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DEPARTMENT OF REVENUE

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

THURSTON COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Thurston 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 Thurston 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: Susan Schrieber, Thurston 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.

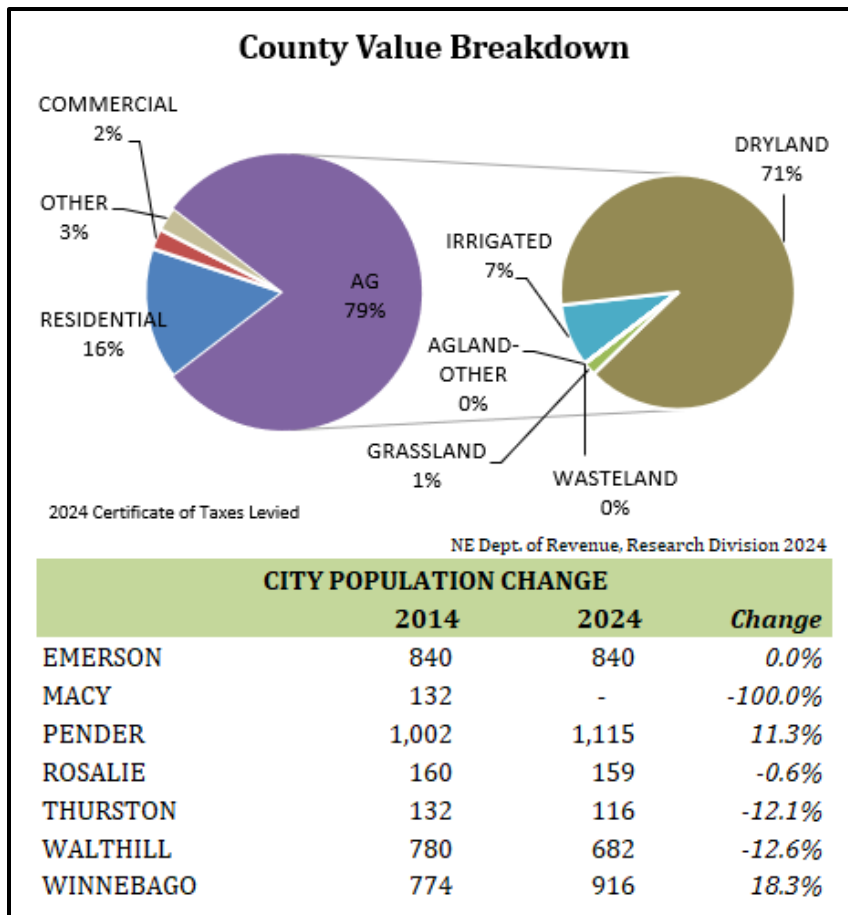
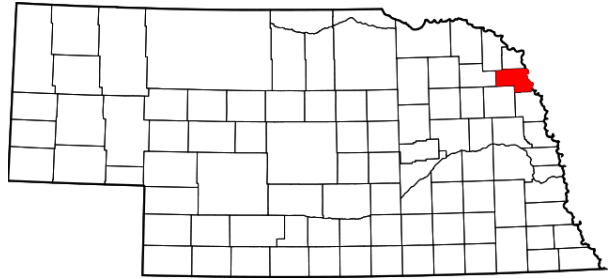
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 394 square miles, Thurston County has 6,557 residents, per the Census Bureau Quick Facts for 2023, a 3% population decline over the 2020 U.S. Census. Reports indicate that 61% 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 \$110,930 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thurston County are located in and around the county seat of Pender. According to the latest information available from the U.S. Census Bureau, there are 126 employer establishments with total employment of 2,537, for a 6% decrease in employment from 2019.

Thurston County is included in the Papio-Missouri River Natural Resources District (NRD).

2025 Residential Correlation for Thurston County

Assessment Practices & Actions

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

The sales qualification and verification processes have been reviewed. The county mails out questionnaires for verification purposes. It has been determined that all arm's-length sales are made available for measurement. The review of the sales use practices indicates the county assessor's usability percentage for the residential class is just below the statewide average.

Thurston county has four valuation groups that reflect the economic areas within the county. The county is up to date on the six-year inspection and review cycle. All valuation collection is done by the county assessor and office staff. The Computer-Assisted Mass Appraisal (CAMA) system depreciation tables do need to be updated, and the Property Assessment Division (PAD) will work with the county assessor to get this completed for the 2026 assessment year.

The county assessor does have a written valuation methodology on file.

2025 Residential Assessment Details for Thurston 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	Pender	2016	2021	2021	2022	Increased lot to \$1.20 Sq.Ft.. from \$.80 Sq.Ft..
5	Emerson and Thurston	2016	2021	2020	2020	Due to market decreased 10%
10	Rosalie, Walthill and Winnebago	2016	2021	2020/2021	2020/2021 2022/2023	Due to market decreased Walthill 10%
30	Rural	2016	2021	2021	2021	Due to market increased homes 20%
<p><u>Additional comments:</u> Increased the lot per Sq.Ft. to \$1.20 from \$.80 for residential in Pender except for the new subdivision. Increased home site and build site. Routine maintenance and pick-up work was completed and placed on the assessment roll.</p> <p>* = assessment action for current year</p>						

Description of Analysis

The statistical analysis for the residential class shows 51 qualified sales for the current study period. All measures of central tendency and the COD are within the IAAO acceptable range with the PRD high. The weighted mean and PRD indicate some regressivity. Review of the appraisal tables shows that while cost tables have been updated, depreciation has not been adjusted for

2025 Residential Correlation for Thurston County

market conditions. All four valuation groups show a sufficient number of sales for analysis, while three have an acceptable median.

A substat of Valuation Group 30 shows seven qualified sales with a low median, and weighted mean and a high PRD. Range around the median is 83% to 94%, suggesting there is too much variability to rely on the median. A 9% increase would be necessary to move the median to the midpoint of the acceptable range, but the adjustment does not resolve the variability or the reliability of the sample and produces a mean above the acceptable range. A substat of Valuation Group 30 before and after adjustment as well as a statistics reflecting the adjustment's impact on the overall class are included in the appendix, however, the hypothetical adjustment to Valuation Group 30 is not recommended.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows an increase consistent with the reported assessment actions of the county assessor.

Equalization and Quality of Assessment

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized; however, a new depreciation table is necessary for the next assessment cycle. The quality of the assessment of the residential property in Thurston County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	93.15	100.36	94.39	17.69	106.32
5	6	96.10	101.02	97.26	12.19	103.87
10	8	97.98	106.13	99.88	16.22	106.26
30	7	87.68	93.14	87.36	15.83	106.62
____ALL____	51	95.51	100.35	92.89	16.48	108.03

Level of Value

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

2025 Commercial Correlation for Thurston County

Assessment Practices & Actions

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

The sales qualification and verification processes have been reviewed. The county mails out questionnaires for verification purposes. All arm’s-length sales are made available for measurement. The review of the sales usability indicates the county is above the statewide average for the commercial class.

Thurston county has four valuation groups for the commercial class; however, with very few sales the Division’s analysis is restricted to the class as a whole.

The county is up to date on the six-year inspection and review cycle. The county assessor and staff complete all reappraisal for the commercial class. The Computer-Assisted Mass Appraisal (CAMA) system depreciation tables do need to be updated, and the Property Assessment Division (PAD) will work with the county assessor to get this completed for the 2026 assessment year.

2025 Commercial Assessment Details for Thurston 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	Pender	2016	2021	2021	2021	
5	Emerson and Thurston	2016	2021	2020	2020	
10	Rosalie, Walthill and Winnebago	2016	2021	2020/2021	2020/2021/ 2022	
30	Rural	2016	2021	2021	2021	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

A review of the statistical analysis shows 10 qualified sales for the commercial class. All measures of central tendency are low, while the COD and PRD are extremely high. Removal of a single sale on each side of the ratio array swings the median from 84% to 97%, suggesting that there is little reliability in the statistics. Although the sample is small, Valuation Group 1 contains 8 of 10 sales and is within the acceptable range.

A hypothetical 6% increase to the entire commercial class brings the median and the mean into range, while the weighted mean is still very low. The COD and PRD do not improve, and the 95%

2025 Commercial Correlation for Thurston County

Median Confidence Interval is slightly wider. Further, Valuation Group 1 with 9 of the 10 sales is moved above the acceptable range at 104%. Based on the analysis, a non-binding recommendation will not be made; the class is believed to be assessed within the acceptable range.

A comparison of the 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL), shows a change consistent with the reported actions from the assessor.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggest that assessments within the county are equalized; however, a new depreciation table is necessary for the next assessment cycle. The quality of the assessment of the commercial property in Thurston County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	8	98.18	96.78	62.55	27.06	154.72
5	1	64.79	64.79	64.79	00.00	100.00
10	1	63.24	63.24	63.24	00.00	100.00
____ALL____	10	90.57	90.23	62.69	30.80	143.93

Level of Value

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

2025 Agricultural Correlation for Thurston County

Assessment Practices & Actions

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

The sales qualification and verification processes have been reviewed. The county mails out questionnaires for verification purposes. It has been determined that all arm's-length sales are made available for measurement. The review of the sales use practices indicates the county assessor usability percentage for the agricultural class is just below the statewide average.

Land use review is done using aerial imagery. Also, the county assessor's staff do drive by inspections for verification if necessary.

2025 Agricultural Assessment Details for Thurston 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	2016	2021	2021	2021	
AB DW	Agricultural dwellings	2016	2021	2021	2021	Due to market increased 20%
<u>Additional comments:</u> Increased house site and building site. Routine maintenance and pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Western portion of the county	Annually	Irrigated land 12% increase Dryland 12% increase Grassland 12% increase
2	Eastern portion of the County	Annually	Irrigated land 4% increase Dryland 10% increase Grassland 4% increase
<u>Additional comments:</u>			

2025 Agricultural Correlation for Thurston County

Description of Analysis

The median and weighted mean are within the acceptable range for the agricultural class. The mean is slightly high. The COD is within the acceptable range.

Market Area 1 has a median above the acceptable range at 79%, while the mean is within the acceptable range, and the weighted mean is low; Market Area 2 is within the acceptable range for two of three measures of central tendency, the mean is high.

In Market Area 1, there are 21 total sales, of which 16 are dryland in the 80% Majority Land Use (MLU) substrata; dryland is at the low end of the acceptable range. With only one qualified irrigated land sale and one qualified grassland sale in Market Area 1 80% MLU, the ratios for each indicate that the assessed values are high. However, comparison of Thurston County's values to surrounding counties irrigated land and grassland values show that Market Area 1 values are lower than all surrounding counties, suggesting that Market Area 1 should not be decreased. A substat for Market Area 1 is provided in the appendix of this report.

In Market Area 2, 23 of 29 sales are 80% MLU dryland, with a median within the acceptable range; there are no grassland sales, irrigated appears high with a single sale. However, irrigated and values are only higher than Burt County and are 8% lower than Dakota County Area 2, and 25% lower than Cuming County Area 1. There is no evidence that irrigated land in Thurston County is high. The grassland values in Market Area 2 are similar to Burt County, but lower than Cuming County or Dakota County; there are few grassland sales in this region.

The statistical sample and the 2025 County Abstract of Comparison, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) both reflect the valuation changes reported for the county. Thurston County has two school bonds subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report, the statistic contains 12 total sales with a median of 49%. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

Agricultural improvements have been inspected and reviewed and assessed using the same processes that are utilized for similar property in Thurston County and are equalized at the statutory level. Review of the statistics and neighboring county values supports the equalization of agricultural land values in Thurston County. The quality of assessment meets generally accepted mass appraisal techniques.

2025 Agricultural Correlation for Thurston County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	87.37	87.37	91.96	09.58	95.01
1	1	79.00	79.00	79.00	00.00	100.00
2	1	95.74	95.74	95.74	00.00	100.00
<u>Dry</u>						
County	39	71.87	74.77	71.74	17.07	104.22
1	16	68.60	71.23	69.33	22.42	102.74
2	23	72.19	77.23	73.32	13.95	105.33
<u>Grass</u>						
County	1	103.55	103.55	103.55	00.00	100.00
1	1	103.55	103.55	103.55	00.00	100.00
<u>ALL</u>	50	72.85	76.05	71.36	17.63	106.57

Level of Value

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

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Thurston County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Thurston County is 49%.

2025 Opinions of the Property Tax Administrator for Thurston 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	49	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 Thurston County

Residential Real Property - Current

Number of Sales	51	Median	95.51
Total Sales Price	\$7,878,350	Mean	100.35
Total Adj. Sales Price	\$7,878,350	Wgt. Mean	92.89
Total Assessed Value	\$7,318,045	Average Assessed Value of the Base	\$87,280
Avg. Adj. Sales Price	\$154,477	Avg. Assessed Value	\$143,491

Confidence Interval - Current

95% Median C.I	90.29 to 101.29
95% Wgt. Mean C.I	87.60 to 98.18
95% Mean C.I	93.58 to 107.12
% of Value of the Class of all Real Property Value in the County	12.76
% of Records Sold in the Study Period	2.66
% of Value Sold in the Study Period	4.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	79	94	94.31
2023	85	95	94.98
2022	66	95	95.43
2021	61	95	95.30

2025 Commission Summary for Thurston County

Commercial Real Property - Current

Number of Sales	10	Median	90.57
Total Sales Price	\$1,508,287	Mean	90.23
Total Adj. Sales Price	\$1,508,287	Wgt. Mean	62.69
Total Assessed Value	\$945,575	Average Assessed Value of the Base	\$108,958
Avg. Adj. Sales Price	\$150,829	Avg. Assessed Value	\$94,558

Confidence Interval - Current

95% Median C.I	63.24 to 119.08
95% Wgt. Mean C.I	16.67 to 108.72
95% Mean C.I	62.64 to 117.82
% of Value of the Class of all Real Property Value in the County	2.23
% of Records Sold in the Study Period	3.73
% of Value Sold in the Study Period	3.24

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	9	100	92.87
2023	9	100	90.20
2022	7	100	82.60
2021	8	100	95.09

**87 Thurston
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 : 51
 Total Sales Price : 7,878,350
 Total Adj. Sales Price : 7,878,350
 Total Assessed Value : 7,318,045
 Avg. Adj. Sales Price : 154,477
 Avg. Assessed Value : 143,491

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 100
 COD : 16.48
 PRD : 108.03

COV : 24.57
 STD : 24.66
 Avg. Abs. Dev : 15.74
 MAX Sales Ratio : 220.69
 MIN Sales Ratio : 73.49

95% Median C.I. : 90.29 to 101.29
 95% Wgt. Mean C.I. : 87.60 to 98.18
 95% Mean C.I. : 93.58 to 107.12

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	6	107.66	124.69	124.63	26.15	100.05	90.33	220.69	90.33 to 220.69	73,667	91,810
01-JAN-23 To 31-MAR-23	5	115.63	118.38	116.33	11.72	101.76	101.29	138.00	N/A	120,400	140,063
01-APR-23 To 30-JUN-23	6	94.25	95.32	87.12	12.37	109.41	77.56	122.61	77.56 to 122.61	287,375	250,371
01-JUL-23 To 30-SEP-23	12	94.81	100.58	88.88	16.51	113.16	73.49	149.08	84.85 to 125.33	117,000	103,992
01-OCT-23 To 31-DEC-23	6	84.46	88.43	86.09	13.02	102.72	74.09	116.38	74.09 to 116.38	167,975	144,603
01-JAN-24 To 31-MAR-24	3	92.40	89.70	92.96	10.22	96.49	74.19	102.50	N/A	295,000	274,230
01-APR-24 To 30-JUN-24	4	84.82	85.39	85.02	04.49	100.44	80.64	91.29	N/A	167,875	142,734
01-JUL-24 To 30-SEP-24	9	95.51	95.32	92.45	10.39	103.10	76.67	116.37	82.88 to 108.57	126,861	117,278
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	29	100.44	107.55	95.90	18.58	112.15	73.49	220.69	91.80 to 115.63	143,871	137,976
01-OCT-23 To 30-SEP-24	22	88.57	90.87	89.49	11.09	101.54	74.09	116.38	81.23 to 96.48	168,459	150,761
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	29	95.71	100.04	91.13	16.44	109.78	73.49	149.08	87.68 to 102.97	163,383	148,899
<u>ALL</u>	51	95.51	100.35	92.89	16.48	108.03	73.49	220.69	90.29 to 101.29	154,477	143,491

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	30	93.15	100.36	94.39	17.69	106.32	74.09	220.69	87.53 to 102.97	156,592	147,807
5	6	96.10	101.02	97.26	12.19	103.87	76.67	125.33	76.67 to 125.33	59,167	57,545
10	8	97.98	106.13	99.88	16.22	106.26	84.85	149.08	84.85 to 149.08	69,969	69,884
30	7	87.68	93.14	87.36	15.83	106.62	73.49	133.99	73.49 to 133.99	323,693	282,783
<u>ALL</u>	51	95.51	100.35	92.89	16.48	108.03	73.49	220.69	90.29 to 101.29	154,477	143,491

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	51	95.51	100.35	92.89	16.48	108.03	73.49	220.69	90.29 to 101.29	154,477	143,491
06											
07											
<u>ALL</u>	51	95.51	100.35	92.89	16.48	108.03	73.49	220.69	90.29 to 101.29	154,477	143,491

**87 Thurston
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 : 51
 Total Sales Price : 7,878,350
 Total Adj. Sales Price : 7,878,350
 Total Assessed Value : 7,318,045
 Avg. Adj. Sales Price : 154,477
 Avg. Assessed Value : 143,491

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 100
 COD : 16.48
 PRD : 108.03

COV : 24.57
 STD : 24.66
 Avg. Abs. Dev : 15.74
 MAX Sales Ratio : 220.69
 MIN Sales Ratio : 73.49

95% Median C.I. : 90.29 to 101.29
 95% Wgt. Mean C.I. : 87.60 to 98.18
 95% Mean C.I. : 93.58 to 107.12

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	3	126.95	122.12	119.08	15.42	102.55	90.33	149.08	N/A	8,333	9,923
Less Than 30,000	6	98.01	108.78	101.61	17.05	107.06	90.29	149.08	90.29 to 149.08	15,500	15,749
Ranges Excl. Low \$											
Greater Than 4,999	51	95.51	100.35	92.89	16.48	108.03	73.49	220.69	90.29 to 101.29	154,477	143,491
Greater Than 14,999	48	94.87	98.99	92.80	15.65	106.67	73.49	220.69	88.71 to 101.29	163,611	151,839
Greater Than 29,999	45	94.23	99.23	92.78	16.53	106.95	73.49	220.69	87.68 to 101.61	173,008	160,523
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	3	126.95	122.12	119.08	15.42	102.55	90.33	149.08	N/A	8,333	9,923
15,000 TO 29,999	3	95.57	95.43	95.18	03.54	100.26	90.29	100.44	N/A	22,667	21,575
30,000 TO 59,999	5	116.37	130.33	130.61	26.94	99.79	84.85	220.69	N/A	41,600	54,335
60,000 TO 99,999	8	99.72	102.52	102.07	16.71	100.44	76.67	133.99	76.67 to 133.99	78,750	80,378
100,000 TO 149,999	10	98.89	102.19	101.10	13.37	101.08	76.99	138.00	87.68 to 126.24	125,235	126,617
150,000 TO 249,999	16	89.67	90.93	90.79	10.86	100.15	73.49	115.63	81.23 to 99.85	202,078	183,472
250,000 TO 499,999	4	83.51	84.18	84.45	09.50	99.68	74.19	95.51	N/A	265,438	224,164
500,000 TO 999,999	2	90.03	90.03	86.46	13.85	104.13	77.56	102.50	N/A	700,000	605,240
1,000,000 +											
ALL	51	95.51	100.35	92.89	16.48	108.03	73.49	220.69	90.29 to 101.29	154,477	143,491

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	88	COV :	22.04	95% Median C.I. :	73.49 to 133.99
Total Sales Price :	2,265,850	Wgt. Mean :	87	STD :	20.53	95% Wgt. Mean C.I. :	72.63 to 102.10
Total Adj. Sales Price :	2,265,850	Mean :	93	Avg. Abs. Dev :	13.88	95% Mean C.I. :	74.15 to 112.13
Total Assessed Value :	1,979,480						
Avg. Adj. Sales Price :	323,693	COD :	15.83	MAX Sales Ratio :	133.99		
Avg. Assessed Value :	282,783	PRD :	106.62	MIN Sales Ratio :	73.49		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	133.99	133.99	133.99		100.00	133.99	133.99	N/A	75,000	100,490
04/01/2023 To 06/30/2023	1	77.56	77.56	77.56		100.00	77.56	77.56	N/A	900,000	698,005
07/01/2023 To 09/30/2023	1	73.49	73.49	73.49		100.00	73.49	73.49	N/A	210,000	154,330
10/01/2023 To 12/31/2023	2	90.96	90.96	91.92	03.61	98.96	87.68	94.23	N/A	185,425	170,435
01/01/2024 To 03/31/2024	1	102.50	102.50	102.50		100.00	102.50	102.50	N/A	500,000	512,475
04/01/2024 To 06/30/2024	1	82.53	82.53	82.53		100.00	82.53	82.53	N/A	210,000	173,310
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	77.56	95.01	80.41	26.01	118.16	73.49	133.99	N/A	395,000	317,608
10/01/2023 To 09/30/2024	4	90.96	91.74	94.99	07.29	96.58	82.53	102.50	N/A	270,213	256,664
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	5	87.68	93.39	83.15	17.60	112.32	73.49	133.99	N/A	311,170	258,739

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	7	87.68	93.14	87.36	15.83	106.62	73.49	133.99	73.49 to 133.99	323,693	282,783

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	88	COV :	22.04	95% Median C.I. :	73.49 to 133.99
Total Sales Price :	2,265,850	Wgt. Mean :	87	STD :	20.53	95% Wgt. Mean C.I. :	72.63 to 102.10
Total Adj. Sales Price :	2,265,850	Mean :	93	Avg. Abs. Dev :	13.88	95% Mean C.I. :	74.15 to 112.13
Total Assessed Value :	1,979,480						
Avg. Adj. Sales Price :	323,693	COD :	15.83	MAX Sales Ratio :	133.99		
Avg. Assessed Value :	282,783	PRD :	106.62	MIN Sales Ratio :	73.49		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	7	87.68	93.14	87.36	15.83	106.62	73.49	133.99	73.49 to 133.99	323,693	282,783
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	7	87.68	93.14	87.36	15.83	106.62	73.49	133.99	73.49 to 133.99	323,693	282,783
Greater Than 15,000	7	87.68	93.14	87.36	15.83	106.62	73.49	133.99	73.49 to 133.99	323,693	282,783
Greater Than 30,000	7	87.68	93.14	87.36	15.83	106.62	73.49	133.99	73.49 to 133.99	323,693	282,783
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	133.99	133.99	133.99		100.00	133.99	133.99	N/A	75,000	100,490
100,000 TO 149,999	1	87.68	87.68	87.68		100.00	87.68	87.68	N/A	130,850	114,730
150,000 TO 249,999	3	82.53	83.42	83.91	08.37	99.42	73.49	94.23	N/A	220,000	184,593
250,000 TO 499,999											
500,000 TO 999,999	2	90.03	90.03	86.46	13.85	104.13	77.56	102.50	N/A	700,000	605,240
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	96	COV :	22.04	95% Median C.I. :	80.10 to 146.05
Total Sales Price :	2,265,850	Wgt. Mean :	95	STD :	22.38	95% Wgt. Mean C.I. :	79.16 to 111.29
Total Adj. Sales Price :	2,265,850	Mean :	102	Avg. Abs. Dev :	15.13	95% Mean C.I. :	80.82 to 122.22
Total Assessed Value :	2,157,634						
Avg. Adj. Sales Price :	323,693	COD :	15.83	MAX Sales Ratio :	146.05		
Avg. Assessed Value :	308,233	PRD :	106.62	MIN Sales Ratio :	80.10		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	146.05	146.05	146.05		100.00	146.05	146.05	N/A	75,000	109,534
04/01/2023 To 06/30/2023	1	84.54	84.54	84.54		100.00	84.54	84.54	N/A	900,000	760,825
07/01/2023 To 09/30/2023	1	80.10	80.10	80.10		100.00	80.10	80.10	N/A	210,000	168,220
10/01/2023 To 12/31/2023	2	99.14	99.14	100.19	03.60	98.95	95.57	102.71	N/A	185,425	185,775
01/01/2024 To 03/31/2024	1	111.72	111.72	111.72		100.00	111.72	111.72	N/A	500,000	558,598
04/01/2024 To 06/30/2024	1	89.96	89.96	89.96		100.00	89.96	89.96	N/A	210,000	188,908
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	84.54	103.56	87.64	26.00	118.17	80.10	146.05	N/A	395,000	346,193
10/01/2023 To 09/30/2024	4	99.14	99.99	103.53	07.29	96.58	89.96	111.72	N/A	270,213	279,764
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	5	95.57	101.79	90.63	17.60	112.31	80.10	146.05	N/A	311,170	282,026

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	7	95.57	101.52	95.22	15.83	106.62	80.10	146.05	80.10 to 146.05	323,693	308,233

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	96	COV :	22.04	95% Median C.I. :	80.10 to 146.05
Total Sales Price :	2,265,850	Wgt. Mean :	95	STD :	22.38	95% Wgt. Mean C.I. :	79.16 to 111.29
Total Adj. Sales Price :	2,265,850	Mean :	102	Avg. Abs. Dev :	15.13	95% Mean C.I. :	80.82 to 122.22
Total Assessed Value :	2,157,634						
Avg. Adj. Sales Price :	323,693	COD :	15.83	MAX Sales Ratio :	146.05		
Avg. Assessed Value :	308,233	PRD :	106.62	MIN Sales Ratio :	80.10		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	7	95.57	101.52	95.22	15.83	106.62	80.10	146.05	80.10 to 146.05	323,693	308,233
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	7	95.57	101.52	95.22	15.83	106.62	80.10	146.05	80.10 to 146.05	323,693	308,233
Greater Than 15,000	7	95.57	101.52	95.22	15.83	106.62	80.10	146.05	80.10 to 146.05	323,693	308,233
Greater Than 30,000	7	95.57	101.52	95.22	15.83	106.62	80.10	146.05	80.10 to 146.05	323,693	308,233
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	146.05	146.05	146.05		100.00	146.05	146.05	N/A	75,000	109,534
100,000 TO 149,999	1	95.57	95.57	95.57		100.00	95.57	95.57	N/A	130,850	125,056
150,000 TO 249,999	3	89.96	90.92	91.46	08.38	99.41	80.10	102.71	N/A	220,000	201,207
250,000 TO 499,999											
500,000 TO 999,999	2	98.13	98.13	94.24	13.85	104.13	84.54	111.72	N/A	700,000	659,712
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	9%

What IF

**87 Thurston
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 : 10
 Total Sales Price : 1,508,287
 Total Adj. Sales Price : 1,508,287
 Total Assessed Value : 945,575
 Avg. Adj. Sales Price : 150,829
 Avg. Assessed Value : 94,558

MEDIAN : 91
 WGT. MEAN : 63
 MEAN : 90
 COD : 30.80
 PRD : 143.93

COV : 42.75
 STD : 38.57
 Avg. Abs. Dev : 27.90
 MAX Sales Ratio : 159.78
 MIN Sales Ratio : 16.10

95% Median C.I. : 63.24 to 119.08
 95% Wgt. Mean C.I. : 16.67 to 108.72
 95% Mean C.I. : 62.64 to 117.82

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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	3	115.45	112.82	85.70	27.87	131.65	63.24	159.78	N/A	121,596	104,213
01-JAN-22 To 31-MAR-22	1	83.87	83.87	83.87	00.00	100.00	83.87	83.87	N/A	125,000	104,840
01-APR-22 To 30-JUN-22	1	119.08	119.08	119.08	00.00	100.00	119.08	119.08	N/A	100,000	119,080
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	64.79	64.79	64.79	00.00	100.00	64.79	64.79	N/A	28,500	18,465
01-JUL-23 To 30-SEP-23	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	175,000	173,390
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	55,000	53,500
01-JUL-24 To 30-SEP-24	2	49.86	49.86	24.80	67.71	201.05	16.10	83.62	N/A	330,000	81,830
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	5	115.45	108.28	90.98	22.82	119.02	63.24	159.78	N/A	117,957	107,312
01-OCT-22 To 30-SEP-23	2	81.94	81.94	94.28	20.93	86.91	64.79	99.08	N/A	101,750	95,928
01-OCT-23 To 30-SEP-24	3	83.62	65.66	30.37	32.36	216.20	16.10	97.27	N/A	238,333	72,387
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	2	101.48	101.48	99.52	17.35	101.97	83.87	119.08	N/A	112,500	111,960
01-JAN-23 To 31-DEC-23	2	81.94	81.94	94.28	20.93	86.91	64.79	99.08	N/A	101,750	95,928
<u>ALL</u>	10	90.57	90.23	62.69	30.80	143.93	16.10	159.78	63.24 to 119.08	150,829	94,558

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	98.18	96.78	62.55	27.06	154.72	16.10	159.78	16.10 to 159.78	156,875	98,121
5	1	64.79	64.79	64.79	00.00	100.00	64.79	64.79	N/A	28,500	18,465
10	1	63.24	63.24	63.24	00.00	100.00	63.24	63.24	N/A	224,787	142,145
<u>ALL</u>	10	90.57	90.23	62.69	30.80	143.93	16.10	159.78	63.24 to 119.08	150,829	94,558

**87 Thurston
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 : 10
 Total Sales Price : 1,508,287
 Total Adj. Sales Price : 1,508,287
 Total Assessed Value : 945,575
 Avg. Adj. Sales Price : 150,829
 Avg. Assessed Value : 94,558

MEDIAN : 91
 WGT. MEAN : 63
 MEAN : 90
 COD : 30.80
 PRD : 143.93

COV : 42.75
 STD : 38.57
 Avg. Abs. Dev : 27.90
 MAX Sales Ratio : 159.78
 MIN Sales Ratio : 16.10

95% Median C.I. : 63.24 to 119.08
 95% Wgt. Mean C.I. : 16.67 to 108.72
 95% Mean C.I. : 62.64 to 117.82

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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	10	90.57	90.23	62.69	30.80	143.93	16.10	159.78	63.24 to 119.08	150,829	94,558
04											
<u>ALL</u>	<u>10</u>	<u>90.57</u>	<u>90.23</u>	<u>62.69</u>	<u>30.80</u>	<u>143.93</u>	<u>16.10</u>	<u>159.78</u>	<u>63.24 to 119.08</u>	<u>150,829</u>	<u>94,558</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	2	112.29	112.29	103.96	42.30	108.01	64.79	159.78	N/A	24,250	25,210
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	90.57	90.23	62.69	30.80	143.93	16.10	159.78	63.24 to 119.08	150,829	94,558
Greater Than 14,999	10	90.57	90.23	62.69	30.80	143.93	16.10	159.78	63.24 to 119.08	150,829	94,558
Greater Than 29,999	8	90.57	84.71	61.32	25.41	138.14	16.10	119.08	16.10 to 119.08	182,473	111,894
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	112.29	112.29	103.96	42.30	108.01	64.79	159.78	N/A	24,250	25,210
30,000 TO 59,999	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	55,000	53,500
60,000 TO 99,999	1	83.62	83.62	83.62	00.00	100.00	83.62	83.62	N/A	85,000	71,075
100,000 TO 149,999	3	115.45	106.13	105.06	10.17	101.02	83.87	119.08	N/A	115,000	120,820
150,000 TO 249,999	2	81.16	81.16	78.93	22.08	102.83	63.24	99.08	N/A	199,894	157,768
250,000 TO 499,999											
500,000 TO 999,999	1	16.10	16.10	16.10	00.00	100.00	16.10	16.10	N/A	575,000	92,585
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>10</u>	<u>90.57</u>	<u>90.23</u>	<u>62.69</u>	<u>30.80</u>	<u>143.93</u>	<u>16.10</u>	<u>159.78</u>	<u>63.24 to 119.08</u>	<u>150,829</u>	<u>94,558</u>

87 Thurston
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 : 10
 Total Sales Price : 1,508,287
 Total Adj. Sales Price : 1,508,287
 Total Assessed Value : 945,575
 Avg. Adj. Sales Price : 150,829
 Avg. Assessed Value : 94,558

MEDIAN : 91
 WGT. MEAN : 63
 MEAN : 90
 COD : 30.80
 PRD : 143.93

COV : 42.75
 STD : 38.57
 Avg. Abs. Dev : 27.90
 MAX Sales Ratio : 159.78
 MIN Sales Ratio : 16.10

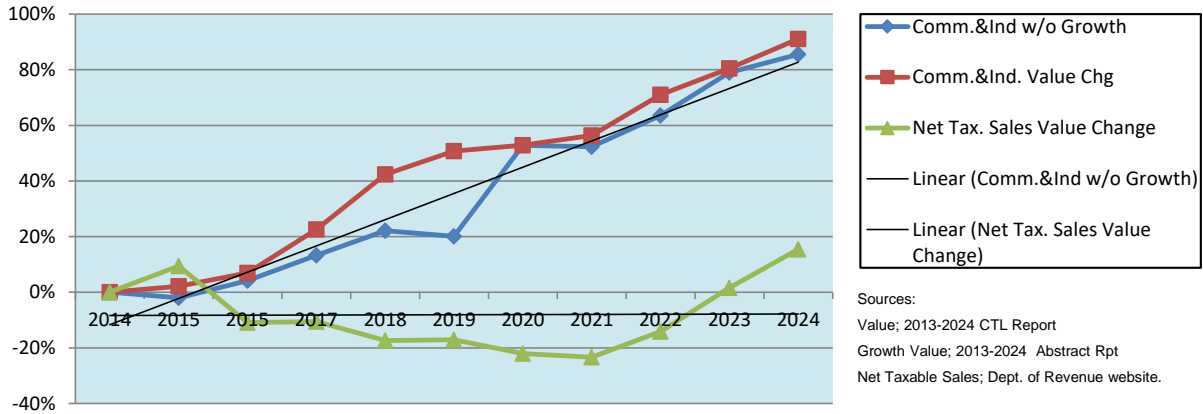
95% Median C.I. : 63.24 to 119.08
 95% Wgt. Mean C.I. : 16.67 to 108.72
 95% Mean C.I. : 62.64 to 117.82

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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
342	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	175,000	173,390
349	1	119.08	119.08	119.08	00.00	100.00	119.08	119.08	N/A	100,000	119,080
353	1	83.62	83.62	83.62	00.00	100.00	83.62	83.62	N/A	85,000	71,075
406	1	159.78	159.78	159.78	00.00	100.00	159.78	159.78	N/A	20,000	31,955
408	1	16.10	16.10	16.10	00.00	100.00	16.10	16.10	N/A	575,000	92,585
419	1	63.24	63.24	63.24	00.00	100.00	63.24	63.24	N/A	224,787	142,145
423	1	115.45	115.45	115.45	00.00	100.00	115.45	115.45	N/A	120,000	138,540
436	1	83.87	83.87	83.87	00.00	100.00	83.87	83.87	N/A	125,000	104,840
442	1	64.79	64.79	64.79	00.00	100.00	64.79	64.79	N/A	28,500	18,465
455	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	55,000	53,500
<u>ALL</u>	<u>10</u>	90.57	90.23	62.69	30.80	143.93	16.10	159.78	63.24 to 119.08	150,829	94,558

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	\$ 13,979,505	\$ 664,775	4.76%	\$ 13,314,730		\$ 18,533,044	
2014	\$ 14,286,235	\$ 589,270	4.12%	\$ 13,696,965	-2.02%	\$ 20,275,745	9.40%
2015	\$ 14,956,060	\$ 386,500	2.58%	\$ 14,569,560	1.98%	\$ 16,513,350	-18.56%
2016	\$ 17,141,496	\$ 1,304,595	7.61%	\$ 15,836,901	5.89%	\$ 16,571,660	0.35%
2017	\$ 19,899,095	\$ 2,821,205	14.18%	\$ 17,077,890	-0.37%	\$ 15,322,376	-7.54%
2018	\$ 21,075,180	\$ 4,289,355	20.35%	\$ 16,785,825	-15.65%	\$ 15,370,531	0.31%
2019	\$ 21,371,525	\$ 19,885	0.09%	\$ 21,351,640	1.31%	\$ 14,440,676	-6.05%
2020	\$ 21,862,970	\$ 575,235	2.63%	\$ 21,287,735	-0.39%	\$ 14,203,000	-1.65%
2021	\$ 23,910,175	\$ 1,047,705	4.38%	\$ 22,862,470	4.57%	\$ 15,913,897	12.05%
2022	\$ 25,230,305	\$ 206,155	0.82%	\$ 25,024,150	4.66%	\$ 18,832,858	18.34%
2023	\$ 26,713,395	\$ 779,860	2.92%	\$ 25,933,535	2.79%	\$ 21,392,191	13.59%
2024	\$ 28,316,645	\$ 1,111,010	3.92%	\$ 27,205,635	1.84%	\$ 23,547,022	10.07%
Ann %chg	7.08%			Average	0.42%	1.51%	2.76%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-2.02%	2.19%	9.40%
2015	4.22%	6.99%	-10.90%
2016	13.29%	22.62%	-10.58%
2017	22.16%	42.34%	-17.32%
2018	20.07%	50.76%	-17.06%
2019	52.74%	52.88%	-22.08%
2020	52.28%	56.39%	-23.36%
2021	63.54%	71.04%	-14.13%
2022	79.01%	80.48%	1.62%
2023	85.51%	91.09%	15.43%
2024	94.61%	102.56%	27.05%

County Number	87
County Name	Thurston

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	42.74	95% Median C.I. :	67.03 to 126.22
Total Sales Price :	1,508,287	Wgt. Mean :	66	STD :	40.88	95% Wgt. Mean C.I. :	17.67 to 115.24
Total Adj. Sales Price :	1,508,287	Mean :	96	Avg. Abs.Dev :	29.58	95% Mean C.I. :	66.40 to 124.88
Total Assessed Value :	1,002,309						
Avg. Adj. Sales Price :	150,829	COD :	30.81	MAX Sales Ratio :	169.36		
Avg. Assessed Value :	100,231	PRD :	143.93	MIN Sales Ratio :	17.07		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	3	122.38	119.59	90.85	27.87	131.63	67.03	169.36	N/A	121,596	110,466
01/01/2022 To 03/31/2022	1	88.90	88.90	88.90		100.00	88.90	88.90	N/A	125,000	111,130
04/01/2022 To 06/30/2022	1	126.22	126.22	126.23		99.99	126.22	126.22	N/A	100,000	126,225
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	68.68	68.68	68.68		100.00	68.68	68.68	N/A	28,500	19,573
07/01/2023 To 09/30/2023	1	105.02	105.02	105.02		100.00	105.02	105.02	N/A	175,000	183,793
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	103.11	103.11	103.11		100.00	103.11	103.11	N/A	55,000	56,710
07/01/2024 To 09/30/2024	2	52.85	52.85	26.28	67.70	201.10	17.07	88.63	N/A	330,000	86,740
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	5	122.38	114.78	96.43	22.82	119.03	67.03	169.36	N/A	117,957	113,751
10/01/2022 To 09/30/2023	2	86.85	86.85	99.93	20.92	86.91	68.68	105.02	N/A	101,750	101,683
10/01/2023 To 09/30/2024	3	88.63	69.60	32.19	32.36	216.22	17.07	103.11	N/A	238,333	76,730
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	2	107.56	107.56	105.49	17.35	101.96	88.90	126.22	N/A	112,500	118,678
01/01/2023 To 12/31/2023	2	86.85	86.85	99.93	20.92	86.91	68.68	105.02	N/A	101,750	101,683

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	42.74	95% Median C.I. :	67.03 to 126.22
Total Sales Price :	1,508,287	Wgt. Mean :	66	STD :	40.88	95% Wgt. Mean C.I. :	17.67 to 115.24
Total Adj. Sales Price :	1,508,287	Mean :	96	Avg. Abs. Dev :	29.58	95% Mean C.I. :	66.40 to 124.88
Total Assessed Value :	1,002,309						
Avg. Adj. Sales Price :	150,829	COD :	30.81	MAX Sales Ratio :	169.36		
Avg. Assessed Value :	100,231	PRD :	143.93	MIN Sales Ratio :	17.07		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	8	104.07	102.59	66.30	27.06	154.74	17.07	169.36	17.07 to 169.36	156,875	104,008
5	1	68.68	68.68	68.68		100.00	68.68	68.68	N/A	28,500	19,573
10	1	67.03	67.03	67.03		100.00	67.03	67.03	N/A	224,787	150,674

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	10	96.01	95.64	66.45	30.81	143.93	17.07	169.36	67.03 to 126.22	150,829	100,231
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	42.74	95% Median C.I. :	67.03 to 126.22
Total Sales Price :	1,508,287	Wgt. Mean :	66	STD :	40.88	95% Wgt. Mean C.I. :	17.67 to 115.24
Total Adj. Sales Price :	1,508,287	Mean :	96	Avg. Abs. Dev :	29.58	95% Mean C.I. :	66.40 to 124.88
Total Assessed Value :	1,002,309						
Avg. Adj. Sales Price :	150,829	COD :	30.81	MAX Sales Ratio :	169.36		
Avg. Assessed Value :	100,231	PRD :	143.93	MIN Sales Ratio :	17.07		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	119.02	119.02	110.20	42.30	108.00	68.68	169.36	N/A	24,250	26,723
__ Ranges Excl. Low \$ __											
Greater Than 4,999	10	96.01	95.64	66.45	30.81	143.93	17.07	169.36	67.03 to 126.22	150,829	100,231
Greater Than 15,000	10	96.01	95.64	66.45	30.81	143.93	17.07	169.36	67.03 to 126.22	150,829	100,231
Greater Than 30,000	8	96.01	89.80	65.00	25.40	138.15	17.07	126.22	17.07 to 126.22	182,473	118,608
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	119.02	119.02	110.20	42.30	108.00	68.68	169.36	N/A	24,250	26,723
30,000 TO 59,999	1	103.11	103.11	103.11		100.00	103.11	103.11	N/A	55,000	56,710
60,000 TO 99,999	1	88.63	88.63	88.64		99.99	88.63	88.63	N/A	85,000	75,340
100,000 TO 149,999	3	122.38	112.50	111.36	10.17	101.02	88.90	126.22	N/A	115,000	128,069
150,000 TO 249,999	2	86.03	86.03	83.66	22.09	102.83	67.03	105.02	N/A	199,894	167,234
250,000 TO 499,999											
500,000 TO 999,999	1	17.07	17.07	17.07		100.00	17.07	17.07	N/A	575,000	98,140
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	42.74	95% Median C.I. :	67.03 to 126.22
Total Sales Price :	1,508,287	Wgt. Mean :	66	STD :	40.88	95% Wgt. Mean C.I. :	17.67 to 115.24
Total Adj. Sales Price :	1,508,287	Mean :	96	Avg. Abs. Dev :	29.58	95% Mean C.I. :	66.40 to 124.88
Total Assessed Value :	1,002,309						
Avg. Adj. Sales Price :	150,829	COD :	30.81	MAX Sales Ratio :	169.36		
Avg. Assessed Value :	100,231	PRD :	143.93	MIN Sales Ratio :	17.07		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
342	1	105.02	105.02	105.02	100.00	105.02	105.02	N/A		175,000	183,793
349	1	126.22	126.22	126.23	99.99	126.22	126.22	N/A		100,000	126,225
353	1	88.63	88.63	88.64	99.99	88.63	88.63	N/A		85,000	75,340
406	1	169.36	169.36	169.36	100.00	169.36	169.36	N/A		20,000	33,872
408	1	17.07	17.07	17.07	100.00	17.07	17.07	N/A		575,000	98,140
419	1	67.03	67.03	67.03	100.00	67.03	67.03	N/A		224,787	150,674
423	1	122.38	122.38	122.38	100.00	122.38	122.38	N/A		120,000	146,852
436	1	88.90	88.90	88.90	100.00	88.90	88.90	N/A		125,000	111,130
442	1	68.68	68.68	68.68	100.00	68.68	68.68	N/A		28,500	19,573
455	1	103.11	103.11	103.11	100.00	103.11	103.11	N/A		55,000	56,710

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	03	Total	Increase	6%

What IF

87 Thurston
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 : 50
Total Sales Price : 43,117,435
Total Adj. Sales Price : 43,117,435
Total Assessed Value : 30,767,385
Avg. Adj. Sales Price : 862,349
Avg. Assessed Value : 615,348

MEDIAN : 73
WGT. MEAN : 71
MEAN : 76
COD : 17.63
PRD : 106.57

COV : 23.50
STD : 17.87
Avg. Abs. Dev : 12.84
MAX Sales Ratio : 140.21
MIN Sales Ratio : 40.80

95% Median C.I. : 70.22 to 81.61
95% Wgt. Mean C.I. : 65.39 to 77.33
95% Mean C.I. : 71.10 to 81.00

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	5	83.10	85.69	80.79	13.47	106.07	71.70	110.02	N/A	927,869	749,672
01-JAN-22 To 31-MAR-22	9	95.74	88.82	87.45	10.94	101.57	52.40	103.55	72.70 to 103.07	579,731	506,990
01-APR-22 To 30-JUN-22	2	70.18	70.18	71.60	06.68	98.02	65.49	74.86	N/A	754,565	540,240
01-JUL-22 To 30-SEP-22	4	70.46	70.74	70.10	05.01	100.91	64.98	77.08	N/A	891,450	624,878
01-OCT-22 To 31-DEC-22	2	79.32	79.32	80.54	02.90	98.49	77.02	81.61	N/A	989,740	797,158
01-JAN-23 To 31-MAR-23	3	73.11	75.21	75.18	05.50	100.04	70.22	82.29	N/A	527,335	396,432
01-APR-23 To 30-JUN-23	4	62.81	65.20	57.33	37.00	113.73	40.80	94.39	N/A	1,679,054	962,596
01-JUL-23 To 30-SEP-23	3	82.41	71.49	65.00	14.48	109.98	48.14	83.93	N/A	923,707	600,398
01-OCT-23 To 31-DEC-23	6	70.89	74.15	75.21	08.01	98.59	67.21	88.61	67.21 to 88.61	785,523	590,822
01-JAN-24 To 31-MAR-24	7	70.80	75.56	69.73	23.11	108.36	56.54	140.21	56.54 to 140.21	743,085	518,178
01-APR-24 To 30-JUN-24	5	62.35	63.63	62.60	08.90	101.65	56.87	72.19	N/A	1,044,406	653,752
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	20	80.09	82.56	79.64	16.54	103.67	52.40	110.02	71.70 to 95.74	746,593	594,563
01-OCT-22 To 30-SEP-23	12	79.32	71.63	64.64	16.25	110.81	40.80	94.39	48.14 to 82.49	1,087,402	702,933
01-OCT-23 To 30-SEP-24	18	69.74	71.77	68.98	14.77	104.04	56.54	140.21	57.99 to 72.19	840,931	580,052
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	17	77.08	81.25	79.35	15.84	102.39	52.40	103.55	69.44 to 95.99	721,882	572,777
01-JAN-23 To 31-DEC-23	16	72.49	71.61	65.81	16.10	108.81	40.80	94.39	67.21 to 82.49	986,405	649,113
<u>ALL</u>	50	72.85	76.05	71.36	17.63	106.57	40.80	140.21	70.22 to 81.61	862,349	615,348

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	79.00	72.79	66.98	19.95	108.67	40.80	110.02	57.15 to 83.10	904,953	606,120
2	29	72.70	78.41	74.81	14.46	104.81	48.14	140.21	70.22 to 77.08	831,497	622,030
<u>ALL</u>	50	72.85	76.05	71.36	17.63	106.57	40.80	140.21	70.22 to 81.61	862,349	615,348

87 Thurston
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 Total Adj. Sales Price : 43,117,435
 Total Assessed Value : 30,767,385
 Avg. Adj. Sales Price : 862,349
 Avg. Assessed Value : 615,348

MEDIAN : 73
 WGT. MEAN : 71
 MEAN : 76
 COD : 17.63
 PRD : 106.57

COV : 23.50
 STD : 17.87
 Avg. Abs. Dev : 12.84
 MAX Sales Ratio : 140.21
 MIN Sales Ratio : 40.80

95% Median C.I. : 70.22 to 81.61
 95% Wgt. Mean C.I. : 65.39 to 77.33
 95% Mean C.I. : 71.10 to 81.00

Printed:3/20/2025 1:42:43PM

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	1	79.00	79.00	79.00	00.00	100.00	79.00	79.00	N/A	319,131	252,115
1	1	79.00	79.00	79.00	00.00	100.00	79.00	79.00	N/A	319,131	252,115
_____Dry_____											
County	29	71.70	72.28	70.97	15.16	101.85	43.12	103.07	64.98 to 77.08	852,304	604,914
1	13	57.99	66.27	65.08	20.81	101.83	43.12	94.39	56.54 to 82.41	842,815	548,499
2	16	73.73	77.17	75.67	10.89	101.98	62.35	103.07	69.90 to 88.61	860,014	650,751
_____Grass_____											
County	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	343,800	356,015
1	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	343,800	356,015
_____ALL_____	50	72.85	76.05	71.36	17.63	106.57	40.80	140.21	70.22 to 81.61	862,349	615,348

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	2	87.37	87.37	91.96	09.58	95.01	79.00	95.74	N/A	707,566	650,700
1	1	79.00	79.00	79.00	00.00	100.00	79.00	79.00	N/A	319,131	252,115
2	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	1,096,000	1,049,285
_____Dry_____											
County	39	71.87	74.77	71.74	17.07	104.22	43.12	140.21	68.29 to 77.08	870,405	624,432
1	16	68.60	71.23	69.33	22.42	102.74	43.12	110.02	56.87 to 83.93	839,874	582,245
2	23	72.19	77.23	73.32	13.95	105.33	48.14	140.21	69.90 to 77.02	891,645	653,780
_____Grass_____											
County	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	343,800	356,015
1	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	343,800	356,015
_____ALL_____	50	72.85	76.05	71.36	17.63	106.57	40.80	140.21	70.22 to 81.61	862,349	615,348

Thurston County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thurston	1	7,050	7,050	6,500	6,500	6,300	6,300	5,600	5,600	6,375
Dakota	2	n/a	n/a	7,770	7,600	n/a	n/a	n/a	6,885	7,094
Cuming	1	9,218	n/a	8,628	9,187	5,923	n/a	7,960	6,792	8,579
Wayne	1	9,895	9,880	9,675	9,300	9,000	8,700	8,300	7,900	8,804
Dixon	1	8,960	8,650	8,210	7,945	7,935	7,450	6,710	6,440	7,742
Thurston	2	7,450	7,450	6,575	6,575	6,400	n/a	5,800	5,800	6,501
Burt	1	6,505	6,355	6,055	5,789	n/a	5,705	5,505	5,805	6,047
Cuming	1	9,218	n/a	8,628	9,187	5,923	n/a	7,960	6,792	8,579
Dakota	2	n/a	n/a	7,770	7,600	n/a	n/a	n/a	6,885	7,094

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thurston	1	6,665	6,664	6,149	6,149	5,794	5,800	4,474	4,375	5,820
Dakota	2	8,055	8,030	7,670	7,595	7,155	6,900	6,815	6,785	7,091
Cuming	1	8,444	8,450	7,925	4,740	6,775	7,265	6,050	6,041	7,713
Wayne	1	8,600	8,550	8,500	8,400	8,350	8,300	7,500	7,000	8,272
Dixon	1	8,810	8,490	7,950	7,830	7,790	7,730	6,665	6,110	7,653
Thurston	2	7,425	7,424	6,545	6,545	6,380	6,379	5,775	5,774	6,376
Burt	1	6,500	6,350	6,050	n/a	5,700	5,700	5,500	5,800	5,989
Cuming	1	8,444	8,450	7,925	4,740	6,775	7,265	6,050	6,041	7,713
Dakota	2	8,055	8,030	7,670	7,595	7,155	6,900	6,815	6,785	7,091

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thurston	1	1,950	1,950	1,850	1,800	1,700	n/a	1,500	n/a	1,917
Dakota	2	2,950	2,950	2,950	2,950	2,950	n/a	n/a	n/a	2,950
Cuming	1	3,839	3,811	3,243	3,353	n/a	n/a	n/a	n/a	3,700
Wayne	1	2,950	2,800	2,700	2,600	2,340	n/a	n/a	n/a	2,818
Dixon	1	3,700	3,495	3,085	n/a	2,805	2,620	n/a	n/a	3,389
Thurston	2	2,125	2,125	1,925	1,825	1,625	n/a	n/a	n/a	2,048
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	n/a	1,500	2,089
Cuming	1	3,839	3,811	3,243	3,353	n/a	n/a	n/a	n/a	3,700
Dakota	2	2,950	2,950	2,950	2,950	2,950	n/a	n/a	n/a	2,950

County	Mkt Area	CRP	TIMBER	WASTE
Thurston	1	n/a	525	100
Dakota	2	n/a	731	215
Cuming	1	6,814	1,674	166
Wayne	1	5,642	1,347	100
Dixon	1	7,722	1,994	94
Thurston	2	n/a	550	100
Burt	1	3,863	n/a	250
Cuming	1	6,814	1,674	166
Dakota	2	n/a	731	215

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

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

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	12	Median :	49	COV :	11.44	95% Median C.I. :	47.20 to 59.07
Total Sales Price :	9,358,783	Wgt. Mean :	51	STD :	05.86	95% Wgt. Mean C.I. :	31.82 to 70.89
Total Adj. Sales Price :	9,358,783	Mean :	51	Avg.Abs.Dev :	04.04	95% Mean C.I. :	47.51 to 54.95
Total Assessed Value :	4,806,029						
Avg. Adj. Sales Price :	779,899	COD :	08.31	MAX Sales Ratio :	62.06		
Avg. Assessed Value :	400,502	PRD :	99.77	MIN Sales Ratio :	44.81		

Printed : 03/31/2025

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	1	60.42	60.42	60.42		100.00	60.42	60.42	N/A	807,378	487,813
01/01/2022 To 03/31/2022	2	55.27	55.27	53.50	12.30	103.31	48.47	62.06	N/A	595,300	318,467
04/01/2022 To 06/30/2022	1	49.90	49.90	49.90		100.00	49.90	49.90	N/A	984,000	491,060
07/01/2022 To 09/30/2022	1	51.39	51.39	51.39		100.00	51.39	51.39	N/A	550,800	283,043
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	48.74	48.74	48.74		100.00	48.74	48.74	N/A	707,005	344,610
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	4	47.26	49.60	51.41	08.25	96.48	44.81	59.07	N/A	827,000	425,195
01/01/2024 To 03/31/2024	1	47.20	47.20	47.20		100.00	47.20	47.20	N/A	1,059,000	499,873
04/01/2024 To 06/30/2024	1	48.13	48.13	48.13		100.00	48.13	48.13	N/A	752,000	361,917
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	5	51.39	54.45	53.75	09.38	101.30	48.47	62.06	N/A	706,556	379,770
10/01/2022 To 09/30/2023	1	48.74	48.74	48.74		100.00	48.74	48.74	N/A	707,005	344,610
10/01/2023 To 09/30/2024	6	47.56	48.96	50.06	05.78	97.80	44.81	59.07	44.81 to 59.07	853,167	427,095
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	4	50.65	52.96	51.77	07.44	102.30	48.47	62.06	N/A	681,350	352,759
01/01/2023 To 12/31/2023	5	47.92	49.43	50.94	06.84	97.04	44.81	59.07	N/A	803,001	409,078
<u>ALL</u>											
10/01/2021 To 09/30/2024	12	48.61	51.23	51.35	08.31	99.77	44.81	62.06	47.20 to 59.07	779,899	400,502

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	12	Median :	49	COV :	11.44	95% Median C.I. :	47.20 to 59.07
Total Sales Price :	9,358,783	Wgt. Mean :	51	STD :	05.86	95% Wgt. Mean C.I. :	31.82 to 70.89
Total Adj. Sales Price :	9,358,783	Mean :	51	Avg.Abs.Dev :	04.04	95% Mean C.I. :	47.51 to 54.95
Total Assessed Value :	4,806,029						
Avg. Adj. Sales Price :	779,899	COD :	08.31	MAX Sales Ratio :	62.06		
Avg. Assessed Value :	400,502	PRD :	99.77	MIN Sales Ratio :	44.81		

Printed : 03/31/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	12	48.61	51.23	51.35	08.31	99.77	44.81	62.06	47.20 to 59.07	779,899	400,502
<u>ALL</u>											
10/01/2021 To 09/30/2024	12	48.61	51.23	51.35	08.31	99.77	44.81	62.06	47.20 to 59.07	779,899	400,502

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110020	4	59.75	57.51	57.39	06.26	100.21	48.47	62.06	N/A	823,495	472,578
200020	8	48.03	48.09	48.08	03.02	100.02	44.81	51.39	44.81 to 51.39	758,101	364,465
220031											
260561											
870001											
870013											
870016											
870017											
900560											
<u>ALL</u>											
10/01/2021 To 09/30/2024	12	48.61	51.23	51.35	08.31	99.77	44.81	62.06	47.20 to 59.07	779,899	400,502

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	8	49.32	51.43	51.88	07.62	99.13	46.60	60.42	46.60 to 60.42	863,523	448,038
2	8	49.32	51.43	51.88	07.62	99.13	46.60	60.42	46.60 to 60.42	863,523	448,038
<u>ALL</u>											
10/01/2021 To 09/30/2024	12	48.61	51.23	51.35	08.31	99.77	44.81	62.06	47.20 to 59.07	779,899	400,502

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	12	Median :	49	COV :	11.44	95% Median C.I. :	47.20 to 59.07
Total Sales Price :	9,358,783	Wgt. Mean :	51	STD :	05.86	95% Wgt. Mean C.I. :	31.82 to 70.89
Total Adj. Sales Price :	9,358,783	Mean :	51	Avg.Abs.Dev :	04.04	95% Mean C.I. :	47.51 to 54.95
Total Assessed Value :	4,806,029						
Avg. Adj. Sales Price :	779,899	COD :	08.31	MAX Sales Ratio :	62.06		
Avg. Assessed Value :	400,502	PRD :	99.77	MIN Sales Ratio :	44.81		

Printed : 03/31/2025

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	10	48.44	50.42	51.04	07.20	98.79	44.81	60.42	46.60 to 59.07	816,818	416,910
2	10	48.44	50.42	51.04	07.20	98.79	44.81	60.42	46.60 to 59.07	816,818	416,910
<u>_____ALL_____</u>											
10/01/2021 To 09/30/2024	12	48.61	51.23	51.35	08.31	99.77	44.81	62.06	47.20 to 59.07	779,899	400,502

AGRICULTURAL

Type : Qualified

Number of Sales :	21	Median :	79	COV :	26.08	95% Median C.I. :	57.15 to 83.10
Total Sales Price :	19,004,010	Wgt. Mean :	67	STD :	18.98	95% Wgt. Mean C.I. :	55.28 to 78.68
Total Adj. Sales Price :	19,004,010	Mean :	73	Avg. Abs. Dev :	15.76	95% Mean C.I. :	64.15 to 81.43
Total Assessed Value :	12,728,510						
Avg. Adj. Sales Price :	904,953	COD :	19.95	MAX Sales Ratio :	110.02		
Avg. Assessed Value :	606,120	PRD :	108.67	MIN Sales Ratio :	40.80		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	3	83.10	88.27	81.46	15.37	108.36	71.70	110.02	N/A	863,990	703,793
01/01/2022 To 03/31/2022	3	86.53	80.83	75.35	19.70	107.27	52.40	103.55	N/A	493,362	371,753
04/01/2022 To 06/30/2022	1	65.49	65.49	65.49		100.00	65.49	65.49	N/A	525,130	343,890
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	81.61	81.61	81.61		100.00	81.61	81.61	N/A	1,520,000	1,240,420
01/01/2023 To 03/31/2023	1	82.29	82.29	82.29		100.00	82.29	82.29	N/A	480,000	395,000
04/01/2023 To 06/30/2023	4	62.81	65.20	57.33	37.00	113.73	40.80	94.39	N/A	1,679,054	962,596
07/01/2023 To 09/30/2023	2	83.17	83.17	83.23	00.91	99.93	82.41	83.93	N/A	665,560	553,963
10/01/2023 To 12/31/2023	1	79.00	79.00	79.00		100.00	79.00	79.00	N/A	319,131	252,115
01/01/2024 To 03/31/2024	3	57.28	57.27	57.40	00.84	99.77	56.54	57.99	N/A	672,787	386,205
04/01/2024 To 06/30/2024	2	57.01	57.01	57.05	00.25	99.93	56.87	57.15	N/A	1,011,000	576,760
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	7	83.10	81.83	77.67	19.00	105.36	52.40	110.02	52.40 to 110.02	656,741	510,076
10/01/2022 To 09/30/2023	8	82.35	73.88	65.63	14.49	112.57	40.80	94.39	40.80 to 94.39	1,255,917	824,216
10/01/2023 To 09/30/2024	6	57.22	60.81	58.82	06.90	103.38	56.54	79.00	56.54 to 79.00	726,582	427,375
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	5	81.61	77.92	76.58	17.69	101.75	52.40	103.55	N/A	705,043	539,914
01/01/2023 To 12/31/2023	8	82.35	73.55	63.36	14.88	116.08	40.80	94.39	40.80 to 94.39	1,105,808	700,678

AGRICULTURAL

Type : Qualified

Number of Sales :	21	Median :	79	COV :	26.08	95% Median C.I. :	57.15 to 83.10
Total Sales Price :	19,004,010	Wgt. Mean :	67	STD :	18.98	95% Wgt. Mean C.I. :	55.28 to 78.68
Total Adj. Sales Price :	19,004,010	Mean :	73	Avg. Abs. Dev :	15.76	95% Mean C.I. :	64.15 to 81.43
Total Assessed Value :	12,728,510						
Avg. Adj. Sales Price :	904,953	COD :	19.95	MAX Sales Ratio :	110.02		
Avg. Assessed Value :	606,120	PRD :	108.67	MIN Sales Ratio :	40.80		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	79.00	72.79	66.98	19.95	108.67	40.80	110.02	57.15 to 83.10	904,953	606,120

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	1	79.00	79.00	79.00		100.00	79.00	79.00	N/A	319,131	252,115
1	1	79.00	79.00	79.00		100.00	79.00	79.00	N/A	319,131	252,115
<u>Dry</u>											
County	13	57.99	66.27	65.08	20.81	101.83	43.12	94.39	56.54 to 82.41	842,815	548,499
1	13	57.99	66.27	65.08	20.81	101.83	43.12	94.39	56.54 to 82.41	842,815	548,499
<u>Grass</u>											
County	1	103.55	103.55	103.55		100.00	103.55	103.55	N/A	343,800	356,015
1	1	103.55	103.55	103.55		100.00	103.55	103.55	N/A	343,800	356,015
<u>ALL</u>											
10/01/2021 To 09/30/2024	21	79.00	72.79	66.98	19.95	108.67	40.80	110.02	57.15 to 83.10	904,953	606,120

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	1	79.00	79.00	79.00		100.00	79.00	79.00	N/A	319,131	252,115
1	1	79.00	79.00	79.00		100.00	79.00	79.00	N/A	319,131	252,115
<u>Dry</u>											
County	16	68.60	71.23	69.33	22.42	102.74	43.12	110.02	56.87 to 83.93	839,874	582,245
1	16	68.60	71.23	69.33	22.42	102.74	43.12	110.02	56.87 to 83.93	839,874	582,245
<u>Grass</u>											
County	1	103.55	103.55	103.55		100.00	103.55	103.55	N/A	343,800	356,015
1	1	103.55	103.55	103.55		100.00	103.55	103.55	N/A	343,800	356,015
<u>ALL</u>											

10/01/2021 To 09/30/2024

21

79.00

72.79

66.98

19.95

108.67

40.80

110.02

57.15 to 83.10

904,953

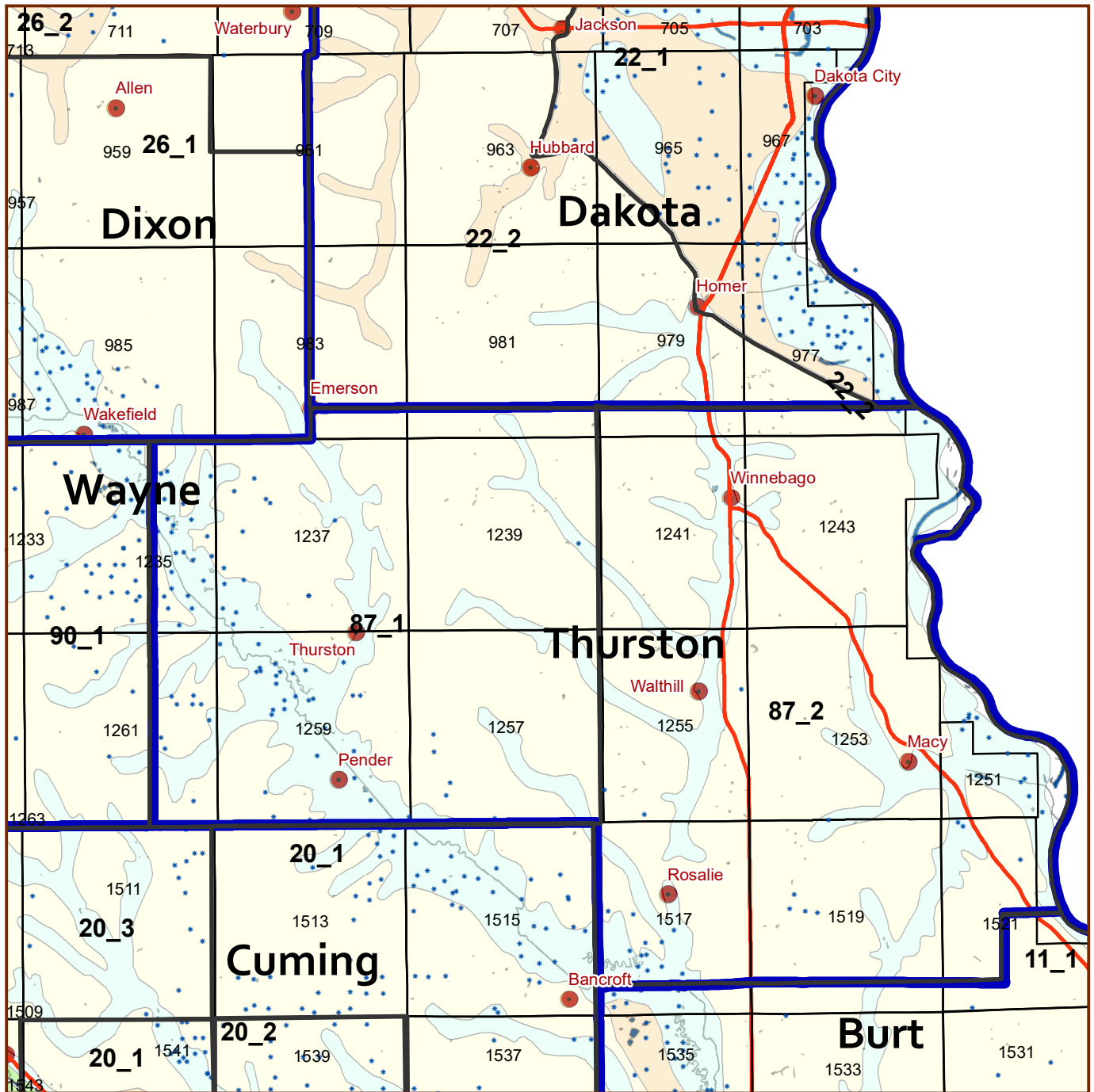
606,120

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Increase	0%

What IF

THURSTON COUNTY



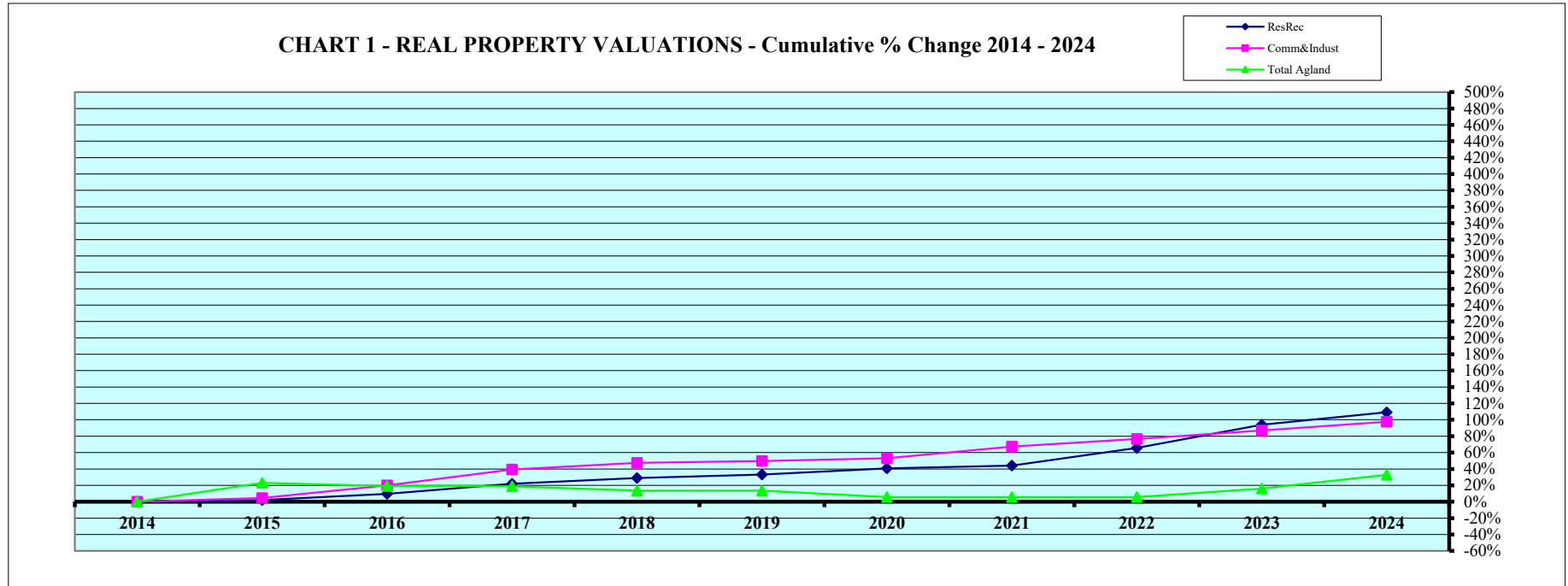
Legend

- 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	71,617,930	-	-	-	14,286,235	-	-	-	704,976,725	-	-	-
2015	73,029,675	1,411,745	1.97%	1.97%	14,956,060	669,825	4.69%	4.69%	868,098,935	163,122,210	23.14%	23.14%
2016	78,485,176	5,455,501	7.47%	9.59%	17,141,496	2,185,436	14.61%	19.99%	839,673,135	-28,425,800	-3.27%	19.11%
2017	87,383,447	8,898,271	11.34%	22.01%	19,899,095	2,757,599	16.09%	39.29%	838,548,660	-1,124,475	-0.13%	18.95%
2018	92,247,257	4,863,810	5.57%	28.80%	21,075,180	1,176,085	5.91%	47.52%	799,994,290	-38,554,370	-4.60%	13.48%
2019	95,410,905	3,163,648	3.43%	33.22%	21,371,525	296,345	1.41%	49.60%	799,698,165	-296,125	-0.04%	13.44%
2020	100,685,529	5,274,624	5.53%	40.59%	21,862,970	491,445	2.30%	53.04%	744,447,630	-55,250,535	-6.91%	5.60%
2021	103,220,909	2,535,380	2.52%	44.13%	23,910,175	2,047,205	9.36%	67.37%	744,289,055	-158,575	-0.02%	5.58%
2022	118,611,725	15,390,816	14.91%	65.62%	25,237,805	1,327,630	5.55%	76.66%	744,405,655	116,600	0.02%	5.59%
2023	138,831,515	20,219,790	17.05%	93.85%	26,721,935	1,484,130	5.88%	87.05%	818,413,200	74,007,545	9.94%	16.09%
2024	149,848,701	11,017,186	7.94%	109.23%	28,237,875	1,515,940	5.67%	97.66%	936,438,385	118,025,185	14.42%	32.83%

Rate Annual %chg: Residential & Recreational **7.66%**

Commercial & Industrial **7.05%**

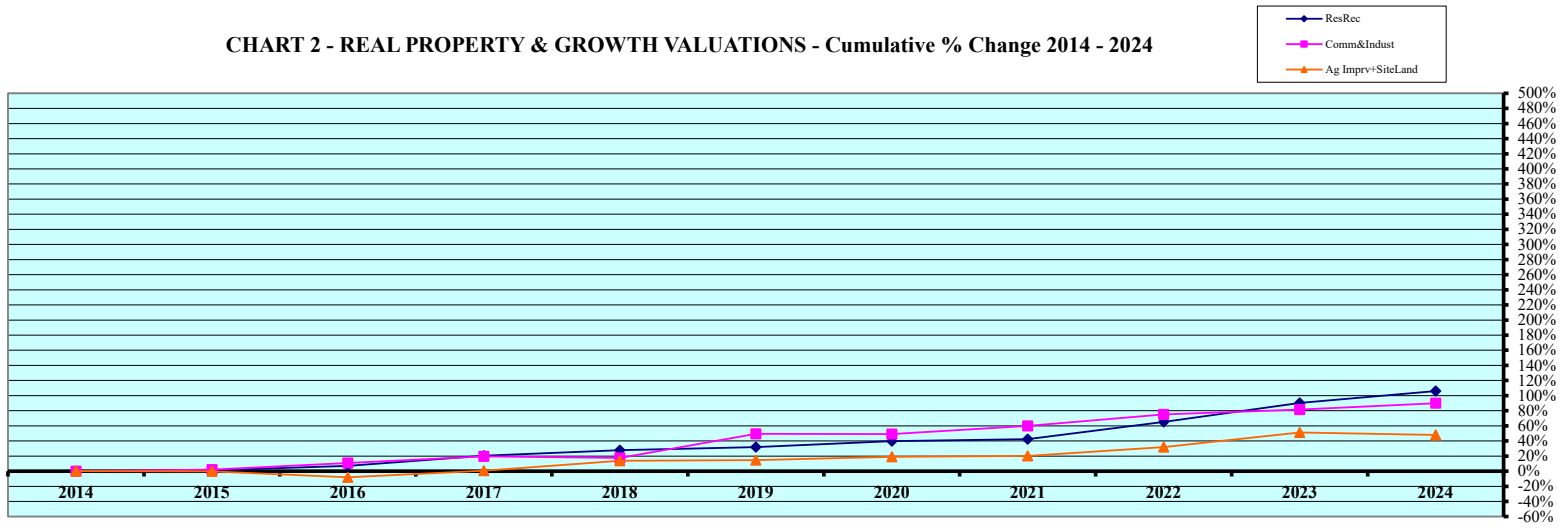
Agricultural Land **2.88%**

Cnty# **87**
County **THURSTON**

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	71,617,930	1,881,020	2.63%	69,736,910	--	--	14,286,235	589,270	4.12%	13,696,965	--	--
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	1.13%	14,956,060	386,500	2.58%	14,569,560	1.98%	1.98%
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	6.94%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	10.85%
2017	87,383,447	1,085,972	1.24%	86,297,475	9.95%	20.50%	19,899,095	2,821,205	14.18%	17,077,890	-0.37%	19.54%
2018	92,247,257	661,943	0.72%	91,585,314	4.81%	27.88%	21,075,180	4,289,355	20.35%	16,785,825	-15.65%	17.50%
2019	95,410,905	1,055,995	1.11%	94,354,910	2.28%	31.75%	21,371,525	19,885	0.09%	21,351,640	1.31%	49.46%
2020	100,685,529	600,210	0.60%	100,085,319	4.90%	39.75%	21,862,970	575,325	2.63%	21,287,645	-0.39%	49.01%
2021	103,220,909	1,172,853	1.14%	102,048,056	1.35%	42.49%	23,910,175	1,047,705	4.38%	22,862,470	4.57%	60.03%
2022	118,611,725	414,250	0.35%	118,197,475	14.51%	65.04%	25,237,805	206,155	0.82%	25,031,650	4.69%	75.22%
2023	138,831,515	2,528,510	1.82%	136,303,005	14.92%	90.32%	26,721,935	779,860	2.92%	25,942,075	2.79%	81.59%
2024	149,848,701	2,301,410	1.54%	147,547,291	6.28%	106.02%	28,237,875	1,111,010	3.93%	27,126,865	1.52%	89.88%
Rate Ann%chg	7.66%	Resid & Recreat w/o growth				6.50%	C & I w/o growth				0.63%	

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	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	--	--
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	-0.15%
2016	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	-8.09%
2017	20,503,014	25,984,865	46,487,879	884,285	1.90%	45,603,594	6.32%	0.57%
2018	24,591,170	27,612,215	52,203,385	614,670	1.18%	51,588,715	10.97%	13.77%
2019	24,366,595	28,147,410	52,514,005	598,725	1.14%	51,915,280	-0.55%	14.49%
2020	25,936,325	28,164,355	54,100,680	164,075	0.30%	53,936,605	2.71%	18.94%
2021	25,866,295	29,460,685	55,326,980	774,500	1.40%	54,552,480	0.84%	20.30%
2022	29,187,710	30,978,600	60,166,310	303,655	0.50%	59,862,655	8.20%	32.01%
2023	34,100,370	34,536,220	68,636,590	69,945	0.10%	68,566,645	13.96%	51.21%
2024	33,686,910	34,240,325	67,927,235	831,445	1.22%	67,095,790	-2.24%	47.96%
Rate Ann%chg	4.78%	3.52%	4.12%	Ag Imprv+Site w/o growth		3.09%		

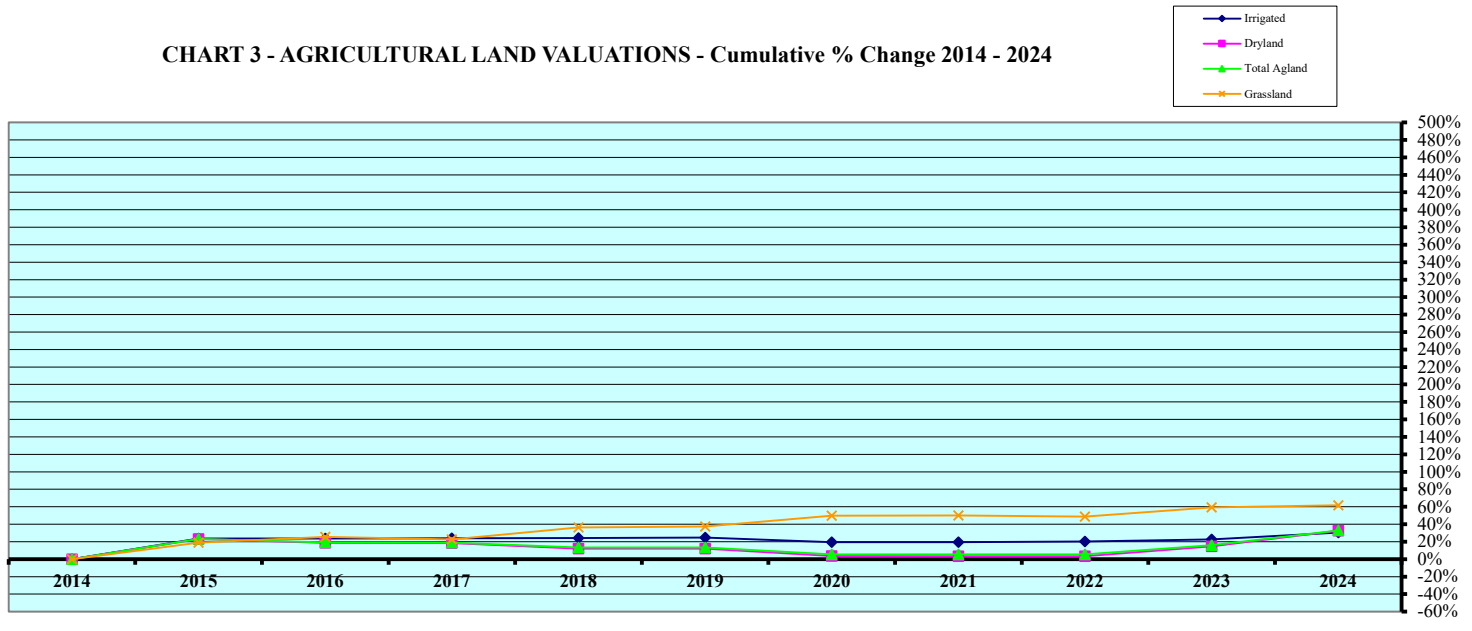
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 87
County THURSTON

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	62,032,740	-	-	-	631,889,055	-	-	-	10,608,160	-	-	-
2015	76,655,740	14,623,000	23.57%	23.57%	778,417,585	146,528,530	23.19%	23.19%	12,618,605	2,010,445	18.95%	18.95%
2016	76,762,255	106,515	0.14%	23.74%	749,197,840	-29,219,745	-3.75%	18.56%	13,327,325	708,720	5.62%	25.63%
2017	76,802,195	39,940	0.05%	23.81%	748,376,100	-821,740	-0.11%	18.43%	13,009,680	-317,645	-2.38%	22.64%
2018	77,068,215	266,020	0.35%	24.24%	708,154,325	-40,221,775	-5.37%	12.07%	14,457,535	1,447,855	11.13%	36.29%
2019	77,348,905	280,690	0.36%	24.69%	707,463,880	-690,445	-0.10%	11.96%	14,572,935	115,400	0.80%	37.37%
2020	74,082,770	-3,266,135	-4.22%	19.43%	654,184,830	-53,279,050	-7.53%	3.53%	15,878,405	1,305,470	8.96%	49.68%
2021	74,108,290	25,520	0.03%	19.47%	653,963,405	-221,425	-0.03%	3.49%	15,915,955	37,550	0.24%	50.04%
2022	74,554,020	445,730	0.60%	20.18%	653,775,915	-187,490	-0.03%	3.46%	15,777,430	-138,525	-0.87%	48.73%
2023	76,012,520	1,458,500	1.96%	22.54%	725,159,720	71,383,805	10.92%	14.76%	16,903,165	1,125,735	7.14%	59.34%
2024	80,918,835	4,906,315	6.45%	30.45%	838,028,500	112,868,780	15.56%	32.62%	17,154,825	251,660	1.49%	61.71%

Rate Ann.%chg: Irrigated **2.69%** Dryland **2.86%** Grassland **4.92%**

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	446,770	-	-	-	0	-	-	-	704,976,725	-	-	-
2015	407,005	-39,765	-8.90%	-8.90%	0	0	-	-	868,098,935	163,122,210	23.14%	23.14%
2016	385,715	-21,290	-5.23%	-13.67%	0	0	-	-	839,673,135	-28,425,800	-3.27%	19.11%
2017	360,685	-25,030	-6.49%	-19.27%	0	0	-	-	838,548,660	-1,124,475	-0.13%	18.95%
2018	314,215	-46,470	-12.88%	-29.67%	0	0	-	-	799,994,290	-38,554,370	-4.60%	13.48%
2019	312,445	-1,770	-0.56%	-30.07%	0	0	-	-	799,698,165	-296,125	-0.04%	13.44%
2020	301,625	-10,820	-3.46%	-32.49%	0	0	-	-	744,447,630	-55,250,535	-6.91%	5.60%
2021	301,405	-220	-0.07%	-32.54%	0	0	-	-	744,289,055	-158,575	-0.02%	5.58%
2022	298,290	-3,115	-1.03%	-33.23%	0	0	-	-	744,405,655	116,600	0.02%	5.59%
2023	337,795	39,505	13.24%	-24.39%	0	0	-	-	818,413,200	74,007,545	9.94%	16.09%
2024	336,225	-1,570	-0.46%	-24.74%	0	0	-	-	936,438,385	118,025,185	14.42%	32.83%

Cnty# **87** Rate Ann.%chg: Total Agric Land **2.88%**
 County **THURSTON**

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	62,042,100	12,790	4,851			631,820,110	151,505	4,170			10,625,260	12,297	864		
2015	76,803,465	13,169	5,832	20.23%	20.23%	778,751,755	152,653	5,101	22.33%	22.33%	12,583,670	11,315	1,112	28.72%	28.72%
2016	76,766,140	13,163	5,832	0.00%	20.23%	749,365,025	152,813	4,904	-3.87%	17.59%	13,280,490	11,407	1,164	4.68%	34.75%
2017	76,899,605	13,181	5,834	0.04%	20.27%	748,415,190	152,810	4,898	-0.12%	17.44%	13,001,790	11,362	1,144	-1.71%	32.44%
2018	77,068,215	13,195	5,841	0.11%	20.40%	708,156,035	152,823	4,634	-5.39%	11.11%	14,459,490	11,895	1,216	6.22%	40.69%
2019	76,925,880	13,171	5,841	0.00%	20.40%	708,393,385	152,874	4,634	0.00%	11.12%	14,446,580	11,899	1,214	-0.12%	40.52%
2020	74,278,720	13,436	5,528	-5.35%	13.97%	653,960,920	152,926	4,276	-7.72%	2.54%	15,907,935	11,727	1,357	11.73%	57.00%
2021	74,111,695	13,411	5,526	-0.04%	13.92%	653,909,465	152,904	4,277	0.01%	2.55%	15,935,075	11,789	1,352	-0.36%	56.44%
2022	74,414,615	13,469	5,525	-0.02%	13.90%	653,916,205	152,906	4,277	0.00%	2.55%	15,769,910	11,706	1,347	-0.33%	55.92%
2023	76,012,520	13,635	5,575	0.90%	14.92%	725,258,115	152,769	4,747	11.01%	13.84%	16,887,240	11,717	1,441	6.98%	66.80%
2024	80,918,835	13,726	5,895	5.75%	21.53%	838,396,880	152,668	5,492	15.68%	31.68%	17,168,255	11,709	1,466	1.74%	69.70%

Rate Annual %chg Average Value/Acre: 2.69% 2.87% 4.92%

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	456,720	6,080	75			0	0				704,944,190	182,672	3,859		
2015	405,645	5,402	75	-0.03%	-0.03%	0	0				868,544,535	182,538	4,758	23.30%	23.30%
2016	386,215	5,145	75	-0.04%	-0.07%	0	0				839,797,870	182,528	4,601	-3.30%	19.22%
2017	360,675	4,805	75	-0.01%	-0.08%	0	0				838,677,260	182,157	4,604	0.07%	19.31%
2018	314,205	4,187	75	-0.01%	-0.09%	0	0				799,997,945	182,101	4,393	-4.58%	13.84%
2019	312,960	4,170	75	0.00%	-0.09%	0	0				800,078,805	182,113	4,393	0.00%	13.84%
2020	301,935	4,023	75	0.00%	-0.09%	0	0				744,449,510	182,111	4,088	-6.95%	5.93%
2021	301,405	4,016	75	0.00%	-0.09%	0	0				744,257,640	182,120	4,087	-0.03%	5.90%
2022	300,605	4,005	75	0.00%	-0.09%	0	0				744,401,335	182,086	4,088	0.04%	5.94%
2023	337,425	3,969	85	13.27%	13.17%	0	0				818,495,300	182,091	4,495	9.95%	16.48%
2024	336,475	3,958	85	0.00%	13.17%	0	0				936,820,445	182,061	5,146	14.47%	33.34%

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Rate Annual %chg Average Value/Acre: 2.88%

(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
6,773	THURSTON	71,312,860	15,867,075	19,837,507	148,339,081	24,750,855	3,487,020	1,509,620	936,438,385	33,686,910	34,240,325	0	1,289,469,638
cnty sector		5.53%	1.23%	1.54%	11.50%	1.92%	0.27%	0.12%	72.62%	2.61%	2.66%		100.00%
840	EMERSON	77,487	131,006	137,261	3,916,990	409,550	0	0	0	0	0	0	4,672,294
12.40%	%sector of county sector	0.11%	0.83%	0.69%	2.64%	1.65%							0.36%
	%sector of municipality	1.66%	2.80%	2.94%	83.83%	8.77%							100.00%
0	MACY	0	0	0	472,195	125,650	0	0	0	0	0	0	597,845
	%sector of county sector				0.32%	0.51%							0.05%
	%sector of municipality				78.98%	21.02%							100.00%
1,115	PENDER	15,314,236	343,140	177,670	69,866,126	9,479,130	2,048,015	0	48,895	0	0	0	97,277,212
16.46%	%sector of county sector	21.47%	2.16%	0.90%	47.10%	38.30%	58.73%	0.01%	0.01%				7.54%
	%sector of municipality	15.74%	0.35%	0.18%	71.82%	9.74%	2.11%		0.05%				100.00%
159	ROSALIE	31,961	423,790	781,312	2,385,745	166,675	0	0	0	0	0	0	3,789,483
2.35%	%sector of county sector	0.04%	2.67%	3.94%	1.61%	0.67%							0.29%
	%sector of municipality	0.84%	11.18%	20.62%	62.96%	4.40%							100.00%
116	THURSTON	1,172,634	66,962	5,809	4,008,015	2,397,845	842,895	0	2,585	0	0	0	8,496,745
1.71%	%sector of county sector	1.64%	0.42%	0.03%	2.70%	9.69%	24.17%		0.00%				0.66%
	%sector of municipality	13.80%	0.79%	0.07%	47.17%	28.22%	9.92%		0.03%				100.00%
682	WALTHILL	489,016	612,966	484,380	3,471,560	2,183,045	68,595	0	2,620	0	0	0	7,312,182
10.07%	%sector of county sector	0.69%	3.86%	2.44%	2.34%	8.82%	1.97%		0.00%				0.57%
	%sector of municipality	6.69%	8.38%	6.62%	47.48%	29.85%	0.94%		0.04%				100.00%
916	WINNEBAGO	224,924	475,417	647,255	14,604,290	7,391,985	0	0	1,095	0	3,600	0	23,348,566
13.52%	%sector of county sector	0.32%	3.00%	3.26%	9.85%	29.87%			0.00%		0.01%		1.81%
	%sector of municipality	0.96%	2.04%	2.77%	62.55%	31.66%			0.00%		0.02%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
3,829	Total Municipalities	17,310,259	2,053,281	2,233,687	98,724,926	22,153,882	2,959,506	0	55,195	0	3,600	0	145,494,334
56.53%	%all municip.sectors of cnty	24.27%	12.94%	11.26%	66.55%	89.51%	84.87%		0.01%		0.01%		11.28%

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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 : 4,520	Value : 1,311,640,884	Growth 4,110,730	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	235	1,693,495	97	1,692,995	232	6,717,935	564	10,104,425	
02. Res Improve Land	991	7,992,520	79	1,194,975	221	4,372,000	1,291	13,559,495	
03. Res Improvements	995	90,665,974	87	15,714,200	244	35,753,750	1,326	142,133,924	
04. Res Total	1,230	100,351,989	184	18,602,170	476	46,843,685	1,890	165,797,844	2,751,955
% of Res Total	65.08	60.53	9.74	11.22	25.19	28.25	41.81	12.64	66.95
05. Com UnImp Land	38	106,985	3	79,775	1	5,450	42	192,210	
06. Com Improve Land	187	785,070	16	205,210	2	19,600	205	1,009,880	
07. Com Improvements	191	20,955,950	21	2,918,995	4	636,720	216	24,511,665	
08. Com Total	229	21,848,005	24	3,203,980	5	661,770	258	25,713,755	382,265
% of Com Total	88.76	84.97	9.30	12.46	1.94	2.57	5.71	1.96	9.30
09. Ind UnImp Land	1	4,335	0	0	0	0	1	4,335	
10. Ind Improve Land	8	60,720	1	13,245	0	0	9	73,965	
11. Ind Improvements	8	2,894,450	1	514,270	0	0	9	3,408,720	
12. Ind Total	9	2,959,505	1	527,515	0	0	10	3,487,020	0
% of Ind Total	90.00	84.87	10.00	15.13	0.00	0.00	0.22	0.27	0.00
13. Rec UnImp Land	0	0	0	0	25	1,387,390	25	1,387,390	
14. Rec Improve Land	0	0	0	0	3	191,445	3	191,445	
15. Rec Improvements	0	0	0	0	3	26,450	3	26,450	
16. Rec Total	0	0	0	0	28	1,605,285	28	1,605,285	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.62	0.12	0.00
Res & Rec Total	1,230	100,351,989	184	18,602,170	504	48,448,970	1,918	167,403,129	2,751,955
% of Res & Rec Total	64.13	59.95	9.59	11.11	26.28	28.94	42.43	12.76	66.95
Com & Ind Total	238	24,807,510	25	3,731,495	5	661,770	268	29,200,775	382,265
% of Com & Ind Total	88.81	84.95	9.33	12.78	1.87	2.27	5.93	2.23	9.30
17. Taxable Total	1,468	125,159,499	209	22,333,665	509	49,110,740	2,186	196,603,904	3,134,220
% of Taxable Total	67.15	63.66	9.56	11.36	23.28	24.98	48.36	14.99	76.24

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	10	232,660	2,051,115	0	0	0
19. Commercial	6	340,610	2,420,345	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	10	232,660	2,051,115
19. Commercial	0	0	0	6	340,610	2,420,345
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				16	573,270	4,471,460

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	266	182	918	1,366

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	3,905	222	82,313,000	1,553	687,175,045	1,777	769,491,950
28. Ag-Improved Land	0	0	45	24,581,030	456	256,610,320	501	281,191,350
29. Ag Improvements	0	0	52	6,358,875	505	57,994,805	557	64,353,680

30. Ag Total					2,334	1,115,036,980
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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	3	3.00	60,000	
32. HomeSite Improv Land	0	0.00	0	25	27.00	512,000	
33. HomeSite Improvements	0	0.00	0	26	0.00	3,871,580	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	19.14	95,700	
36. FarmSite Improv Land	0	0.00	0	43	158.85	794,250	
37. FarmSite Improvements	0	0.00	0	52	0.00	2,487,295	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	179	313.05	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	10	10.00	200,000	13	13.00	260,000	
32. HomeSite Improv Land	234	248.34	4,756,800	259	275.34	5,268,800	
33. HomeSite Improvements	239	0.00	31,094,360	265	0.00	34,965,940	537,665
34. HomeSite Total				278	288.34	40,494,740	
35. FarmSite UnImp Land	33	41.72	208,600	38	60.86	304,300	
36. FarmSite Improv Land	433	1,665.12	8,325,600	476	1,823.97	9,119,850	
37. FarmSite Improvements	500	0.00	26,900,445	552	0.00	29,387,740	438,845
38. FarmSite Total				590	1,884.83	38,811,890	
39. Road & Ditches	1,623	3,219.46	0	1,802	3,532.51	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				868	5,705.68	79,306,630	976,510

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,777.97	24.93%	19,584,710	27.57%	7,050.01
46. 1A	219.78	1.97%	1,549,455	2.18%	7,050.03
47. 2A1	2,060.23	18.49%	13,391,495	18.85%	6,500.00
48. 2A	2,604.34	23.38%	16,928,210	23.83%	6,500.00
49. 3A1	74.05	0.66%	466,515	0.66%	6,300.00
50. 3A	59.07	0.53%	372,140	0.52%	6,299.98
51. 4A1	2,931.40	26.31%	16,415,805	23.11%	5,599.99
52. 4A	414.63	3.72%	2,321,940	3.27%	5,600.03
53. Total	11,141.47	100.00%	71,030,270	100.00%	6,375.31
Dry					
54. 1D1	5,434.77	6.94%	36,221,880	7.94%	6,664.84
55. 1D	20,007.44	25.54%	133,338,960	29.24%	6,664.47
56. 2D1	7,985.17	10.19%	49,104,735	10.77%	6,149.49
57. 2D	608.15	0.78%	3,739,555	0.82%	6,149.07
58. 3D1	508.12	0.65%	2,943,970	0.65%	5,793.85
59. 3D	27,030.03	34.50%	156,763,025	34.38%	5,799.59
60. 4D1	4,594.57	5.86%	20,556,650	4.51%	4,474.12
61. 4D	12,179.01	15.54%	53,279,955	11.69%	4,374.74
62. Total	78,347.26	100.00%	455,948,730	100.00%	5,819.59
Grass					
63. 1G1	1,967.94	45.45%	3,680,570	45.83%	1,870.27
64. 1G	1,190.46	27.49%	2,275,090	28.33%	1,911.10
65. 2G1	812.16	18.76%	1,464,735	18.24%	1,803.51
66. 2G	327.72	7.57%	560,400	6.98%	1,710.00
67. 3G1	17.89	0.41%	30,410	0.38%	1,699.83
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	13.72	0.32%	20,580	0.26%	1,500.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	4,329.89	100.00%	8,031,785	100.00%	1,854.96
Irrigated Total					
Irrigated Total	11,141.47	11.75%	71,030,270	13.27%	6,375.31
Dry Total					
Dry Total	78,347.26	82.65%	455,948,730	85.21%	5,819.59
Grass Total					
Grass Total	4,329.89	4.57%	8,031,785	1.50%	1,854.96
72. Waste	977.22	1.03%	97,715	0.02%	99.99
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	11,022.25	11.63%	58,335,775	10.90%	5,292.55
75. Market Area Total	94,795.84	100.00%	535,108,500	100.00%	5,644.85

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	300.95	10.53%	2,242,075	12.06%	7,449.99
46. 1A	98.28	3.44%	732,190	3.94%	7,450.04
47. 2A1	609.24	21.31%	4,005,750	21.55%	6,575.00
48. 2A	1,123.25	39.29%	7,385,385	39.74%	6,575.01
49. 3A1	4.36	0.15%	27,905	0.15%	6,400.23
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	478.09	16.72%	2,772,910	14.92%	5,799.97
52. 4A	244.85	8.56%	1,420,125	7.64%	5,799.98
53. Total	2,859.02	100.00%	18,586,340	100.00%	6,500.95
Dry					
54. 1D1	2,419.66	3.27%	17,964,885	3.81%	7,424.55
55. 1D	15,675.09	21.17%	116,379,655	24.65%	7,424.50
56. 2D1	5,536.08	7.48%	36,232,915	7.67%	6,544.87
57. 2D	178.86	0.24%	1,170,640	0.25%	6,545.01
58. 3D1	668.02	0.90%	4,261,955	0.90%	6,379.98
59. 3D	16,426.44	22.19%	104,778,365	22.19%	6,378.64
60. 4D1	1,009.29	1.36%	5,828,690	1.23%	5,775.04
61. 4D	32,129.07	43.39%	185,511,555	39.29%	5,773.95
62. Total	74,042.51	100.00%	472,128,660	100.00%	6,376.45
Grass					
63. 1G1	2,913.15	39.56%	3,605,640	37.50%	1,237.71
64. 1G	2,821.42	38.31%	3,629,490	37.75%	1,286.41
65. 2G1	1,214.37	16.49%	1,703,830	17.72%	1,403.06
66. 2G	263.06	3.57%	462,870	4.81%	1,759.56
67. 3G1	152.07	2.07%	212,535	2.21%	1,397.61
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,364.07	100.00%	9,614,365	100.00%	1,305.58
Irrigated Total					
	2,859.02	3.28%	18,586,340	3.71%	6,500.95
Dry Total					
	74,042.51	84.92%	472,128,660	94.31%	6,376.45
Grass Total					
	7,364.07	8.45%	9,614,365	1.92%	1,305.58
72. Waste	2,925.52	3.36%	292,485	0.06%	99.98
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	45,013.25	51.63%	173,304,645	34.62%	3,850.08
75. Market Area Total	87,191.12	100.00%	500,621,850	100.00%	5,741.66

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	805.84	5,432,250	13,194.65	84,184,360	14,000.49	89,616,610
77. Dry Land	0.18	1,200	15,548.53	98,256,900	136,841.06	829,819,290	152,389.77	928,077,390
78. Grass	1.19	2,325	1,080.76	1,699,015	10,612.01	15,944,810	11,693.96	17,646,150
79. Waste	3.82	380	439.29	43,915	3,459.63	345,905	3,902.74	390,200
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	50.66	292,055	6,637.69	31,992,175	49,347.15	199,356,190	56,035.50	231,640,420
82. Total	5.19	3,905	17,874.42	105,432,080	164,107.35	930,294,365	181,986.96	1,035,730,350

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	14,000.49	7.69%	89,616,610	8.65%	6,400.96
Dry Land	152,389.77	83.74%	928,077,390	89.61%	6,090.16
Grass	11,693.96	6.43%	17,646,150	1.70%	1,509.00
Waste	3,902.74	2.14%	390,200	0.04%	99.98
Other	0.00	0.00%	0	0.00%	0.00
Exempt	56,035.50	30.79%	231,640,420	22.36%	4,133.82
Total	181,986.96	100.00%	1,035,730,350	100.00%	5,691.23

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	2,050	1	20,000	1	55,440	2	77,490	0
83.2 Emerson	9	29,535	49	197,020	49	3,343,655	58	3,570,210	0
83.3 Macy	35	65,320	17	33,780	17	367,390	52	466,490	0
83.4 Pender	67	1,281,765	461	6,602,910	460	68,768,295	527	76,652,970	287,730
83.5 Rosalie	23	39,525	84	167,565	87	2,318,595	110	2,525,685	138,950
83.6 Rural	318	9,451,295	282	5,638,070	313	45,550,530	631	60,639,895	891,210
83.7 Thurston	15	66,695	61	183,030	61	3,444,845	76	3,694,570	0
83.8 Walthill	55	145,345	217	516,990	217	2,765,854	272	3,428,189	222,015
83.9 Winnebago	66	410,285	122	391,575	124	15,545,770	190	16,347,630	1,212,050
84 Residential Total	589	11,491,815	1,294	13,750,940	1,329	142,160,374	1,918	167,403,129	2,751,955

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Emerson	3	8,355	5	13,810	6	387,385	9	409,550	0
85.2 Macy	1	2,815	4	4,605	4	118,230	5	125,650	0
85.3 Pender	16	48,380	98	543,560	101	11,390,450	117	11,982,390	269,750
85.4 Rosalie	3	1,095	13	20,950	13	144,630	16	166,675	0
85.5 Rural	3	56,880	20	228,020	24	2,903,515	27	3,188,415	0
85.6 Thurston	6	16,505	18	53,420	19	3,170,365	25	3,240,290	0
85.7 Walthill	5	4,750	33	64,270	35	2,194,930	40	2,263,950	12,515
85.8 Winnebago	6	57,765	23	155,210	23	7,610,880	29	7,823,855	100,000
86 Commercial Total	43	196,545	214	1,083,845	225	27,920,385	268	29,200,775	382,265

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	1,857.79	44.92%	3,622,740	45.69%	1,950.03
88. 1G	1,157.86	28.00%	2,257,970	28.47%	1,950.12
89. 2G1	783.59	18.95%	1,449,735	18.28%	1,850.12
90. 2G	304.59	7.37%	548,255	6.91%	1,799.98
91. 3G1	17.89	0.43%	30,410	0.38%	1,699.83
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	13.72	0.33%	20,580	0.26%	1,500.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,135.44	100.00%	7,929,690	100.00%	1,917.50
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	110.15	56.65%	57,830	56.64%	525.01
106. 1T	32.60	16.77%	17,120	16.77%	525.15
107. 2T1	28.57	14.69%	15,000	14.69%	525.03
108. 2T	23.13	11.90%	12,145	11.90%	525.08
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	194.45	100.00%	102,095	100.00%	525.04
<hr/>					
Grass Total	4,135.44	95.51%	7,929,690	98.73%	1,917.50
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	194.45	4.49%	102,095	1.27%	525.04
<hr/>					
114. Market Area Total	4,329.89	100.00%	8,031,785	100.00%	1,854.96

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	1,271.81	34.25%	2,702,865	35.53%	2,125.21
88. 1G	1,319.00	35.52%	2,803,120	36.85%	2,125.19
89. 2G1	753.30	20.29%	1,450,205	19.07%	1,925.14
90. 2G	249.53	6.72%	455,425	5.99%	1,825.13
91. 3G1	119.88	3.23%	194,825	2.56%	1,625.17
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,713.52	100.00%	7,606,440	100.00%	2,048.31
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	1,641.34	44.96%	902,775	44.96%	550.02
106. 1T	1,502.42	41.16%	826,370	41.16%	550.03
107. 2T1	461.07	12.63%	253,625	12.63%	550.08
108. 2T	13.53	0.37%	7,445	0.37%	550.26
109. 3T1	32.19	0.88%	17,710	0.88%	550.17
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	3,650.55	100.00%	2,007,925	100.00%	550.03
<hr/>					
Grass Total	3,713.52	50.43%	7,606,440	79.12%	2,048.31
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	3,650.55	49.57%	2,007,925	20.88%	550.03
<hr/>					
114. Market Area Total	7,364.07	100.00%	9,614,365	100.00%	1,305.58

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

87 Thurston

	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	148,339,081	165,797,844	17,458,763	11.77%	2,751,955	9.91%
02. Recreational	1,509,620	1,605,285	95,665	6.34%	0	6.34%
03. Ag-Homesite Land, Ag-Res Dwelling	33,686,910	40,494,740	6,807,830	20.21%	537,665	18.61%
04. Total Residential (sum lines 1-3)	183,535,611	207,897,869	24,362,258	13.27%	3,289,620	11.48%
05. Commercial	24,750,855	25,713,755	962,900	3.89%	382,265	2.35%
06. Industrial	3,487,020	3,487,020	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	28,237,875	29,200,775	962,900	3.41%	382,265	2.06%
08. Ag-Farmsite Land, Outbuildings	34,240,325	38,811,890	4,571,565	13.35%	438,845	12.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	34,240,325	38,811,890	4,571,565	13.35%	438,845	12.07%
12. Irrigated	80,918,835	89,616,610	8,697,775	10.75%		
13. Dryland	838,028,500	928,077,390	90,048,890	10.75%		
14. Grassland	17,154,825	17,646,150	491,325	2.86%		
15. Wasteland	336,225	390,200	53,975	16.05%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	936,438,385	1,035,730,350	99,291,965	10.60%		
18. Total Value of all Real Property (Locally Assessed)	1,182,452,196	1,311,640,884	129,188,688	10.93%	4,110,730	10.58%

2025 Assessment Survey for Thurston County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1 temporary
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$118,925
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$50,388
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:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Emerson, Pender, Thurston and Walthill
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Licensed Appraiser
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 Thurston County

1.	Valuation data collection done by:
	Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and sales approaches are used.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed based on the local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, the county does their own depreciation study and develops depreciation tables for each valuation group.
5.	Describe the methodology used to determine the residential lot values?
	Sales approach is used by implementing the square foot method.
6.	How are rural residential site values developed?
	Rural residential sales are reviewed.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2025 Commercial Assessment Survey for Thurston County

1.	Valuation data collection done by:
	Assessor and Office Staff.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost approach is used. The sales approach will be used for unique properties.
2a.	Describe the process used to determine the value of unique commercial properties.
	Use the sales file to look for unique parcels and ask surrounding counties if there are parcels similar in their county.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, the county develops depreciation tables based on their local market.
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.
	One depreciation table with an economic adjustment applied to adjust for different locations.
5.	Describe the methodology used to determine the commercial lot values.
	Sales and the front foot method is used.

2025 Agricultural Assessment Survey for Thurston County

1.	Valuation data collection done by:
	Assessor and Office Staff.
2.	Describe the process used to determine and monitor market areas.
	Review the topography of the land and analyze sales.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Review the land use of the sales. Send out questionnaires. The county does not have any recreational parcels identified.
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 they carry the same values.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	No intensive use is identified.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Reviewed land use of rural residential and agricultural land. The values are assigned by land use and LCGs of the parcel.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).

	N/A
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2024 Plan of Assessment for Thurston County

**Assessment Years * 2025, 2026, and 2027
Date: June 2024**

General Description of Real Property in Thurston County:

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checker board type of ownership. Approximately 56,654 acres of the land in Thurston County is exempt. Approximately 674 acres were put in exempt status for 2011. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,521 taxable parcels on the 2024 County Abstract.

Per the 2024 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1884	38	17
Commercial	265	7	3
Industrial	10	0	1
Recreational	28	0	1
Agricultural	2334	56	78
Special Value	0		

Agricultural land – Taxable acres 182,061.27

For Assessment year 2024, an estimated 92 building permits, information statements and others means of assessing were valued as new property construction/additions.

Current Resources

The staff of the Thurston County Assessor's office consists of the Assessor, deputy assessor & one temporary Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. However, the mileage allowance, fuel, office equipment

and repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all increasing. MIPS contract costs have really put the office in a budget bind. Board took away the GIS funding in 2018.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A clerk processes the Real Estate Transfers, followed by a double check by a second clerk. The Assessor reviews the transfer than forwards the information to Department of Revenue.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

Level of Value, Quality, and Uniformity for Assessment year 2024

Property Class	Median %	C.O.D. %	P.R.D. %
Residential	94	23.65	114.59
Commercial	100	34.83	111.11
Agricultural Land	74	19.51	106.45
Special Value	0		

Assessment Actions Planned for Assessment year 2025:

Residential: All Rural Residential: Finish Bryan & Blackbird Townships. Start on Dawes & Flournoy. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos. Re-cost. Inspect Emerson, Thurston & Rosalie in 2025. . Inspected Macy in 2022. Inspected Pender & Walthill in 2023. Review the rest Winnebago. 2020 g-works did aerial obliques.

Commercial: Inspect Thurston & Emerson & Rosalie.

Agricultural: finish 6-year inspection & review of land use changes by GIS, & drive by to review land. Finishing with Bryan Township. Start on Dawes & Flourney Townships. Conduct market analysis of agricultural sales. Rural residential as described above. In 2020 G-works did aerial obliques.

Special Value: None

Assessment Actions Planned for Assessment year 2026:

Residential. All rural residential: begin inspection process with townships of Merry & Omaha. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos. Pender & Walthill.

Commercial: Review Pender & Walthill.

Agricultural: continue the review land use changes by GIS. Drive by & review land for Dawes, Merry & Omaha Townships. Conduct market analysis of agricultural sales. Rural residential as described above.

Special Value: none

Assessment Actions Planned for Assessment year 2027:

Residential: All rural residential: begin inspection process with townships Pender & Perry & Thayer. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

Commercial: Winnebago

Agricultural Land: review land use changes for Pender, Thayer & Perry finish up townships by GIS & drive by. Conduct market analysis of agricultural sales. Rural residential as described above.

Special Value: none

The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The office has implemented GIS system.

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

Record Maintenance, Mapping updates, & Ownership changes

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report
- g. Certificate of Taxes Levied Report

- h. Report of current values for properties owned by Board of Education Lands & Funds**
- i. Report of all Exempt Property and Taxable Government Owned Property**
- j. Annual Plan of Assessment Report**

Personal Property: administer annual filing, 476 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. Personal Property Abstract.

Permissive Exemption: Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead exemptions: administer 130 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

Centrally Assessed-Review of valuations as certified by Department of Revenue for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Districts and Tax Rates- management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax list correction documents for county board approval.

County Board of Equalization – Attend county board of equalization meetings for valuation protest- assemble and provide information.

TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor and/or Appraisal Education- attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$1074294 for the General Fund; \$66,200 for Reappraisal fund. Board cut again in 2024 the reappraisal fund has been cut the last six years.

Respectfully submitted:

**Assessor
signature** _____ **Date:** _____