.48%	3,860.00
61. 4D	4,265.14	5.60%	16,463,437	4.91%	3,860.00
62. Total	76,176.45	100.00%	335,121,585	100.00%	4,399.28
Grass					
63. 1G1	5,922.31	12.23%	10,106,594	13.01%	1,706.53
64. 1G	7,836.06	16.18%	6,404,352	8.25%	817.29
65. 2G1	23,303.57	48.11%	39,850,424	51.30%	1,710.06
66. 2G	1,435.32	2.96%	3,230,163	4.16%	2,250.48
67. 3G1	3,671.32	7.58%	6,356,874	8.18%	1,731.50
68. 3G	3,750.27	7.74%	6,375,459	8.21%	1,700.00
69. 4G1	586.01	1.21%	1,787,347	2.30%	3,050.03
70. 4G	1,933.06	3.99%	3,563,241	4.59%	1,843.32
71. Total	48,437.92	100.00%	77,674,454	100.00%	1,603.59
Irrigated Total					
	34,644.88	21.57%	206,927,845	33.35%	5,972.83
Dry Total					
	76,176.45	47.43%	335,121,585	54.02%	4,399.28
Grass Total					
	48,437.92	30.16%	77,674,454	12.52%	1,603.59
72. Waste	1,335.66	0.83%	667,830	0.11%	500.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	385.42	0.24%	0	0.00%	0.00
75. Market Area Total	160,594.91	100.00%	620,391,714	100.00%	3,863.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	78.59	591,219	0.00	0	166,079.44	1,197,476,361	166,158.03	1,198,067,580
77. Dry Land	351.46	1,608,351	0.00	0	104,317.61	469,247,106	104,669.07	470,855,457
78. Grass	252.42	377,656	0.00	0	71,626.33	118,289,897	71,878.75	118,667,553
79. Waste	14.83	7,415	0.00	0	2,269.75	1,134,875	2,284.58	1,142,290
80. Other	0.00	0	0.00	0	143.42	215,130	143.42	215,130
81. Exempt	0.00	0	5.88	0	608.21	0	614.09	0
82. Total	697.30	2,584,641	0.00	0	344,436.55	1,786,363,369	345,133.85	1,788,948,010

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	166,158.03	48.14%	1,198,067,580	66.97%	7,210.41
Dry Land	104,669.07	30.33%	470,855,457	26.32%	4,498.52
Grass	71,878.75	20.83%	118,667,553	6.63%	1,650.94
Waste	2,284.58	0.66%	1,142,290	0.06%	500.00
Other	143.42	0.04%	215,130	0.01%	1,500.00
Exempt	614.09	0.18%	0	0.00%	0.00
Total	345,133.85	100.00%	1,788,948,010	100.00%	5,183.35

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 Acreage	39	433,897	322	18,328,319	326	56,954,603	365	75,716,819	993,052
83.2 Alexandria	21	34,471	106	356,485	109	3,122,151	130	3,513,107	18,176
83.3 Belvidere	20	14,923	47	51,626	49	1,003,397	69	1,069,946	7,683
83.4 Bruning	23	99,864	162	727,240	162	18,879,839	185	19,706,943	258,165
83.5 Byron	2	4,865	75	278,822	76	3,362,623	78	3,646,310	953
83.6 Carleton	30	46,025	62	332,748	62	3,430,324	92	3,809,097	40,610
83.7 Chester	25	93,816	159	451,661	159	8,199,219	184	8,744,696	2,352
83.8 Davenport	34	76,032	181	619,627	181	14,089,471	215	14,785,130	62,401
83.9 Deshler	69	437,437	362	3,029,157	362	24,912,181	431	28,378,775	241,876
83.10 Deshler Com	0	0	1	930	1	7,717	1	8,647	0
83.11 Gilead	11	5,248	33	19,846	34	660,743	45	685,837	0
83.12 Hebron	54	487,476	664	8,809,693	664	76,727,426	718	86,024,595	621,608
83.13 Hebron Com	1	13,079	0	0	0	0	1	13,079	0
83.14 Hubbell	13	7,590	55	32,000	55	1,067,186	68	1,106,776	2,691
83.15 Recreational	34	1,236,164	8	1,349,230	8	517,034	42	3,102,428	60,612
83.16 Rural	5	174,845	12	661,644	15	2,937,152	20	3,773,641	314,977
83.17 Subdivision	7	144,525	29	1,852,665	29	12,406,187	36	14,403,377	144,950
84 Residential Total	388	3,310,257	2,278	36,901,693	2,292	228,277,253	2,680	268,489,203	2,770,106

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	Alexandria Com	0	0	9	5,779	9	62,838	9	68,617	0
85.2	Belvidere Com	0	0	4	3,526	6	458,730	6	462,256	0
85.3	Bruning Com	3	20,792	32	395,401	33	7,137,177	36	7,553,370	0
85.4	Bruning Industrial	0	0	1	27,728	1	675,000	1	702,728	0
85.5	Byron Com	5	2,903	21	79,220	24	1,948,538	29	2,030,661	0
85.6	Carleton Com	4	2,398	12	332,788	13	3,646,728	17	3,981,914	0
85.7	Chester Com	4	16,098	29	120,395	29	3,008,322	33	3,144,815	17,640
85.8	Davenport	0	0	1	2,940	1	40,278	1	43,218	0
85.9	Davenport Com	13	123,496	39	253,723	40	5,833,559	53	6,210,778	0
85.10	Deshler Com	12	94,129	56	514,357	56	3,092,021	68	3,700,507	12,965
85.11	Gilead Com	2	2,975	6	4,130	6	27,671	8	34,776	0
85.12	Hebron	0	0	0	0	1	8,623	1	8,623	0
85.13	Hebron Com	20	325,036	132	1,807,722	133	14,512,579	153	16,645,337	577
85.14	Hebron Industrial	0	0	2	227,818	2	2,329,736	2	2,557,554	0
85.15	Hubbell Com	5	31,768	9	63,753	10	956,740	15	1,052,261	0
85.16	Rural Commercial	14	90,795	28	1,872,844	41	7,573,410	55	9,537,049	66,705
85.17	Rural Industrial	0	0	2	501,180	2	8,095,975	2	8,597,155	205,981
86	Commercial Total	82	710,390	383	6,213,304	407	59,407,925	489	66,331,619	303,868

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	4,818.33	26.10%	9,130,762	26.10%	1,895.01
88. 1G	568.32	3.08%	1,076,971	3.08%	1,895.01
89. 2G1	8,445.00	45.75%	16,003,336	45.75%	1,895.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,043.08	5.65%	1,976,647	5.65%	1,895.01
92. 3G	2,024.65	10.97%	3,836,725	10.97%	1,895.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,559.33	8.45%	2,954,930	8.45%	1,895.00
95. Total	18,458.71	100.00%	34,979,371	100.00%	1,895.01
CRP					
96. 1C1	73.12	7.31%	235,814	7.31%	3,225.03
97. 1C	48.46	4.84%	156,287	4.84%	3,225.07
98. 2C1	169.94	16.99%	548,060	16.99%	3,225.02
99. 2C	118.11	11.81%	380,907	11.81%	3,225.02
100. 3C1	77.78	7.77%	250,844	7.77%	3,225.04
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	311.14	31.10%	1,003,436	31.10%	3,225.03
103. 4C	201.93	20.18%	651,232	20.18%	3,225.04
104. Total	1,000.48	100.00%	3,226,580	100.00%	3,225.03
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	3,981.64	100.00%	2,787,148	100.00%	700.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,981.64	100.00%	2,787,148	100.00%	700.00
<hr/>					
Grass Total	18,458.71	78.75%	34,979,371	85.33%	1,895.01
CRP Total	1,000.48	4.27%	3,226,580	7.87%	3,225.03
Timber Total	3,981.64	16.99%	2,787,148	6.80%	700.00
<hr/>					
114. Market Area Total	23,440.83	100.00%	40,993,099	100.00%	1,748.79

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,893.67	14.91%	10,019,239	14.91%	1,700.00
88. 1G	594.66	1.50%	1,010,922	1.50%	1,700.00
89. 2G1	23,129.98	58.51%	39,320,966	58.51%	1,700.00
90. 2G	850.06	2.15%	1,445,102	2.15%	1,700.00
91. 3G1	3,585.67	9.07%	6,095,639	9.07%	1,700.00
92. 3G	3,750.27	9.49%	6,375,459	9.49%	1,700.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,727.86	4.37%	2,937,362	4.37%	1,700.00
95. Total	39,532.17	100.00%	67,204,689	100.00%	1,700.00
CRP					
96. 1C1	28.64	1.59%	87,355	1.59%	3,050.10
97. 1C	138.06	7.66%	421,092	7.66%	3,050.07
98. 2C1	173.59	9.63%	529,458	9.63%	3,050.05
99. 2C	585.26	32.47%	1,785,061	32.47%	3,050.03
100. 3C1	85.65	4.75%	261,235	4.75%	3,050.03
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	586.01	32.51%	1,787,347	32.51%	3,050.03
103. 4C	205.20	11.38%	625,879	11.38%	3,050.09
104. Total	1,802.41	100.00%	5,497,427	100.00%	3,050.04
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,103.34	100.00%	4,972,338	100.00%	700.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	7,103.34	100.00%	4,972,338	100.00%	700.00
<hr/>					
Grass Total	39,532.17	81.61%	67,204,689	86.52%	1,700.00
CRP Total	1,802.41	3.72%	5,497,427	7.08%	3,050.04
Timber Total	7,103.34	14.66%	4,972,338	6.40%	700.00
<hr/>					
114. Market Area Total	48,437.92	100.00%	77,674,454	100.00%	1,603.59

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

85 Thayer

	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	240,699,325	265,103,009	24,403,684	10.14%	2,709,494	9.01%
02. Recreational	3,127,253	3,386,194	258,941	8.28%	60,612	6.34%
03. Ag-Homesite Land, Ag-Res Dwelling	62,021,800	68,598,928	6,577,128	10.60%	752,795	9.39%
04. Total Residential (sum lines 1-3)	305,848,378	337,088,131	31,239,753	10.21%	3,522,901	9.06%
05. Commercial	52,033,347	54,474,182	2,440,835	4.69%	97,887	4.50%
06. Industrial	11,887,770	11,857,437	-30,333	-0.26%	205,981	-1.99%
07. Total Commercial (sum lines 5-6)	63,921,117	66,331,619	2,410,502	3.77%	303,868	3.30%
08. Ag-Farmsite Land, Outbuildings	66,286,315	70,851,615	4,565,300	6.89%	1,779,880	4.20%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	405,668	413,643	7,975	1.97%		
11. Total Non-Agland (sum lines 8-10)	66,691,983	71,265,258	4,573,275	6.86%	1,779,880	4.19%
12. Irrigated	1,145,555,171	1,198,067,580	52,512,409	4.58%		
13. Dryland	468,773,436	470,855,457	2,082,021	0.44%		
14. Grassland	106,450,062	118,667,553	12,217,491	11.48%		
15. Wasteland	799,570	1,142,290	342,720	42.86%		
16. Other Agland	192,945	215,130	22,185	11.50%		
17. Total Agricultural Land	1,721,771,184	1,788,948,010	67,176,826	3.90%		
18. Total Value of all Real Property (Locally Assessed)	2,158,232,662	2,263,633,018	105,400,356	4.88%	5,606,649	4.62%

2025 Assessment Survey for Thayer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$261,144
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$14,000
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:
	\$13,000; County general fund pays for a majority of the operating system (Vanguard) and the assessor budget pays maintenance costs and specialized programs (ESRI).
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000 is budgeted for class registration and fees. There is \$6,350 additional available for mileage, food, motels and other related expenses.
12.	Amount of last year's assessor's budget not used:
	\$37,129.71 (A large portion of the unused budget is due to budgeting for office equipment and furniture upgrades that were not done.

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAvision by Vanguard
2.	CAMA software:
	CAMAvision by Vanguard
3.	Personal Property software:
	CAMAvision by Vanguard
4.	Are cadastral maps currently being used?
	Yes. GIS generated cadastral are being used for rural areas and for eight of the towns. Cadastral maps are being used for the remaining towns until they are all completed in GIS.
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Office Staff
6.	Does the county have GIS software?
	Yes - ESRI ArcMap 10.8.2
7.	Is GIS available to the public? If so, what is the web address?
	Yes – thayer.nebraskaassessors.com (Public link to Sidwell)
8.	Who maintains the GIS software and maps?
	County Assessor and Office Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery through Sidwell/ESRI is utilized for agricultural land use, with the addition of EagleView (Pictometry) coming in late 2025/early 2026.
10.	When was the aerial imagery last updated?
	FSA imagery is typically updated every 2 years, the most recent update done in 2022. We have also utilized the ESRI global imagery as provided by Sidwell and Google Earth, as it updates. Homes/Acreages/Rural Commercial drone aerial photos were updated during late 2021 & early 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?
	Deshler and Hebron have their own city zoning departments, the remaining communities are under the jurisdiction of the County Zoning Administrator.
4.	When was zoning implemented?
	2002 with an update to the County Comprehensive Plan in 2025

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	Yes – ESRI ArcMap 10.8.2 serviced by Sidwell
3.	Other services:
	Radwen Inc. (Online Personal Property)

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None.
2.	If so, is the appraisal or listing service performed under contract?
	If outside appraisal assistance would be needed, it would be performed under contract.
3.	What appraisal certifications or qualifications does the County require?
	The county assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the county assessor is that the appraiser has the experience working in the areas of mass appraisal, as well as produce accurate valuations and be able to defend those valuations.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?

	N/A
--	-----

2025 Residential Assessment Survey for Thayer County

1.	Valuation data collection done by:
	County Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost and sales comparison approaches; both are rooted in the analysis of the local market to determine market value of residential properties. There is not enough market data to utilize the income approach.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The same physical depreciation tables are used, regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently for each assessor location.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, the same tables are used for physical depreciation regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately and the locational (economic) factors are developed independently.
5.	Describe the methodology used to determine the residential lot values?
	There are few vacant lot sales to rely on, therefore the process for residential lot value determination is conducted in a similar manner to that of determining rural residential land values. Sales in each valuation group are reviewed, with the lot values being determined using contributory value after removal of the improvements. Residential lots are valued by square foot.
6.	How are rural residential site values developed?
	Since there are no sales of vacant land for acreage development in Thayer County, the rural residential site values are extrapolated from the acreage sales that do occur. The contributory value of the land is determined after subtracting the value of improvements. These same values are also applied to the farm home & building sites. In 2020, a study of the actual costs to get infrastructure to a vacant rural parcel was conducted with Norris Public Power, a local plumbing company & local residential well drilling company. This study was used in correlation with the sales that occurred in the study period. After discussion with local professionals, costs had an increase of approximately 10% in the past 12-18 months.
7.	Are there form 191 applications on file?
	All lots are valued using the same tables regardless of the improvement status.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?

Thayer County has no vacant lots currently being held for sale/resale by developers.

2025 Commercial Assessment Survey for Thayer County

1.	Valuation data collection done by:
	County Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost approach, sales comparison approach, and income approach (Section 42 Housing).
2a.	Describe the process used to determine the value of unique commercial properties.
	The county uses the cost approach, but also seeks sales of similar properties from other counties, if available. All information gathered is then used to correlate an estimate of value for the parcel. These steps are taken to address uniformity between counties as well as develop the best estimate of market value as possible.
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?
	Physical depreciation tables are developed using both local market studies and vendor information due to the lack of commercial sales in Thayer County. A locational (economic) depreciation factor may be applied for each valuation group.
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.
	The same physical depreciation tables are used, regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently for each assessor location.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lot values are developed from analyzing the market, when possible. Except for Hebron, the most common practice in the small towns/villages is that the commercial lots tend to be valued similarly to the residential lots. There are few available sales, which have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. Rural commercial land value processes are the same as acreages & rural residential, as there are very few, if any, sales in the market to analyze.

2025 Agricultural Assessment Survey for Thayer County

1.	Valuation data collection done by:
	County Assessor and Staff
2.	Describe the process used to determine and monitor market areas.
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential and recreational land is identified following the guidelines of the Thayer County Agricultural/Horticultural Definition Policy. Recreational land is identified based on its present primary 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?
	Yes. The first acre of the home site on agricultural parcels is valued at \$32,500 and any residual acres (Building site) are valued at \$5,500. The first acre for the rural residential home site is also \$32,500, a minimum of 3 additional residual acres (building site) are valued at \$5,500 per acre and excess acres beyond the building site are also valued at \$5,500 per acre for the next 6 acres and \$3,575 for 6.01 acres or more.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Intensive use does not appear to affect values of adjacent ag land in Thayer County. Mid-America Feedyard, the only commercial cattle feedlot in the county, is located on land owned by the State of Nebraska Department of Aeronautics (former WWII air base) with a long-term lease. Wilke Farms, is a commercial hog operation in the southern part of the county. All other livestock buildings are a part of farmer-owned operations. There are no sales in the market to indicate any influence. For 2024, a land value of \$3,500 per acre is applied on the portions of these 2 parcels that are solely dedicated to the cattle/hog production, such as cattle lots & hog buildings.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	As the county verifies sales, they monitor for any emerging trend of the conversion of parcels of agricultural land to WRP. There is little direct sale information on the value of WRP acres, however, based on the encumbered present use of the land, the value is deemed to be more comparable to the recreational parcels. Presently, there is only one known parcel of WRP land in the county. This parcel was put into the WRP program in May of 2004.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<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 – Thayer County does not have special value
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A – Thayer County does not have special value
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A – Thayer County does not have special value
7d.	Where is the influenced area located within the county?
	N/A – Thayer County does not have special value
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A – Thayer County does not have special value

2024



Thayer County 3 Year Plan of Assessment

Amy C Peterson
Thayer County Assessor

402-768-6417
assessor@thayercountyne.gov
thayer.nebraskaassessors.com

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Statutory Requirement

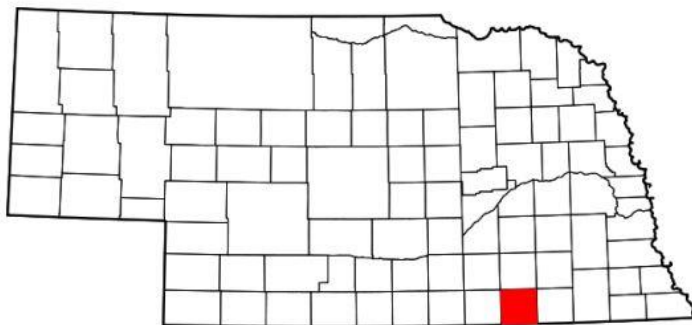
77-1311.02

THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVELS OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY ASSESSOR MAY AMEND THE PLAN, IF NECESSARY, AFTER THE BUDGET IS APPROVED BY THE COUNTY BOARD. A COPY OF THE PLAN AND ANY AMENDMENTS THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

County Description

The following information is taken from the 2024 Reports & Opinions of the Property Tax Administrator.

With a total area of 574 square miles, Thayer County had 4,885 residents, per the Census Bureau Quick Facts for 2021, a 3% population decline from the 2023 U.S. Census. Reports indicated that 77% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts). The average residential home value is \$102,833 (2023 Average Residential Value, Neb. Rev Stat §77-3506.02)



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there were 211 employer establishments with total employment of 1,775, a 1% decrease. Agricultural land makes up approximately 81% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

The residential property class consists of 15 valuation groupings based on the city and village assessor locations and the rural subclass that is divided into 4 separate groupings described in the following table:

Valuation Grouping	Description
01	Hebron
02	Alexandria
03	Belvidere
04	Bruning
05	Byron
06	Carleton
07	Chester
08	Davenport
09	Deshler
10	Gilead
11	Hubbell
12	Acreages
13	Recreational
14	Subdivisions (Platted subdivisions located within 1 mile of Hebron)
Ag	Agricultural homes & outbuildings

The commercial property class consists of 5 valuation groupings based on assessor location described in the following table:

Valuation Grouping	Description
01	Hebron
02	Bruning
03	Deshler
04	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead & Hubbell
05	Rural Commercial

Description of Real Property

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature.

The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

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

2024 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	97%	13.97	105.61
Commercial	100%	24.49	113.39
Agricultural	70%	18.72	105.89

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

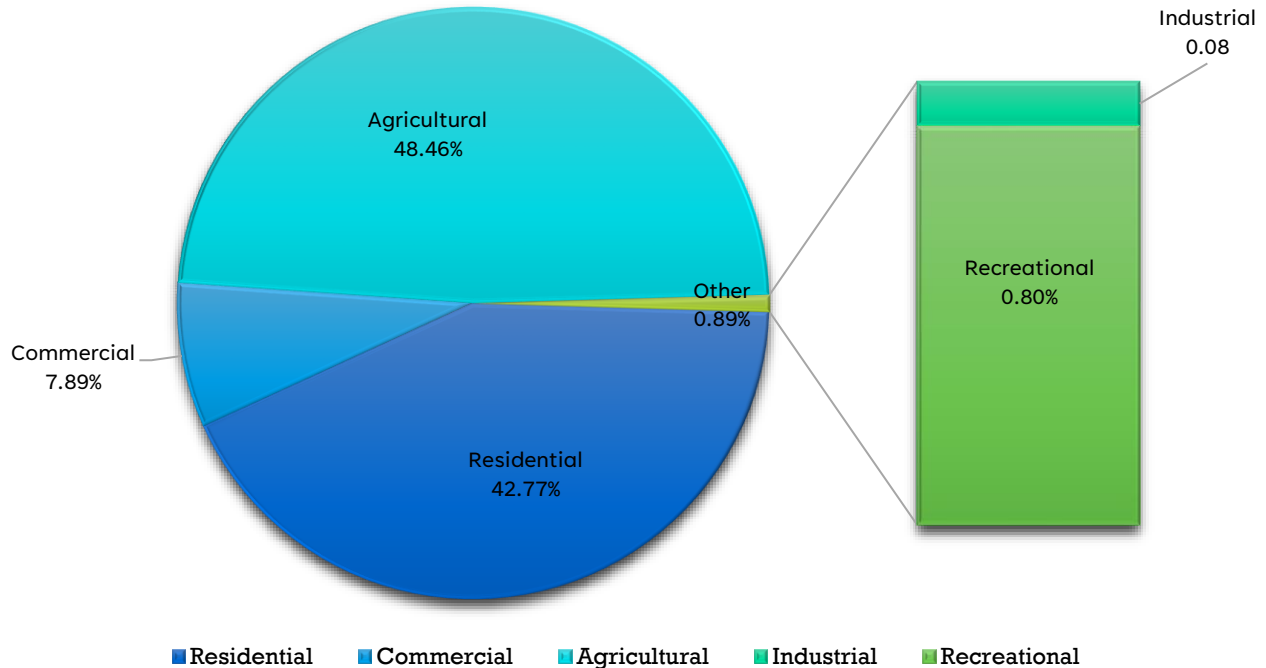
Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Per 2024 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,626	42.77	239,488,823	11.09
Commercial	485	7.89	52,248,464	2.42
Industrial	5	0.08	11,882,842	0.55
Recreational	49	0.80	3,127,253	0.14
Agricultural	2,979	48.46	1,851,790,226	85.8
Totals	6,144	100.00	\$ 2,158,537,608	100.00

Total Value Percentage per Property Type



Of the 2,626 residential (urban, acreages, subdivisions) records, 344 are unimproved. There are 485 commercial records, of which 82 are unimproved; 5 improved industrial records; 49 recreational records of which 39 are unimproved; and 2,979 agricultural records of which 2,076 are unimproved. Among the improved agricultural records are 356 records with residential improvements.

Approaches To Value

Approaches to Value are used in accordance with IAAO mass appraisal techniques.

Market Approach

Sales of like properties are analyzed and used to establish values. For example, dry land sales in each agricultural market area in the county are studied and used to set dry crop assessed values for each area. Residential and commercial properties are separated by Assessor Locations to set values. Analyzing sales establishes market depreciation for each Assessor Location.

Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable. Thayer County currently does not implement the income approach in valuation of commercial properties due to lack of available data in the market.

Cost Approach

This approach is best used for new construction. The Vanguard Appraisals, Inc. 2020 costing manual has been phased into the county in conjunction with the statutory 6-year review cycle.

Current Resources

Staff

Assessor – Holds a State of Nebraska Assessor Certification–obtained August 2010–has taken 85.75 hours during the current 4-year education cycle beginning January 2023. The Assessor is an appointed member of the Nebraska Assessment Education and Certification Advisory Board and is required to maintain 120 hours of continuing education.

Deputy Assessor – Holds a State of Nebraska Assessor Certification–obtained February 2018–has taken 44 hours of continuing education during the current 4-year education cycle beginning January 2023.

Full-time Office Clerks – Do not currently hold a State of Nebraska Assessor Certification

Software & Equipment

Thayer County utilizes CamaVision by Vanguard Appraisals, Inc. We share a central server with all other offices in the Courthouse. There are 4 workstations with dual monitors. Our GIS is contracted with gWorks, (formerly GIS Workshop, Inc), through June 30, 2024. Thayer County is now contracted with Sidwell for GIS services beginning July 1, 2024.

Education

The Assessor and Deputy Assessor annually attend Nebraska Association of County Assessors (NACA) workshop in August & Nebraska Association of County Officials (NACO) convention in December, where educational hours are provided. In addition to workshop, monthly district meetings may provide educational opportunities given by the Department of Revenue.

Education is a valuable part of the assessment process. It is available in the form of local, state, regional, and online options. The Assessor is currently a member of the Nebraska Assessment Education and Certification Advisory Board that plans the annual assessor education offerings. Educational classes benefit everyone in the Assessor's Office, not just State of Nebraska Assessor Certification holders. It gives all our employees credibility with the public.

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year.

Record maintenance is being performed via on-site parcel reviews, GIS, building permits and drone aerial photography (improved rural parcels). GIS land calculation sheets are included in all rural parcel records as well as any parcels within the corporate limits of a town that is currently farmed. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made.

Mapping is kept current electronically via GIS and verified with owners of land use changes. The old cadastral hard copy maps of the towns not yet drawn in GIS are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are kept current. Each section contains the identified parcel, owner name, county ID, legal description, etc. In 2011, GIS mapping of towns was started. We will continue to work with gWorks (formerly GIS Workshop, Inc.) on this project and at completion of each town; a cadastral book will be completed and updated as necessary. This will be an ongoing project until all town cadastral maps have been completed.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office. The cities of Hebron & Deshler have their own zoning.

Administrative Reports

Aircraft Information Report – submitted to Department of Revenue by March 1 annually
Intent To Tax statements - sent to governmental entities that own property not used for public purpose by March 1 annually

Cemetery report to County Board of Commissioners

Abstract – Real Property

Valuation Notices sent to property owners by June 1 annually

Electronic delivery of Real Estate Transfers Forms 521 and sales supplements to Department of Revenue on a monthly basis

Three Year Plan of Assessment

Certification of Value to Political Subdivisions

Homestead Exemption Tax Loss

Certificate of Taxes Levied

Personal Property

Process personal property returns are filed in the Assessor's Office either in person, online, or email/mail. Filing date is January 1 through May 1 each year. Personal property schedules filed after May 1, receive a 10% penalty of the tax due. Personal property filers who file after June 30, receive a 25% penalty of the tax due. If there is no filing and a property owner has an active schedule, a Failure to File Notice is sent. Personal property is 'self-reporting', as a result, any item from a previous year that is not reported by a property owner, will be subject to penalty and interest for up to three years from the date of discovery.

Homestead Exemption

Eligible applicants file between February 1 and June 30 each year. For 2022, we had 306 applicants, of which 282 were approved for some degree of exemption. Applications are still being accepted for 2023.

Permissive Exemptions

Organizations that meet certain criteria for tax exemption status file either a Form 451 or Form 451A. The Form 451 is the Exemption Application, which is filed for initial qualification and subsequently in years divisible by 4. The application is reviewed by the Assessor and County Board in order to qualify. The Form 451A is the Statement for Reaffirmation of Tax Exemption and is filed in the intervening years. The reaffirmation is reviewed by the Assessor.

Tax Increment Financing (TIF)

Applications from any entity requesting TIF must file in the Assessor's Office by August 1. Manage information for tax purposes to Thayer County Treasurer and the various TIF projects. Thayer County currently has TIF projects in Hebron (1) and Carleton (2).

Centrally Assessed Properties

Reviews and maintains information given by the Department of Revenue Property Assessment Division for railroads and public service entities.

Taxing Districts and Tax Rates

Maintains records of school districts and other tax districts to ensure accurate information for levy purposes.

Tax List Corrections (Correction Book)

Prepare tax list corrections for Board of Equalization and Treasurer for items such as accelerated taxes for building removal, personal property sale/out of business, or other types of corrections.

Protest Process with County Board of Equalization

June 1 starts the protest process for owners of real and personal property. As property owners call or come to the office, the Assessor and Office Staff explain the current

assessment actions for the valuation change, if a change occurred. The Assessor and Office Staff also explain the statutory requirements for assessed values. The Assessor prepares information for CBOE for each protest filed. This protest preparation includes on-site inspections of any residential or commercial parcel. Protests of agricultural parcels require review of the most recent FSA certification and map and an on-site inspection may also take place. The Assessor, and, at times, the Deputy Assessor, attends the protest hearings.

Tax Equalization and Review Commission (TERC)

Statewide equalization occurs after assessment actions taken in March. TERC may request a Show Cause Hearing to determine if a county needs a change in the Level of Value for any given type of property. If an adjustment is ordered, the Department of Revenue Property Assessment Division ensures the order has been implemented.

Assessor customarily attends appeal hearings to TERC from CBOE action taken at the local level.

County Progress for All Classes of Property (2023 Review for Tax Year 2024)

The Thayer County Assessor's Office's annual practice is to complete pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year. The office continues to update survey quarter points to our GIS mapping, in an effort to provide the most accurate parcel information.

Residential Property

On-site reviews were completed on the following towns in 2023 for tax year 2024: Bruning, Davenport & Township 1. An economic depreciation has been applied based on market.

Lot studies were conducted in all assessor locations. Lot value adjustments were noted necessary in multiple assessor locations as indicated in the table below. Acreage & farm home site land values were adjusted to \$32,500 for the 1st acre, building site acres remain at \$5,500. The first 6 acres of excess acreage land remains at \$5,500 with any additional acres of 6.01 at \$3,575 per acre value. Subdivision land values were increased to \$32,250 for the 1st acre, subdivision site values remain at \$7,000 with excess acres remaining at \$5,500.

Commercial Property

On-site reviews were completed on all commercial sites in Bruning, Davenport & Township 1. Lot studies of all assessor locations was also conducted. As a result, Rural Commercial 1st acre values were adjusted in the same manner as the Acreage/Farm Home Site 1st acre values.

Agricultural Property

A sales review and analysis is conducted each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had significant increases to the per acre values for all land classes due to volatile market activity. CRP owners with expiring contracts were contacted, in an effort, to verify any land use changes. Our office requested 2023 FSA certifications from all property owners where changes were noted due to LBNRD well permits or owner reported changes. On-site reviews were conducted on all parcels with building permits or reported changes.

Recreational property

The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels. There are no sales of recreational property in the current sales study period.

3 Year Appraisal Plan (For Tax Years 2025, 2026, 2027)

Assessment Plan for Residential & Commercial Property

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The Assessor and/or staff, conduct a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are within statutory requirements. As each town is reviewed an economic factor will be applied to all improvements based on the sales study in each market area.

Assessment Plan for Agricultural Land

The Thayer County Assessor's office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms- length. This verification is generally by firsthand knowledge - information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. Thayer County currently has two market areas as illustrated in the following map.

	4				3				2				1												
4	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	Market Area 1
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	
	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	
	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	
3	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	Market Area 2
	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	
	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	
2	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	Market Area 2
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	
	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	
	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	
1	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	Market Area 2
	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	
	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	
	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	
	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	

During each assessment cycle, market areas are reviewed, and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The Assessor's office continues to monitor all property with CRP, we analyzed the market compared to dry crop and adjustments are made as necessary in both market areas. We will continue to monitor all program dates and contact those individuals coming out of the program, so land use is correctly listed.

2024 Review for 2025

Residential

Alexandria & Gilead on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 2-1, 2-2, 2-3, and 2-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by the assessor and staff.

Commercial

Alexandria & Gilead will be reviewed, and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by the assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2025 Review for 2026

Residential

Deshler & Subdivision on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 3-1, 3-2, 3-3, and 3-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by the assessor and staff.

Commercial

Deshler & all grain facilities county-wide will be reviewed, and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by the assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2026 Review for 2027

Residential

Byron & Hubbell on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 4-1, 4-2, 4-3, and 4-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by the assessor and staff.

Commercial

Byron & Hubbell commercial parcels will be reviewed, and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by the assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

Conclusion

It is a common practice in the private sector to prepare a budget and plan a course of action, it is no different with county government. Planning saves time, money, and can assure our taxpayers that they are being well-served. In the world of property assessment, we can never let ourselves become complacent. There is always room for improvement, we are not done researching alternate methods to accomplish accurate assessments, and we always need to keep learning.

Thayer County will continue to implement the latest available technology, maintain assessment records, and follow assessment procedures as set forth by the Nebraska Department of Revenue - Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The main goal is to achieve equalization and uniformity of all property within Thayer County.

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



Amy C Peterson
Thayer County Assessor

6/4/2024

Date

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Date of the Reported Values

This mass-appraisal assignment is completed on or before March 19, 2025.

Change-of-valuation notices for real property will be mailed to property owners on or before June 1, 2025, as required in Nebraska Department of Revenue Property Assessment Division Reg 10-003.02E.

Type & Definition of Values

Real property in Nebraska is defined in Neb. Rev. Stat. §77-103. For ad valorem mass-appraisal assignments in Nebraska, the terms actual and market value are viewed as synonymous. Actual value is defined in Neb. Rev. Stat. §77-112. This definition will be used for all classes of real property. Agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1359. The special valuation method of agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1343.

Disclosure of Assumptions, Limiting Conditions and Jurisdictional Exceptions

- 1) All properties will be assessed as fee simple and free of any/all liens and encumbrances. Each property has been appraised as though under responsible ownership and competent management. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.
- 2) Surveys of the appraised properties will not be provided. We will rely upon the property ownership map, deeds and other materials to estimate physical dimensions and the acreage associated with subject properties.
- 3) We assume the utilization of the land and any improvements are located within the boundaries of the property described on the appraisal record. It is assumed that there are no adverse easements, encroachments or trespasses for any parcel that have not already been addressed in the ownership record file or noted in the property record.
- 4) Property inspections, if necessary, will be made before the appraisal date or prior to the date final values are determined. Thayer County will utilize GIS imagery, drone aerial photography as well as physical inspections, to complete the six-year inspection requirements.
- 5) Our office is required to re-inspect every parcel within the county at least once every six (6) years. A property may be inspected more frequently if a building permit has been issued or if changes have been noted during assessor location reviews, detected through GIS imagery or aerial photography. The dates of inspections are noted on the property record. The dates of inspections are also noted within the county's CAMA (Computer Assisted Mass Appraisal) system. It is assumed that there has not been any material change in condition since the latest property inspection, unless otherwise documented on the individual property record.
- 6) It is assumed that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures that would render the properties (land and/or improvements) more or less valuable.
- 7) It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- 8) It is assumed that all applicable zoning and use regulations have been complied with.

9) It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been, or could be obtained for any use on which the value opinions contained within this report are based.

10) Land is valued as though vacant and available to develop to its highest and best use.

11) Information, estimates, and opinions furnished to us and incorporated into the analysis and final report will be obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.

Property Rights Appraised

Ad valorem appraisals in Nebraska utilize fee-simple interest. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.

2025 Thayer County Appraisal Process

Thayer County uses a Computer Assisted Mass Appraisal (CAMA) software application to perform all the administrative operations, database-management functions, query tasks, reporting utilities, and technical appraisal processes. All real estate parcels in the county are assigned a unique parcel identification number referred to as the Parcel ID. This number is one of the keys that can be used to identify the computer database parcel record of ownership, sale transactions, property characteristics, valuation, assessment classification, appeals and historic information stored in the CAMA system. Costs & pricing manuals are maintained by the vendor, Vanguard Appraisals, Inc. We also utilize Microsoft Office Suite, ArcMap & ArcGIS Online from ESRI & Sidwell.

Starting with tax year 2024, Thayer County began replacing the costs in use from the prior system (MIPS) with CAMAVision generated costs as the inspection/review cycle is completed. This process is projected to be fully completed during 2026 for tax year 2027.

Thayer County reviews all property in the county within the 6-year inspection cycle, as required by Neb. Rev. Stat. §77-1311.03. In the fall, all building permits & other reported changes are reviewed, structure information is updated, for residential, commercial/industrial and agricultural properties.

Ratio Study

All sales of residential & commercial/Industrial parcels are kept current and monitored within each assessor location. The commercial sales in the small villages are combined into one assessor location and residential sales in these villages for market analysis only are combined into 2 groupings. If sale statistics are out of compliance (92-100% of market) within an assessor location, adjustments are made to the economic depreciation. When necessary to achieve a larger sampling of sales within an assessor location, the study may include 3rd or 4th year sales.

Agricultural parcel land use and sales information is kept current and monitored within each market area. Adjustments are made in value to each Land Value Group, if necessary, to achieve a statutory ratio of 69-75% of market.

RESIDENTIAL PROPERTY

STUDY PERIOD 10/1/2022 THRU 9/30/2024

Residential properties are all valued using the cost approach. All characteristics of dwellings and outbuildings are entered into the CAMA system: year built, style, square footage, quality, condition, bedroom, bathrooms, basement, basement finish, garages etc. The CAMA system arrives at a replacement cost as if the dwelling or outbuilding was new. Depreciation on the dwellings & outbuildings was applied using base depreciation tables that have been set in the CAMA system. One table is used, then map factors/economic factors are applied in the assessor locations.

Residential Property Review Process

1. Notice is sent to all individuals who own improved parcels within the area to be reviewed, stating that personnel from the Assessor's Office will be on-site to update information on all structures as required by Statute. Notices sent may be questionnaires concerning the interior of the residence or a simple postcard indicating our presence over a certain period of time.
2. Once on site, personnel inform property owner that we are on site. If no one is home, a note on office letterhead is left at the door stating that personnel from the Assessor's office were on site. If personnel need more information from the property owner, questions(s) are left on the note along with a request for the owner to call our office.
3. All homes and all other accessible structures are checked - measurements taken, condition verified, new photos are taken and account for all buildings shown on aerial photo. All necessary changes are noted on working review sheets, as well as any notations of needing to follow up with the property owner.

If the property is posted no trespassing, or if we cannot access for any other reason, it is stated on the worksheet and later added to the review notes in CAMA. Letters are then sent to the owners of gated/posted properties, asking for written permission to access the property. If we are still denied access after requesting in writing, we conduct our assessment from the road/street and utilize aerial imagery if updated and available.

4. Once data is collected/verified, the office enters updated information for each record, using office guidelines for physical, functional, and economic depreciation.
5. All residential records within each assessor location reviewed are arrayed as follows:
 - a. Date of construction 1920's, 1930's, etc.
 - b. Style - 1 Story, 1 1/2 Story, 2 Story, etc.
 - c. Grade – Good, Average, Fair, Low, Poor
 - d. Condition - Good, Average, Fair, etc.

The end goal is to ensure that all similar parcels are being treated equally. Certainly, there will be some variations due to remodeling, siding & other exterior updates, etc., but any changes from the base depreciation are noted in the attachments. Although the final values will not be identical, since each house has different amenities, sq. ft., etc. the goal is to show that they are being treated equally.

For 2025, 6-year inspections were conducted on all improved parcels in the Villages of Alexandria & Gilead, as well as acreage/farm home sites/ag buildings in Township 2, which goes through the central area of the County. Lot value studies were completed in these assessor locations as well. Additional assessor locations that have been converted over to the Vanguard costing manual for 2025: Byron

Sales analysis of all assessor locations is conducted on an annual basis. Lot value adjustments were noted necessary in the assessor locations as indicated in the table below. Acreage & farm home site land values were adjusted from \$32,250 to \$40,000 for the 1st acre, building site acres remain at \$5,500. The first 6 acres of excess acreage land remains at \$5,500 with any additional acres of 6.01 or greater now at \$3,800 per acre value.

Subdivision land values were increased to \$40,000 for the 1st acre, subdivision site values remain at \$7,000 with excess acres remaining at \$5,500.

Residential Lot Pricing Changes			
Assessor Location		2024 Price/Acre	2025 Price/Acre
Acreages	Home Site	\$ 32,250	\$ 40,000
	Next 3 Acres	\$ 5,500	\$ 5,500
	Next 6 Acres	\$ 5,500	\$ 5,500
	All Remaining	\$ 3,800	\$ 3,800
Subdivisions	1st Acre	\$ 32,250	\$ 40,000
	Next 3 Acres	\$ 7,000	\$ 7,000
	Remaining	\$ 5,500	\$ 5,500
Farm Home	Home Site	\$ 32,250	\$ 40,000
	Building Site	\$ 5,500	\$ 5,500

Residential Lot Pricing Changes			
Assessor Location	Neighborhood	2024 Price/sq ft	2025 Price/sq ft
Alexandria	All	\$ 0.04	\$ 0.10
Bruning	All	\$ 0.25	\$ 0.30
Byron	All	\$ 0.10	\$ 0.20
Chester	All	\$ 0.10	\$ 0.20
Davenport	All	\$ 0.15	\$ 0.20
Deshler	Crestview & Schardt	\$ 0.90	\$ 1.10
	All Other	\$ 0.65	\$ 0.75
Gilead	All	\$ 0.04	\$ 0.10
Hebron	1	\$ 0.90	\$ 1.15
	2	\$ 1.00	\$ 1.35
	3	\$ 0.50	\$ 0.70
	4	\$ 0.40	\$ 0.55
	5	\$ 0.75	\$ 1.00

The following table shows the number of residential sales and sales ratio by assessor location before/after the 6-year review inspections, economic/map factor analysis & land value adjustments.

Sales Ratio by Assessor Location			
Location	Sales	Median (Before)	Median (After)
Hebron	38	89.19%	96.49%
Alexandria	5	69.30%	95.82%
Belvidere	1	93.54%	93.54%
Bruning	9	87.45%	100.23%
Byron	1	72.74%	98.13%
Carlton	1	93.64%	93.64%
Chester	5	81.41%	99.26%
Davenport	6	81.64%	95.77%
Deshler	14	93.05%	94.28%
Gilead	1	63.71%	81.77%
Hubbell	1	183.40%	183.40%
Acreage	8	90.99%	94.21%
Recreational	0	N/A	N/A
Subdivision	1	85.31%	86.57%
County Total	91	87.60%	96.45%

All assessor locations were analyzed for economic depreciation/map factor changes. Assessor locations that have been converted to the CAMAVision costing, were analyzed to establish map factors within the CAMA software. All assessor locations remaining on MIPS costing were analyzed to see if any indicated changes to the economic depreciation were necessary, with no changes indicated.

Residential Valuation Groupings

HEBRON

Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits

ALEXANDRIA

No commercial businesses or services; Limited community infrastructure; Affiliated with Meridian Public School in Jefferson County; Location on Hwy 53 is quite a distance to schools, employment & basic services

BELVIDERE

Two commercial businesses with no services; Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Location 1 mile east of Hwy 81 (some distance for services & employment)

BRUNING

Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs along the west of corporate limit line

BYRON

Few commercial businesses and limited services, mostly agriculturally based employment; Limited community infrastructure, has strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border 1 mile south of Hwy 8, approximately 8 miles west of Hwy 81 (quite a distance for expanded services & employment)

CARLETON

Some commercial businesses and limited services, mostly agriculturally based employment; Limited community infrastructure; Affiliated with Bruning-Davenport Unified Schools; Location along Hwy 4, approximately 6 miles west of Hwy 81 (some distance for expanded services & employment)

CHESTER

Few commercial businesses and limited services, mostly agriculturally based employment; Adequate community infrastructure, strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border - Hwy 81 runs directly east of the corporate limits (some distance for expanded services & employment)

DAVENPORT

Some commercial businesses and limited services, mostly agriculturally based employment; Adequate community infrastructure; Bruning-Davenport Unified Schools has 2nd-8th at the Davenport location; Located on Hwy 4 on Thayer/Nuckolls County line, approximately 12 miles west of Hwy 81 (some distance for expanded services & employment)

DESHLER

Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81

GILEAD

One commercial business and very limited services (pay at pump gas only); Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Located on Hwy 136 approximately 7 miles east of Hebron (some distance for services & employment)

HUBBELL

Two commercial businesses with no services; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border, just south of Hwy 8, approximately 8 miles east of Hwy 81 (quite a distance to employment and services)

ACREAGE

Acres are parcels with improvements that are less than 20 acres. Small parcels (less than 20 acres) adjacent to large agricultural parcels with the same property owner are considered to be agricultural sites, as the parcel separation is only for the owner’s financing purposes.

RECREATIONAL

Parcels that are primarily used for personal enjoyment (non-agricultural purposes).

SUBDIVISION

Parcels just outside of Hebron which are located in a platted subdivision on hard surface with some city utilities

AGRICULTURAL HOMES AND OUTBUILDINGS

The residences and site acres on agricultural parcels are inspected, reviewed, and valued in a similar manner and with the same analysis as the acreages.

Residential 6-Year Review History (Land & Improvements)						
LOCATION	Tax Yr 2020	Tax Yr 2021	Tax Yr 2022	Tax Yr 2023	Tax Yr 2024	Tax Yr 2025
Alexandria						X
Belvidere				X		
Bruning					X	
Byron		X				
Carleton				X		
Chester				X		
Davenport					X	
Deshler	X					
Gilead						X
Hubbell		X				
Hebron			X			
Acres						
Subdivisions	X					
Rural Sites	3-1, 3-2, 3-3, 3-4	4-1 4-2 4-3 4-4			1-1 1-2 1-3 1-4	2-1 2-2 2-3 2-4

COMMERCIAL PROPERTY

STUDY PERIOD 10/1/2021 THRU 9/30/2024

Commercial properties are all valued using the cost approach. All characteristics of the buildings are entered into the CAMA system: year built, style, square footage, quality, condition, occupancy code, outbuildings, etc. The CAMA system arrives at a replacement cost as if the building was new. Depreciation is applied utilizing tables developed using local market studies.

Section 42 housing is valued using the income approach as outlined in Nebraska Statute §77-1333. Thayer County has one property that qualifies as Section 42.

Commercial Property Review Process

1. A postcard is sent to all commercial/industrial businesses within the area to be reviewed, stating that personnel from the Assessor's office will be on-site to update information as required by Statute.
2. Once on site, personnel notify owner that we are on site. If a business is closed, we leave a note on office letterhead at the door stating that personnel from the Assessor's office were on site. If personnel need more information from the property owner, questions(s) are left on the note along with a request for the owner to call our office.
3. If possible, an interior review is done with the owner/representative, measurements are verified, photos are taken, and any changes are noted. If the unable to conduct an interior review, contact is made with the owner and a time is scheduled for the review.
4. Once data is collected, the office enters updated information for each record and physical and economic depreciation is applied.

For 2025, 6-year inspections were conducted on all commercial parcels in the Villages of Alexandria & Gilead, as well as Township 2. Lot value analysis in all assessor locations was also completed.

Sales analysis of all assessor locations is conducted on an annual basis. Commercial lots in valuation groupings other than Hebron, tend to be valued similarly to the residential lots, since the few available sales have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly. Rural commercial lot values followed suit with the rural residential lots, with the 1st acre value increasing to \$40,000 from \$32,250.

Commercial Lot Pricing Changes					
Assessor Location	Neighborhood	2024 Price/sq ft	2025 Price/sq ft		
Alexandria	All	\$ 0.04	\$ 0.10		
Bruning	All	\$ 0.25	\$ 0.30		
Byron	All	\$ 0.10	\$ 0.20		
Chester	All	\$ 0.10	\$ 0.20		
Davenport	All	\$ 0.15	\$ 0.20		
Deshler	All	\$ 0.65	\$ 0.75		
Gilead	All	\$ 0.04	\$ 0.10		
Hebron	Old Hwy 81 Corridor	\$ 0.75	\$ 1.00		
Rural Commercial	1st Acre	\$ 32,500	\$ 40,000		

Sales Ratio by Valuation Grouping			
Location	Sales	Median (Before)	Median (After)
Hebron	2	87.45%	97.97%
Bruning	0	N/A	N/A
Deshler	0	N/A	N/A
Small Towns	5	130.93%	102.98%
Rural	2	72.49%	97.43%
County Total	9	107.06%	98.40%

Sales Ratio by Assessor Location			
Location	Sales	Median (Before)	Median (After)
Hebron	2	87.45%	97.97%
Alexandria	0	N/A	N/A
Belvidere	0	N/A	N/A
Bruning	0	N/A	N/A
Byron	2	71.05%	95.05%
Carleton	1	140.61%	130.48%
Chester	0	N/A	N/A
Davenport	2	133.36%	98.34%
Deshler	0	N/A	N/A
Gilead	0	N/A	N/A
Hubbell	0	N/A	N/A
Rural	2	72.49%	97.43%
County Total	9	107.06%	98.40%

Assessor locations that have been converted to the CAMAVision costing, were analyzed to establish map factors within the CAMA software. No locations still utilizing MIPS costing had an adjustment to the economic depreciation due to lack of market activity. The following chart shows any changes in map factor/economic depreciation from 2024 to 2025. Several assessor locations were converted to CAMAVision costing for 2025. In those locations, indicated by the blue asterisk, the 2024 economic depreciation was based on Marshall Swift 2020 Cost Tables. Given the vast differences in Marshall Swift & CAMAVision costing, the economic depreciation for assessor locations in MIPS does NOT correlate, in any way, to the map factors in CAMAVision. The CAMAVision map factors are determined based on that costing manual only.

Commercial Economic Depreciation/Map Factor		
Location	2024	2025
Alexandria**	50%	20%
Gilead**	50%	20%
Hubbell**	60%	60%
Byron**	40%	45%
Chester**	50%	40%
Belvidere**	50%	50%
Carleton**	40%	35%
Davenport**	45%	35%
Bruning*	60%	60%
Bruning Industrial*	60%	60%
Deshler*	30%	30%
Hebron*	75%	80%
Hebron Industrial*	90%	90%
Rural Commercial (CAMAVision)	75%	75%
Rural Commercial (MIPS)	35%	35%
Rural Industrial*	35%	75%
* - Indicates Part of Valuation Group 4		
* - Changed to Vanguard Costing for 2025		
* - Changed to Vanguard Costing for 2024		
* - Currently MIPS Costing		

Commercial Valuation Groupings

HEBRON

Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits

BRUNING

Characteristics – Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits

DESHLER

Characteristics – Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81

SMALL TOWNS (ALEXANDRIA; BELVIDERE; BYRON; CARLETON; CHESTER; DAVENPORT; GILEAD; AND HUBBELL)

Characteristics -Very limited or no commercial businesses or services; school systems are consolidated into other districts-only Davenport still has an elementary school.

RURAL

Characteristics- Any commercial parcel located throughout the county, not located within the corporate limits of any town or other valuation group.

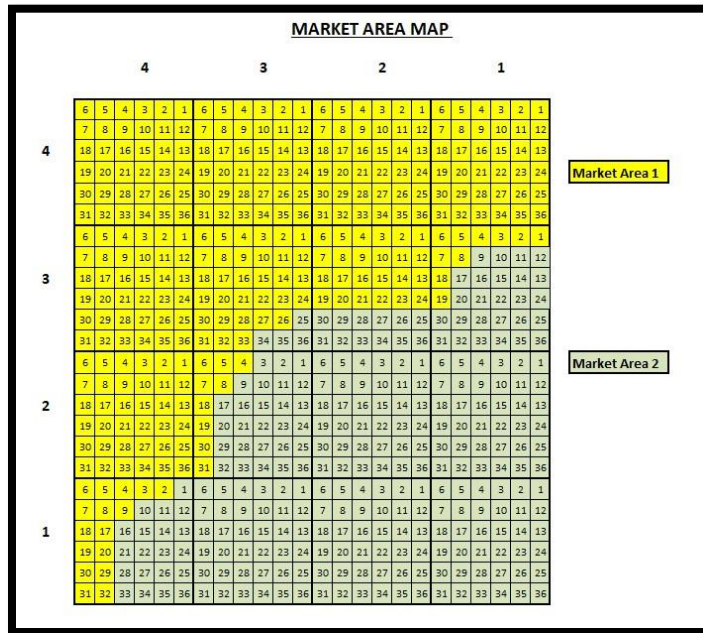
Commercial 6-Year Review History (Land & Improvements)						
LOCATION	Tax Yr 2020	Tax Yr 2021	Tax Yr 2022	Tax Yr 2023	Tax Yr 2024	Tax Yr 2025
Alexandria						
Belvidere	X			X		X
Bruning						
Byron		X			X	
Carleton				X		
Chester				X		
Davenport						
Deshler					X	
Gilead						
Hubbell		X				X
Hebron	X	X	X			
Grain Facilities			X			
Rural	3-1 3-2 3-3 3-4	4-1 4-2 4-3 4-4			1-1 1-2 1-3 1-4	2-1 2-2 2-3 2-4

AGRICULTURAL PROPERTY

Study Period 10-1-2021 thru 9-30-2024

Agricultural Property Review Process

- Thayer County has 2 market areas, with boundaries determined by topography and water availability. Market area 1 is primarily irrigated cropland with some dry and grassland mixed in. Most land has the availability of water and the topography is much more desirable. Market area 2 is mostly dry land and grassland with limited irrigated crop land. A large portion of the area does not have the availability of water and the topography is rougher.



- FSA certifications and maps are requested on parcels with possible land use changes (well permits, pivots reported on personal property, CRP program expiration, etc.)
- All parcels are reviewed each time new FSA imagery becomes available. After comparing current imagery with our records, an FSA certification and map is requested for all parcels with possible land use changes. The county also uses Google Earth (as it updates the imagery) and occasionally drive-by inspections to further verify the changes.

Agricultural Statistics							
		Before Adjustment			After Adjustment		
Market Area	Sales	Median	COD	PRD	Median (After)	COD	PRD
1	23	67.55	12.89	101.55	70.73	12.68	101.66
2	32	68.44	16.23	105.20	70.50	15.29	104.19
Total	55	64.9	15.82	98.44	70.50	14.23	103.39

Public Disclosure

When the change of value notices are mailed to property owners, the written appraisal file becomes an open public record. Values will be made available to the public through the Thayer County Assessor's websites at www.thayer.nebraskaassessors.com and valuation change notices. Individuals may view appraisal records for parcel characteristic data and land records information from the above website, or from a printed report from the CAMA portion of Vanguard Appraisals, Inc software. All exhibits and work products referenced in this document will be available for inspection at the county assessor's office during regular business hours. Printouts, digital files, and document-image printouts may also be obtained through the county assessor's office.

An individual or party receiving a copy of work file materials, reports or a written appraisal does not become an intended user of the mass-appraisal unless the county assessor has specifically identified such individual or party in the scope of the work document.

Value disputes or challenges of individual property appraisals will be administered through the valuation protest process. Property owners that appeal their values to the Thayer County Board of Equalization will be contacted for interior inspections prior to their hearing. The appraised values might change as a result of that inspection, or when additional information is given for the hearing. Mass-appraisal models or techniques used to develop an opinion of value may be corrected, recalibrated, or adjusted during the appeal period.

Certification

The 2025 mass-appraisal was completed by the County Assessor, Amy C Peterson.

Pickup work and 6-year review inspections were completed by the Assessor, Former Deputy Assessor-Denise White, as well as Office Clerks Nicole Renz & Amy Cunningham. All staff completed the data entry in the CAMA system along with notes on the physical property record cards.

A handwritten signature in blue ink that reads "Amy C Peterson". The signature is written in a cursive style with a large initial "A".

Thayer County Assessor