

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BUFFALO COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Buffalo 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 Buffalo 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: Roy Meusch, Buffalo County Assessor

Table of Contents

2026 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

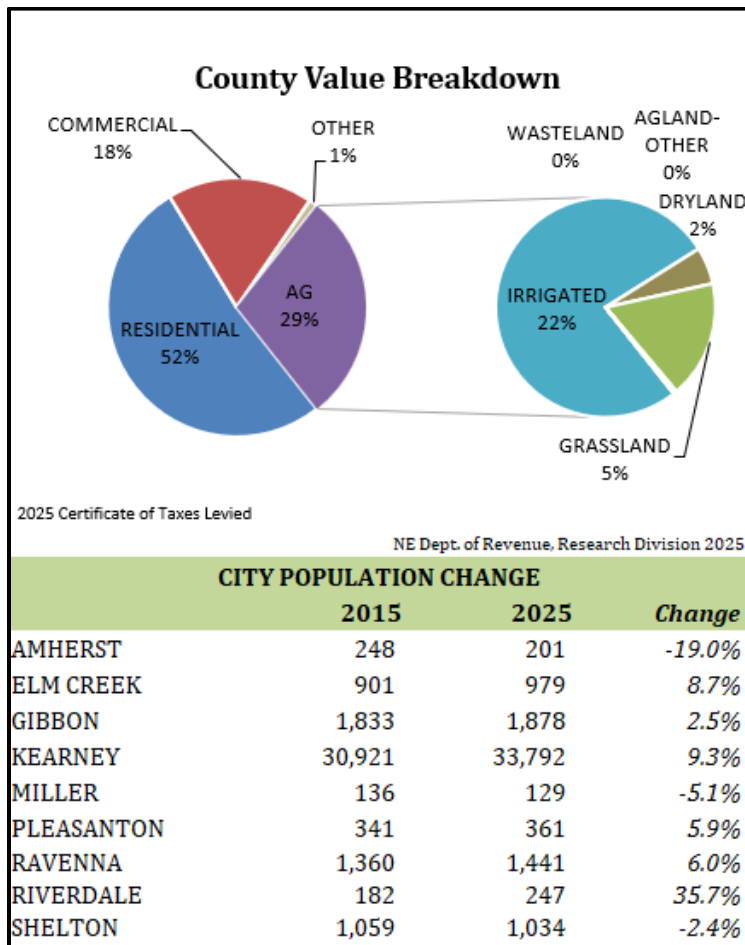
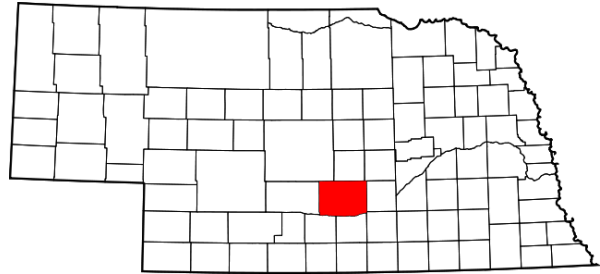
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 968 square miles, Buffalo County has 51,156 residents, a 2% population increase over the 2020 U.S. Census.¹ The report indicates that 66% of county housing is owner occupied and 84% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$248,268.²



The majority of the commercial properties in Buffalo County are located in and around the county seat of Kearney. According to the latest information available from the U.S. Census Bureau, there are 1,777 employer establishments with a total employment figure of 23,423. This represents a 2% increase in total employment from 2022-2023.¹

The residential class makes up the majority of the valuation base within the County, followed by the agricultural class. The agricultural class is comprised mainly of irrigated land and grass land. Buffalo County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD).

¹ *QuickFacts Buffalo County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/buffalocountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Buffalo County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. Monthly sales reviews show that no apparent bias was detected in the process of qualifications. All arm’s-length transactions were made available for measurement purposes.

The six-year inspection and review cycle of the county assessor has been examined and is in compliance with statutory requirements. Costing is updated on a yearly basis for the residential class of property. The Buffalo County Assessor also adds market adjustments to valuation groups or neighborhoods as necessary to equalize properties. Appraisal work is completed by four staff appraisers that do the inspection, measurement, and data entry.

The county assessor has a written methodology on file.

2026 Residential Assessment Details for Buffalo 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	Southeast Kearney	2025*	2025*	2025*	2020-2025*	
2	Southwest Kearney	2025*	2025*	2025*	2020-2025*	
3	Central Kearney East of 25th Street	2025*	2025*	2025*	2020-2025*	
4	Central Kearney West of 25th Street	2025*	2025*	2025*	2020-2025*	
5	Northeast Kearney	2025*	2025*	2025*	2020-2025*	
6	Northwest Kearney	2025*	2025*	2025*	2020-2025*	
7	Amherst, Miller, Odessa, Pleasanton, Riverdale	2025*	2025*	2025*	2021	
8	Rural	2025*	2025*	2025*	2020-2025*	
9	Elm Creek	2025*	2025*	2025*	2022	
10	Gibbon	2025*	2025*	2025*	2023	
11	Ravena	2025*	2025*	2025*	2025*	
12	Shelton	2025*	2025*	2025*	2024	
Additional comments:						
Routine maintenance and pick-up work was completed and placed on assessment roll.						
* = assessment action for current year						

2026 Residential Correlation for Buffalo County

Description of Analysis

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

Review of the valuation group show that all have measures of central tendency within the acceptable range, with few variations in the mean or weighted mean. All valuation groups have a median between 92% and 94% support uniformity among the subclasses. The qualitative statistics support that assessments are uniformly applied. The PRD is high for Valuation Group 7, and the sales do appear to be regressive. These are the smallest villages in the county and have not been physically reviewed in five years.

The statistical sample changed 6% while the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the abstract changed 5%, demonstrating that the assessment actions were applied to both the sales and the population.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	91	94.47	93.53	92.87	12.52	100.71
2	159	92.06	93.17	92.25	10.45	101.00
3	237	92.03	92.18	91.86	08.70	100.35
4	120	92.55	93.42	92.15	10.71	101.38
5	142	93.14	93.83	93.02	07.17	100.87
6	102	92.36	93.54	92.91	07.95	100.68
7	35	93.42	92.43	87.19	13.48	106.01
8	123	91.73	91.70	91.31	12.47	100.43
9	26	92.66	94.87	92.30	10.11	102.78
10	45	93.16	95.16	94.33	15.02	100.88
11	41	94.03	97.49	94.96	11.87	102.66
12	23	92.24	91.42	90.57	12.04	100.94
____ALL____	1,144	92.48	93.19	92.25	10.26	101.02

Level of Value

Based on analysis of all available information, the level of value for the residential property in Buffalo County is 92%.

2026 Commercial Correlation for Buffalo County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed. The sales usability rate for the commercial class is above the statewide average. The review revealed that all arm’s-length sales are made available for measurement and explanatory reasons are given for disqualified sales.

For the commercial class, the county assessor recognizes two valuation groups, and a portion of the commercial class is reviewed each year to stay within the six-year inspection and review cycle. Costing is updated in Buffalo County on a yearly basis, therefore, reducing a larger change in value. The four staff appraisers complete all appraisal duties for the commercial class. With the addition of tablets, the appraisers are able to update each parcel while on-site and verify all information is accurate. While on site, pictures and measurements are updated and a door hanger is left with the property owner with any questions after inspection.

2026 Commercial Assessment Details for Buffalo 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	Kearney	2025*	2025*	2025*	2020-2025*	
2	Remainder of County	2025*	2025*	2025*	2020-2025*	
Additional comments: Routine maintenance and pick-up work was completed and placed on assessment roll. The following neighborhoods were reviewed in 2025: 2005, 2010, 2011, 2012, 2014, 2025, 2030, 2041, 2047, 2048, 2050, 2055, 2068, 2256, 2350, 2600, 2601 & 2625. Part of assessor location 6 was reassessed, including 3 towns and occupancy codes 406, 352, and 386. Occupancy code 352 was reassessed throughout the entire county. Adjustments were made to occupancy codes 386 and 528. Costing adjustments were made to assessor location 6. Parcels in assessor location 6 that were not reassessed in 2026 will be completed in 2027 as reported by the assessor.						
* = assessment action for current year						

Description of Analysis

The statistical sample reveals all three measures of central tendency within the acceptable range. The COD and PRD are both within IAAO standards. Both valuation groups have measures of central tendency and qualitative statistics within the acceptable range. Most occupancy codes have insufficient samples for measurement purposes; however, office buildings, multi-family housing, retail stores, and storage warehouses all have numerous sales and are within the acceptable range.

For the second consecutive year, the commercial sales file has changed by five percentage points more than the abstract, as reflected in the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL). The reported actions

2026 Commercial Correlation for Buffalo County

are reflected in both the sales file and the population; the county assessor has consistently provided additional information to the Division to allow for sales bias testing. The result of that testing has not shown a sales bias.

Equalization and Quality of Assessment

In consideration of the statistical review and the assessment practices in Buffalo County, it is determined that the commercial class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	102	96.09	94.84	93.75	09.90	101.16
2	33	95.56	95.60	94.68	08.94	100.97
____ALL____	135	96.04	95.03	93.87	09.65	101.24

Level of Value

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

2026 Agricultural Correlation for Buffalo County

Assessment Practices & Actions

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

The sales qualification and verification processes were reviewed. The sales usability rate for the agricultural class is above the statewide average. A review of the non-qualified sales revealed the majority are family or private sales that do not reflect market value. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

There are three market areas in Buffalo County. The uninfluenced market area is Market Area 1 which consists of the northern portion of the county. Market Area 2 surrounds the City of Kearney and is influenced by residential and commercial development. Market Area 6 is along the Platte River and sales are influenced by recreational factors. Market Area 1 is used to arrive at uninfluenced values for both Market Area 2 and 6.

The county assessor has a developed six-year inspection and review process. Each year a study of four townships is completed in which dwellings and outbuildings are reviewed by staff appraisers. Upon arrival at a location, contact with the property owner is attempted, and a door hanger is left. The appraisers measure improvements, take pictures, and use a tablet to make updates to the property record card. Land use is completed using aerial imagery and if changes need to be made, parcels are added to pick-up work for an appraiser to visit in person.

The Buffalo County Assessor has identified intensive use for feedlots, tree farms and vineyards. There are special value applications on file, the influence is recreational along the Platte River and growth from the City of Kearney. The uninfluenced values are derived from Market Area 1.

2026 Agricultural Assessment Details for Buffalo 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	2025*	2025*	2025*	2020-2025*	
AB DW	Agricultural dwellings	2025*	2025*	2025*	2020-2025*	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on assessment roll. * = assessment action for current year						

2026 Agricultural Correlation for Buffalo County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Northern Portion	2020-2025*	10% increase to irrigated, 13% increase to dryland, 13% increase to grassland
2	Area of Urban Influence	2020-2025*	10% increase to irrigated, 13% increase to dryland, 13% increase to grassland
6	Area of Recreational Influence	2020-2025*	10% increase to irrigated, 13% increase to dryland, 13% increase to grassland
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

Review of the sales statistics show that the median is within the acceptable range and the mean and weighted mean are high. The COD meets IAAO standards. Further analysis of the 80% Majority Land Use (MLU) shows that there are sufficient sales for measurement for irrigated and grassland and both have a median within the acceptable range. Dryland is low with only three sales and a high COD of 44%. Dryland values are better measured by comparison to neighboring county values, which reveals that Buffalo dryland values are nearly identical to Sherman County values and comparable to other neighboring counties.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Buffalo County has a school bond 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 21 sales with a median at the upper end of the acceptable range. 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 homes and outbuildings have been valued using the same valuation processes as rural residential improvements. Agricultural land values in Buffalo County are equalized. The quality of assessment of the agricultural class meets generally accepted mass appraisal techniques.

2026 Agricultural Correlation for Buffalo County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	31	71.20	77.24	73.45	17.46	105.16
1	31	71.20	77.24	73.45	17.46	105.16
<u> Dry </u>						
County	3	52.94	73.57	63.72	44.30	115.46
1	3	52.94	73.57	63.72	44.30	115.46
<u> Grass </u>						
County	18	72.33	68.64	70.83	15.98	96.91
1	18	72.33	68.64	70.83	15.98	96.91
<u> ALL </u>						
	69	74.89	77.46	76.65	20.76	101.06

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Buffalo County is 75%.

Special Valuation

A review of the agricultural land values in Buffalo County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

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

A review of agricultural land value in Buffalo County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Buffalo County is 49%.

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

A review of agricultural land values in Buffalo County in areas that that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have nonagricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of school bond valuation in Buffalo County is 49%.

2026 Opinions of the Property Tax Administrator for Buffalo 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	75	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, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Buffalo County

Residential Real Property - Current

Number of Sales	1144	Median	92.48
Total Sales Price	\$356,774,223	Mean	93.19
Total Adj. Sales Price	\$356,774,223	Wgt. Mean	92.25
Total Assessed Value	\$329,121,710	Average Assessed Value of the Base	\$245,640
Avg. Adj. Sales Price	\$311,866	Avg. Assessed Value	\$287,694

Confidence Interval - Current

95% Median C.I	91.95 to 93.00
95% Wgt. Mean C.I	91.52 to 92.98
95% Mean C.I	92.41 to 93.97
% of Value of the Class of all Real Property Value in the County	47.90
% of Records Sold in the Study Period	6.89
% of Value Sold in the Study Period	8.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	1126	92	92.48
2024	1,300	92	91.91
2023	1,538	93	93.42
2022	1,591	94	93.83

2026 Commission Summary for Buffalo County

Commercial Real Property - Current

Number of Sales	135	Median	96.04
Total Sales Price	\$111,765,995	Mean	95.03
Total Adj. Sales Price	\$111,765,995	Wgt. Mean	93.87
Total Assessed Value	\$104,911,160	Average Assessed Value of the Base	\$639,505
Avg. Adj. Sales Price	\$827,896	Avg. Assessed Value	\$777,120

Confidence Interval - Current

95% Median C.I	94.36 to 96.90
95% Wgt. Mean C.I	91.19 to 96.54
95% Mean C.I	92.53 to 97.53
% of Value of the Class of all Real Property Value in the County	17.60
% of Records Sold in the Study Period	5.76
% of Value Sold in the Study Period	7.00

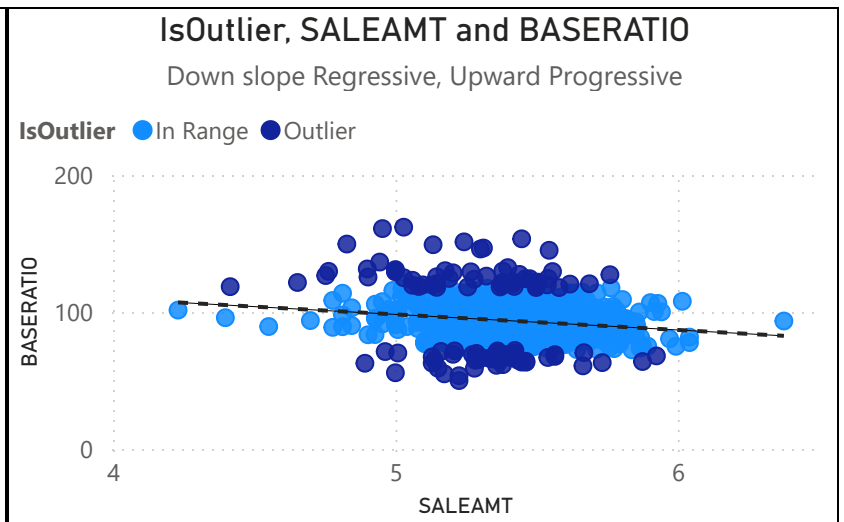
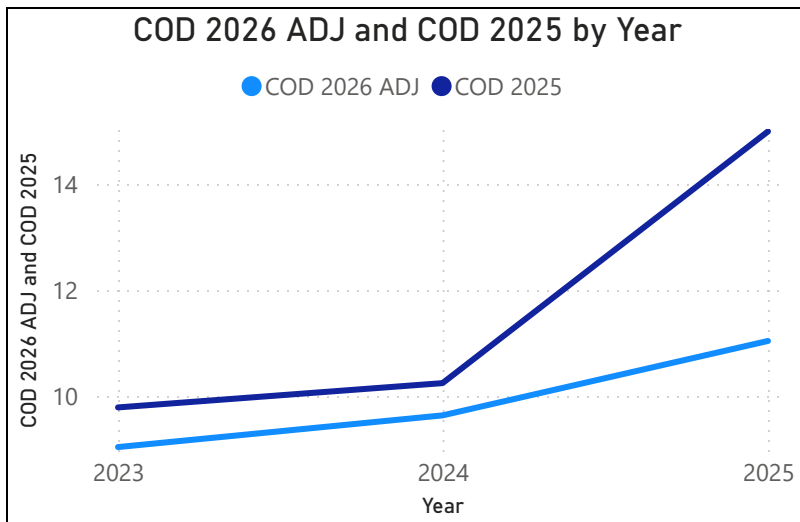
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	239	97	96.80
2024	137	95	95.17
2023	157	98	97.55
2022	138	97	96.54

Buffalo Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	91	94.47	88.65	6.57%	93.53	86.82	7.73%	92.87	86.63	7.20%
2	159	92.06	88.40	4.13%	93.17	89.24	4.41%	92.25	88.09	4.72%
3	237	92.03	87.90	4.70%	92.18	86.46	6.61%	91.86	85.47	7.48%
4	120	92.54	90.55	2.20%	93.42	90.76	2.93%	92.15	88.80	3.77%
5	142	93.14	89.10	4.54%	93.83	88.89	5.55%	93.02	88.00	5.71%
6	102	92.36	88.76	4.05%	93.54	89.58	4.43%	92.91	88.79	4.63%
7	35	93.42	87.16	7.19%	92.43	87.86	5.20%	87.19	82.60	5.56%
8	123	91.73	85.38	7.44%	91.70	85.27	7.54%	91.31	84.69	7.81%
9	26	92.66	84.94	9.09%	94.86	89.31	6.22%	92.30	86.39	6.85%
10	45	93.16	91.86	1.42%	95.16	91.34	4.19%	94.33	89.74	5.11%
11	41	94.03	88.11	6.72%	97.49	92.86	4.98%	94.96	87.51	8.50%
12	23	92.24	89.69	2.84%	91.42	89.05	2.67%	90.57	88.14	2.76%
Total	1144	92.47	88.37	4.65%	93.19	88.36	5.47%	92.25	87.08	5.94%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	91	12.52	12.62	-0.85%	100.72	100.22	0.50%	54.86	50.96	7.65%	149.60	136.37	9.70%
2	159	10.45	12.72	-17.81%	101.00	101.31	-0.30%	49.94	14.87	235.85%	161.90	196.72	-17.70%
3	237	8.71	11.57	-24.72%	100.35	101.16	-0.80%	58.98	15.78	273.83%	145.04	143.68	0.94%
4	120	10.71	11.54	-7.20%	101.38	102.21	-0.81%	53.50	52.10	2.67%	145.99	156.87	-6.93%
5	142	7.18	8.48	-15.34%	100.86	101.02	-0.15%	63.84	53.51	19.31%	129.53	120.76	7.26%
6	102	7.94	9.28	-14.37%	100.68	100.88	-0.20%	68.88	41.50	65.98%	124.28	122.07	1.82%
7	35	13.48	14.50	-7.05%	106.01	106.37	-0.34%	63.06	58.49	7.81%	126.60	120.79	4.81%
8	123	12.47	13.09	-4.72%	100.43	100.67	-0.25%	60.69	51.38	18.11%	132.39	125.94	5.12%
9	26	10.12	15.76	-35.79%	102.78	103.38	-0.58%	67.59	49.70	36.01%	129.67	165.77	-21.77%
10	45	15.01	17.87	-15.98%	100.89	101.78	-0.88%	55.65	13.49	312.61%	149.11	146.38	1.86%
11	41	11.87	19.62	-39.51%	102.66	106.11	-3.25%	71.63	45.76	56.51%	160.88	215.24	-25.25%
12	23	12.05	12.00	0.42%	100.94	101.03	-0.09%	62.71	61.29	2.31%	130.16	126.02	3.29%
Total	1144	10.27	12.22	-16.02%	101.02	101.47	-0.45%	49.94	13.49	270.34%	161.90	215.24	-24.78%



10 Buffalo
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 1,144
 Total Sales Price : 356,774,223
 Total Adj. Sales Price : 356,774,223
 Total Assessed Value : 329,121,710
 Avg. Adj. Sales Price : 311,866
 Avg. Assessed Value : 287,694

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.26
 PRD : 101.02

COV : 14.36
 STD : 13.38
 Avg. Abs. Dev : 09.49
 MAX Sales Ratio : 161.90
 MIN Sales Ratio : 49.94

95% Median C.I. : 91.95 to 93.00
 95% Wgt. Mean C.I. : 91.52 to 92.98
 95% Mean C.I. : 92.41 to 93.97

Printed:3/12/2026 6:28:15AM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	87	95.89	97.21	96.34	09.04	100.90	72.29	151.20	93.33 to 99.06	282,165	271,834	
01-JAN-24 To 31-MAR-24	97	93.97	96.57	96.09	08.82	100.50	69.13	136.45	92.66 to 95.95	291,108	279,720	
01-APR-24 To 30-JUN-24	202	93.89	94.05	93.06	09.28	101.06	61.09	129.84	92.10 to 95.01	327,252	304,528	
01-JUL-24 To 30-SEP-24	195	92.59	93.82	93.30	10.02	100.56	53.50	161.90	90.91 to 94.38	317,296	296,039	
01-OCT-24 To 31-DEC-24	135	93.53	94.95	94.26	10.15	100.73	62.71	153.42	92.03 to 95.79	285,405	269,014	
01-JAN-25 To 31-MAR-25	101	92.06	93.13	92.11	09.66	101.11	63.43	131.42	89.54 to 94.03	305,777	281,662	
01-APR-25 To 30-JUN-25	166	89.87	89.77	88.76	10.65	101.14	61.57	146.71	87.92 to 91.26	324,496	288,021	
01-JUL-25 To 30-SEP-25	161	88.06	89.24	88.22	12.20	101.16	49.94	149.60	86.72 to 91.50	327,524	288,949	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	581	93.78	94.87	94.06	09.46	100.86	53.50	161.90	93.06 to 94.72	311,124	292,642	
01-OCT-24 To 30-SEP-25	563	91.07	91.46	90.39	10.93	101.18	49.94	153.42	89.87 to 91.96	312,630	282,588	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	629	93.49	94.56	93.81	09.64	100.80	53.50	161.90	92.66 to 94.42	309,610	290,448	
<u>ALL</u>	1,144	92.48	93.19	92.25	10.26	101.02	49.94	161.90	91.95 to 93.00	311,866	287,694	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	91	94.47	93.53	92.87	12.52	100.71	54.86	149.60	91.26 to 95.97	207,642	192,831	
2	159	92.06	93.17	92.25	10.45	101.00	49.94	161.90	90.55 to 93.41	284,946	262,850	
3	237	92.03	92.18	91.86	08.70	100.35	58.98	145.04	90.65 to 93.12	267,628	245,851	
4	120	92.55	93.42	92.15	10.71	101.38	53.50	145.99	89.35 to 95.79	331,887	305,824	
5	142	93.14	93.83	93.02	07.17	100.87	63.84	129.53	91.75 to 94.68	415,843	386,829	
6	102	92.36	93.54	92.91	07.95	100.68	68.88	124.28	91.09 to 93.97	417,854	388,217	
7	35	93.42	92.43	87.19	13.48	106.01	63.06	126.60	84.61 to 98.04	192,316	167,682	
8	123	91.73	91.70	91.31	12.47	100.43	60.69	132.39	87.67 to 94.77	443,494	404,945	
9	26	92.66	94.87	92.30	10.11	102.78	67.59	129.67	88.57 to 99.19	223,027	205,853	
10	45	93.16	95.16	94.33	15.02	100.88	55.65	149.11	87.75 to 99.22	207,050	195,305	
11	41	94.03	97.49	94.96	11.87	102.66	71.63	160.88	89.38 to 101.93	155,693	147,841	
12	23	92.24	91.42	90.57	12.04	100.94	62.71	130.16	83.53 to 95.21	211,609	191,645	
<u>ALL</u>	1,144	92.48	93.19	92.25	10.26	101.02	49.94	161.90	91.95 to 93.00	311,866	287,694	

10 Buffalo
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 1,144
 Total Sales Price : 356,774,223
 Total Adj. Sales Price : 356,774,223
 Total Assessed Value : 329,121,710
 Avg. Adj. Sales Price : 311,866
 Avg. Assessed Value : 287,694

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.26
 PRD : 101.02

COV : 14.36
 STD : 13.38
 Avg. Abs. Dev : 09.49
 MAX Sales Ratio : 161.90
 MIN Sales Ratio : 49.94

95% Median C.I. : 91.95 to 93.00
 95% Wgt. Mean C.I. : 91.52 to 92.98
 95% Mean C.I. : 92.41 to 93.97

Printed:3/12/2026 6:28:15AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,144	92.48	93.19	92.25	10.26	101.02	49.94	161.90	91.95 to 93.00	311,866	287,694
06											
07											
<u>ALL</u>	<u>1,144</u>	<u>92.48</u>	<u>93.19</u>	<u>92.25</u>	<u>10.26</u>	<u>101.02</u>	<u>49.94</u>	<u>161.90</u>	<u>91.95 to 93.00</u>	<u>311,866</u>	<u>287,694</u>

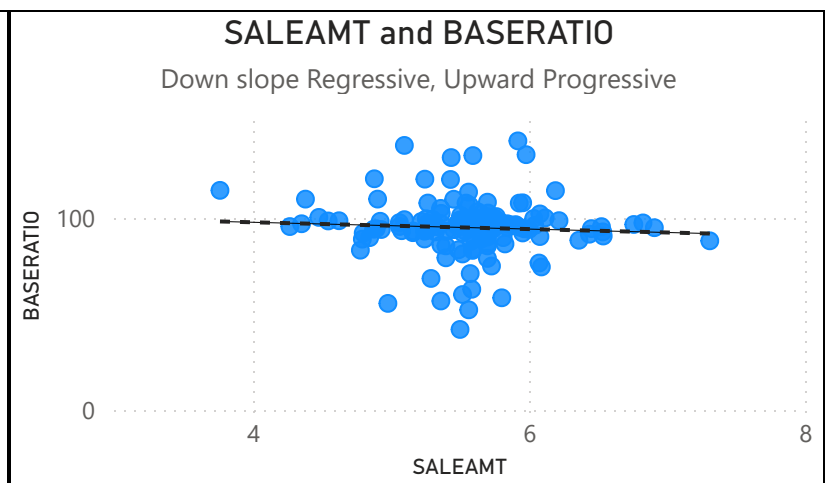
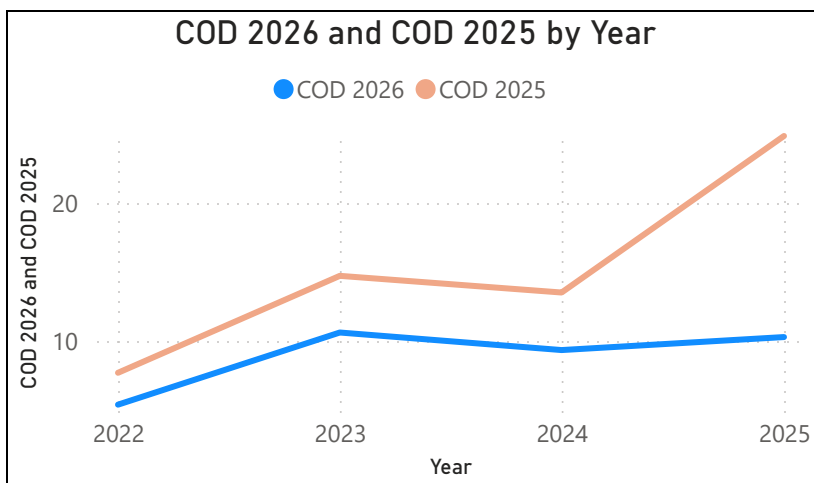
SALE PRICE *

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	3	101.38	105.23	105.88	07.45	99.39	95.84	118.48	N/A	22,667	24,000
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,144	92.48	93.19	92.25	10.26	101.02	49.94	161.90	91.95 to 93.00	311,866	287,694
Greater Than 14,999	1,144	92.48	93.19	92.25	10.26	101.02	49.94	161.90	91.95 to 93.00	311,866	287,694
Greater Than 29,999	1,141	92.46	93.16	92.25	10.25	100.99	49.94	161.90	91.90 to 92.98	312,626	288,387
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	101.38	105.23	105.88	07.45	99.39	95.84	118.48	N/A	22,667	24,000
30,000 TO 59,999	5	121.54	112.19	114.30	12.04	98.15	89.38	129.67	N/A	49,052	56,068
60,000 TO 99,999	25	99.22	104.23	104.33	16.67	99.90	62.59	160.88	91.26 to 108.41	80,552	84,039
100,000 TO 149,999	74	100.44	100.07	99.53	14.97	100.54	54.86	161.90	94.23 to 104.22	126,480	125,884
150,000 TO 249,999	311	91.60	91.97	91.80	11.77	100.19	49.94	151.20	89.87 to 92.71	203,385	186,702
250,000 TO 499,999	619	92.66	93.07	93.06	08.13	100.01	60.69	153.42	91.99 to 93.22	344,465	320,549
500,000 TO 999,999	103	87.81	88.81	88.54	09.75	100.30	63.06	127.22	85.59 to 90.15	611,636	541,537
1,000,000 +	4	87.56	90.16	90.70	11.96	99.40	77.68	107.82	N/A	1,403,125	1,272,696
<u>ALL</u>	<u>1,144</u>	<u>92.48</u>	<u>93.19</u>	<u>92.25</u>	<u>10.26</u>	<u>101.02</u>	<u>49.94</u>	<u>161.90</u>	<u>91.95 to 93.00</u>	<u>311,866</u>	<u>287,694</u>

Buffalo Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	102	96.08	94.38	1.80%	94.84	89.99	5.40%	93.75	89.95	4.23%
2	33	95.56	93.10	2.64%	95.60	84.39	13.29%	94.68	87.42	8.31%
Total	135	96.04	94.38	1.76%	95.03	88.65	7.19%	93.87	89.65	4.70%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	102	9.90	14.17	-30.15%	101.16	100.04	5.40%	41.96	25.86	62.24%	140.17	142.50	-1.64%
2	33	8.93	26.13	-65.81%	100.97	96.53	13.29%	55.53	20.64	169.00%	132.52	127.08	4.28%
Total	135	9.66	16.94	-42.99%	101.24	98.88	7.19%	41.96	20.64	103.25%	140.17	142.50	-1.64%



10 Buffalo
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 135
 Total Sales Price : 111,765,995
 Total Adj. Sales Price : 111,765,995
 Total Assessed Value : 104,911,160
 Avg. Adj. Sales Price : 827,896
 Avg. Assessed Value : 777,120

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 95
 COD : 09.65
 PRD : 101.24

COV : 15.57
 STD : 14.80
 Avg. Abs. Dev : 09.27
 MAX Sales Ratio : 140.17
 MIN Sales Ratio : 41.96

95% Median C.I. : 94.36 to 96.90
 95% Wgt. Mean C.I. : 91.19 to 96.54
 95% Mean C.I. : 92.53 to 97.53

Printed:3/12/2026 6:28:18AM

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-22 To 31-DEC-22	11	97.01	100.90	100.50	05.39	100.40	94.40	109.84	95.10 to 109.77	495,944	498,417
01-JAN-23 To 31-MAR-23	9	97.04	95.61	98.95	08.04	96.62	79.26	114.25	83.23 to 106.65	1,197,220	1,184,664
01-APR-23 To 30-JUN-23	8	97.50	100.79	96.86	11.52	104.06	78.96	132.52	78.96 to 132.52	614,815	595,539
01-JUL-23 To 30-SEP-23	4	95.31	105.89	98.87	13.13	107.10	92.76	140.17	N/A	2,522,779	2,494,370
01-OCT-23 To 31-DEC-23	7	100.59	103.98	113.02	10.50	92.00	85.50	132.98	85.50 to 132.98	318,716	360,210
01-JAN-24 To 31-MAR-24	9	90.61	92.22	88.56	09.66	104.13	74.99	120.24	76.55 to 98.29	1,097,450	971,919
01-APR-24 To 30-JUN-24	12	91.15	92.74	93.82	11.73	98.85	52.17	131.47	85.97 to 99.74	700,517	657,195
01-JUL-24 To 30-SEP-24	13	96.13	92.24	93.65	10.99	98.49	41.96	120.07	83.67 to 101.31	430,885	403,519
01-OCT-24 To 31-DEC-24	16	95.72	96.90	91.68	05.57	105.69	83.13	120.42	92.77 to 98.96	2,406,385	2,206,264
01-JAN-25 To 31-MAR-25	15	95.51	93.95	89.09	06.24	105.46	74.50	107.80	88.99 to 99.14	302,750	269,718
01-APR-25 To 30-JUN-25	16	95.90	92.43	90.19	14.37	102.48	56.78	137.80	86.87 to 100.74	366,807	330,809
01-JUL-25 To 30-SEP-25	15	96.04	88.03	90.67	09.86	97.09	55.53	100.19	71.06 to 97.18	366,528	332,336
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	32	96.91	100.01	98.87	08.65	101.15	78.96	140.17	94.40 to 102.58	976,250	965,199
01-OCT-23 To 30-SEP-24	41	94.35	94.39	93.43	11.36	101.03	41.96	132.98	90.09 to 97.25	636,970	595,142
01-OCT-24 To 30-SEP-25	62	95.64	92.88	91.20	09.07	101.84	55.53	137.80	93.22 to 96.90	877,585	800,387
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	28	97.02	100.65	99.68	10.62	100.97	78.96	140.17	94.00 to 102.58	1,000,558	997,330
01-JAN-24 To 31-DEC-24	50	94.71	93.85	91.65	09.34	102.40	41.96	131.47	90.61 to 96.44	1,247,738	1,143,592
<u>ALL</u>	135	96.04	95.03	93.87	09.65	101.24	41.96	140.17	94.36 to 96.90	827,896	777,120

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	102	96.09	94.84	93.75	09.90	101.16	41.96	140.17	94.35 to 96.80	963,862	903,668
2	33	95.56	95.60	94.68	08.94	100.97	55.53	132.52	93.22 to 98.46	407,640	385,970
<u>ALL</u>	135	96.04	95.03	93.87	09.65	101.24	41.96	140.17	94.36 to 96.90	827,896	777,120

10 Buffalo
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 135
 Total Sales Price : 111,765,995
 Total Adj. Sales Price : 111,765,995
 Total Assessed Value : 104,911,160
 Avg. Adj. Sales Price : 827,896
 Avg. Assessed Value : 777,120

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 95
 COD : 09.65
 PRD : 101.24

COV : 15.57
 STD : 14.80
 Avg. Abs. Dev : 09.27
 MAX Sales Ratio : 140.17
 MIN Sales Ratio : 41.96

95% Median C.I. : 94.36 to 96.90
 95% Wgt. Mean C.I. : 91.19 to 96.54
 95% Mean C.I. : 92.53 to 97.53

Printed:3/12/2026 6:28:18AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	20	96.90	105.66	104.17	13.55	101.43	83.13	140.17	95.22 to 114.25	744,028	775,017
03	115	95.54	93.18	92.29	08.97	100.96	41.96	132.52	94.09 to 96.80	842,482	777,485
04											
<u>ALL</u>	135	96.04	95.03	93.87	09.65	101.24	41.96	140.17	94.36 to 96.90	827,896	777,120

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	114.40	114.40	114.40	00.00	100.00	114.40	114.40	N/A	5,765	6,595
Less Than 30,000	4	103.42	104.19	102.39	07.66	101.76	95.54	114.40	N/A	17,691	18,114
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	135	96.04	95.03	93.87	09.65	101.24	41.96	140.17	94.36 to 96.90	827,896	777,120
Greater Than 14,999	134	95.88	94.88	93.87	09.61	101.08	41.96	140.17	94.36 to 96.80	834,032	782,870
Greater Than 29,999	131	95.72	94.75	93.86	09.72	100.95	41.96	140.17	94.17 to 96.80	852,635	800,295
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	114.40	114.40	114.40	00.00	100.00	114.40	114.40	N/A	5,765	6,595
15,000 TO 29,999	3	97.00	100.79	101.32	04.91	99.48	95.54	109.83	N/A	21,667	21,953
30,000 TO 59,999	3	98.57	99.12	99.02	00.63	100.10	98.46	100.32	N/A	35,693	35,345
60,000 TO 99,999	11	94.00	92.80	92.37	10.39	100.47	55.53	120.42	83.23 to 109.84	75,204	69,463
100,000 TO 149,999	7	95.56	101.29	101.08	08.31	100.21	92.36	137.80	92.36 to 137.80	126,929	128,294
150,000 TO 249,999	17	97.04	94.24	93.79	09.37	100.48	56.78	120.24	89.07 to 102.41	199,640	187,236
250,000 TO 499,999	44	96.26	93.38	93.41	11.69	99.97	41.96	132.52	92.33 to 97.20	353,293	330,018
500,000 TO 999,999	29	96.04	96.46	97.93	09.64	98.50	58.44	140.17	92.21 to 100.00	667,448	653,643
1,000,000 TO 1,999,999	10	97.38	94.64	95.31	08.54	99.30	74.50	114.25	76.55 to 102.13	1,250,920	1,192,307
2,000,000 TO 4,999,999	6	92.16	92.22	92.39	02.20	99.82	88.41	95.50	88.41 to 95.50	3,015,833	2,786,347
5,000,000 TO 9,999,999	3	96.62	96.33	96.23	00.86	100.10	94.94	97.44	N/A	6,850,000	6,591,613
10,000,000 +	1	88.11	88.11	88.11	00.00	100.00	88.11	88.11	N/A	20,423,450	17,995,075
<u>ALL</u>	135	96.04	95.03	93.87	09.65	101.24	41.96	140.17	94.36 to 96.90	827,896	777,120

10 Buffalo
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 135
 Total Sales Price : 111,765,995
 Total Adj. Sales Price : 111,765,995
 Total Assessed Value : 104,911,160
 Avg. Adj. Sales Price : 827,896
 Avg. Assessed Value : 777,120

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 95
 COD : 09.65
 PRD : 101.24

COV : 15.57
 STD : 14.80
 Avg. Abs. Dev : 09.27
 MAX Sales Ratio : 140.17
 MIN Sales Ratio : 41.96

95% Median C.I. : 94.36 to 96.90
 95% Wgt. Mean C.I. : 91.19 to 96.54
 95% Mean C.I. : 92.53 to 97.53

Printed:3/12/2026 6:28:18AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	71.06	71.06	71.06	00.00	100.00	71.06	71.06	N/A	375,000	266,475
300	1	68.51	68.51	68.51	00.00	100.00	68.51	68.51	N/A	195,000	133,600
304	1	89.51	89.51	89.51	00.00	100.00	89.51	89.51	N/A	400,000	358,025
326	3	109.77	109.13	109.04	00.62	100.08	107.80	109.83	N/A	164,667	179,545
340	1	98.62	98.62	98.62	00.00	100.00	98.62	98.62	N/A	1,650,000	1,627,215
341	2	94.80	94.80	95.18	00.74	99.60	94.10	95.50	N/A	2,175,000	2,070,063
343	2	96.33	96.33	95.13	01.92	101.26	94.48	98.17	N/A	1,721,060	1,637,310
344	28	95.54	92.78	92.47	05.29	100.34	52.17	103.24	91.56 to 96.44	648,395	599,568
349	1	102.41	102.41	102.41	00.00	100.00	102.41	102.41	N/A	230,975	236,550
350	5	97.25	98.03	95.16	05.77	103.02	88.41	107.90	N/A	795,000	756,491
351	1	76.55	76.55	76.55	00.00	100.00	76.55	76.55	N/A	1,182,546	905,180
352	20	96.90	105.66	104.17	13.55	101.43	83.13	140.17	95.22 to 114.25	744,028	775,017
353	13	92.17	87.47	84.40	11.78	103.64	56.78	107.76	78.96 to 99.58	274,280	231,499
384	1	94.40	94.40	94.40	00.00	100.00	94.40	94.40	N/A	78,111	73,740
386	5	92.76	93.20	91.34	11.28	102.04	74.50	107.76	N/A	1,192,691	1,089,414
391	2	107.30	107.30	100.40	06.63	106.87	100.19	114.40	N/A	202,883	203,685
406	17	96.46	93.33	92.56	11.80	100.83	55.53	120.42	85.50 to 102.07	281,455	260,508
412	1	97.44	97.44	97.44	00.00	100.00	97.44	97.44	N/A	6,700,000	6,528,575
426	1	87.89	87.89	87.89	00.00	100.00	87.89	87.89	N/A	380,000	333,990
434	1	97.59	97.59	97.59	00.00	100.00	97.59	97.59	N/A	115,000	112,225
442	3	93.39	93.59	93.49	00.34	100.11	93.22	94.17	N/A	113,167	105,797
444	2	87.78	87.78	87.02	01.47	100.87	86.49	89.07	N/A	422,500	367,678
451	1	88.11	88.11	88.11	00.00	100.00	88.11	88.11	N/A	20,423,450	17,995,075
453	1	94.94	94.94	94.94	00.00	100.00	94.94	94.94	N/A	8,100,000	7,690,525
454	1	97.01	97.01	97.01	00.00	100.00	97.01	97.01	N/A	695,000	674,200
455	1	96.54	96.54	96.54	00.00	100.00	96.54	96.54	N/A	800,000	772,350
469	1	100.32	100.32	100.32	00.00	100.00	100.32	100.32	N/A	30,000	30,095
471	2	112.87	112.87	114.14	17.41	98.89	93.22	132.52	N/A	368,505	420,598
476	1	109.84	109.84	109.84	00.00	100.00	109.84	109.84	N/A	80,000	87,875
483	2	72.05	72.05	89.57	41.76	80.44	41.96	102.13	N/A	758,250	679,170
494	1	96.80	96.80	96.80	00.00	100.00	96.80	96.80	N/A	447,370	433,075
526	1	100.06	100.06	100.06	00.00	100.00	100.06	100.06	N/A	1,310,000	1,310,740
528	6	91.71	86.83	87.20	12.19	99.58	62.88	100.22	62.88 to 100.22	465,833	406,227
529	2	96.19	96.19	96.19	00.00	100.00	96.19	96.19	N/A	350,000	336,658
531	1	99.74	99.74	99.74	00.00	100.00	99.74	99.74	N/A	1,082,200	1,079,440

10 Buffalo
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 135
 Total Sales Price : 111,765,995
 Total Adj. Sales Price : 111,765,995
 Total Assessed Value : 104,911,160
 Avg. Adj. Sales Price : 827,896
 Avg. Assessed Value : 777,120

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 95
 COD : 09.65
 PRD : 101.24

COV : 15.57
 STD : 14.80
 Avg. Abs. Dev : 09.27
 MAX Sales Ratio : 140.17
 MIN Sales Ratio : 41.96

95% Median C.I. : 94.36 to 96.90
 95% Wgt. Mean C.I. : 91.19 to 96.54
 95% Mean C.I. : 92.53 to 97.53

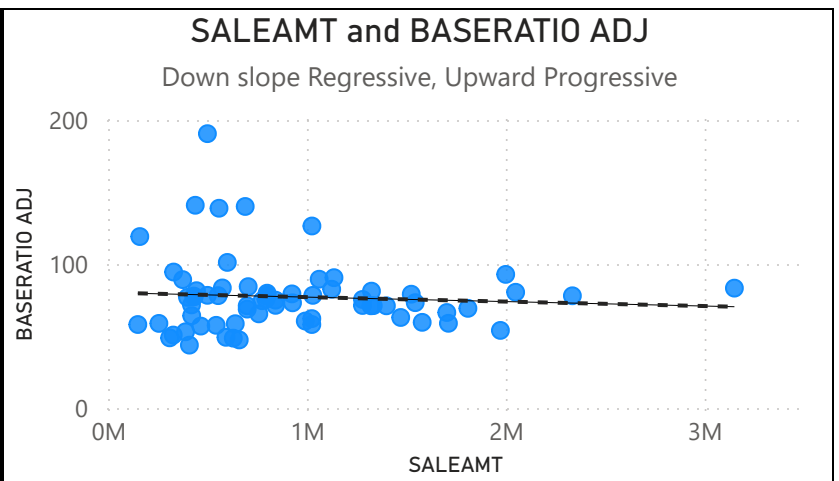
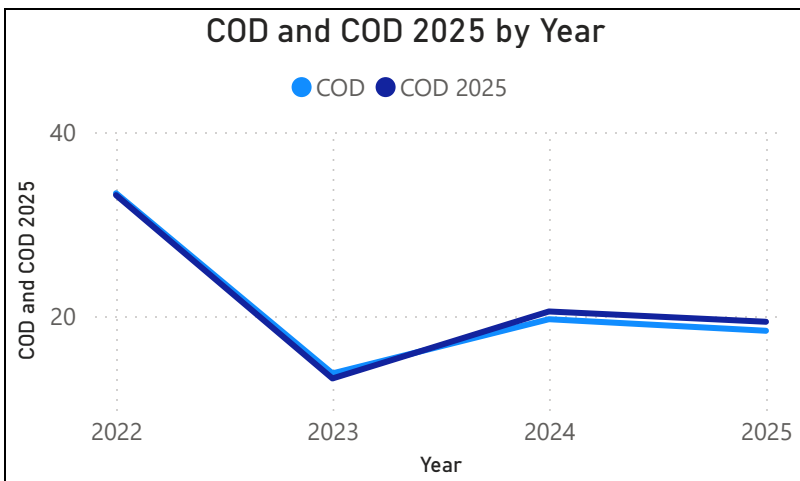
Printed:3/12/2026 6:28:18AM

554	2	103.41	103.41	107.49	04.68	96.20	98.57	108.24	N/A	271,000	291,298
ALL	135	96.04	95.03	93.87	09.65	101.24	41.96	140.17	94.36 to 96.90	827,896	777,120

Buffalo Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	69	74.89	67.34	11.22%	77.46	69.15	12.02%	76.65	68.99	11.11%
Total	69	74.89	67.34	11.22%	77.46	69.15	12.02%	76.65	68.99	11.11%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	69	20.77	21.26	-2.32%	101.06	100.23	0.82%
Total	69	20.77	21.26	-2.32%	101.06	100.23	0.82%



10 Buffalo
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 69
Total Sales Price : 64,798,677
Total Adj. Sales Price : 64,798,677
Total Assessed Value : 49,667,730
Avg. Adj. Sales Price : 939,111
Avg. Assessed Value : 719,822

MEDIAN : 75
WGT. MEAN : 77
MEAN : 77
COD : 20.76
PRD : 101.06

COV : 31.93
STD : 24.73
Avg. Abs. Dev : 15.55
MAX Sales Ratio : 190.51
MIN Sales Ratio : 43.66

95% Median C.I. : 70.96 to 78.22
95% Wgt. Mean C.I. : 72.26 to 81.04
95% Mean C.I. : 71.62 to 83.30

Printed:3/12/2026 6:28:21AM

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-22 To 31-DEC-22	6	100.27	99.43	100.62	33.34	98.82	57.97	140.79	57.97 to 140.79	398,696	401,165
01-JAN-23 To 31-MAR-23	7	71.20	73.32	71.64	05.79	102.35	66.31	84.27	66.31 to 84.27	1,275,955	914,057
01-APR-23 To 30-JUN-23	1	68.67	68.67	68.67	00.00	100.00	68.67	68.67	N/A	700,000	480,715
01-JUL-23 To 30-SEP-23	2	89.30	89.30	89.36	00.17	99.93	89.15	89.44	N/A	718,853	642,375
01-OCT-23 To 31-DEC-23	3	75.39	89.05	89.98	26.98	98.97	65.37	126.40	N/A	1,021,347	919,023
01-JAN-24 To 31-MAR-24	7	79.03	85.34	81.00	16.04	105.36	58.82	139.95	58.82 to 139.95	1,565,036	1,267,680
01-APR-24 To 30-JUN-24	10	75.14	76.71	74.88	12.34	102.44	59.49	101.10	62.07 to 90.50	944,791	707,465
01-JUL-24 To 30-SEP-24	5	57.96	62.19	63.32	17.15	98.22	48.72	76.84	N/A	580,000	367,281
01-OCT-24 To 31-DEC-24	4	86.97	110.01	97.07	36.38	113.33	75.59	190.51	N/A	1,154,890	1,121,034
01-JAN-25 To 31-MAR-25	9	70.96	69.43	71.08	15.88	97.68	49.09	92.78	53.88 to 79.25	1,269,175	902,187
01-APR-25 To 30-JUN-25	11	64.10	63.00	65.11	17.22	96.76	43.66	79.74	47.27 to 78.25	676,253	440,324
01-JUL-25 To 30-SEP-25	4	71.06	71.80	74.39	24.06	96.52	50.66	94.42	N/A	372,250	276,903
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	16	75.59	84.82	78.53	23.55	108.01	57.97	140.79	68.67 to 89.44	841,348	660,678
01-OCT-23 To 30-SEP-24	25	76.84	77.70	77.91	16.87	99.73	48.72	139.95	70.96 to 79.03	1,054,688	821,675
01-OCT-24 To 30-SEP-25	28	71.14	73.04	74.31	22.80	98.29	43.66	190.51	58.74 to 78.25	891,783	662,678
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	13	73.15	79.05	77.27	13.75	102.30	65.37	126.40	68.67 to 89.15	1,087,187	840,072
01-JAN-24 To 31-DEC-24	26	77.49	81.36	79.75	19.65	102.02	48.72	190.51	71.61 to 81.15	1,073,951	856,498
<u>ALL</u>	69	74.89	77.46	76.65	20.76	101.06	43.66	190.51	70.96 to 78.22	939,111	719,822

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	69	74.89	77.46	76.65	20.76	101.06	43.66	190.51	70.96 to 78.22	939,111	719,822
<u>ALL</u>	69	74.89	77.46	76.65	20.76	101.06	43.66	190.51	70.96 to 78.22	939,111	719,822

10 Buffalo
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)
Qualified
Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 69
Total Sales Price : 64,798,677
Total Adj. Sales Price : 64,798,677
Total Assessed Value : 49,667,730
Avg. Adj. Sales Price : 939,111
Avg. Assessed Value : 719,822

MEDIAN : 75
WGT. MEAN : 77
MEAN : 77
COD : 20.76
PRD : 101.06

COV : 31.93
STD : 24.73
Avg. Abs. Dev : 15.55
MAX Sales Ratio : 190.51
MIN Sales Ratio : 43.66

95% Median C.I. : 70.96 to 78.22
95% Wgt. Mean C.I. : 72.26 to 81.04
95% Mean C.I. : 71.62 to 83.30

Printed:3/12/2026 6:28:21AM

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	14	70.25	74.74	71.86	17.22	104.01	53.88	139.95	60.40 to 81.15	1,116,814	802,515
1	14	70.25	74.74	71.86	17.22	104.01	53.88	139.95	60.40 to 81.15	1,116,814	802,515
Dry											
County	3	52.94	73.57	63.72	44.30	115.46	48.72	119.06	N/A	286,667	182,658
1	3	52.94	73.57	63.72	44.30	115.46	48.72	119.06	N/A	286,667	182,658
Grass											
County	14	75.14	70.82	72.06	14.31	98.28	47.27	94.42	57.42 to 79.74	624,380	449,905
1	14	75.14	70.82	72.06	14.31	98.28	47.27	94.42	57.42 to 79.74	624,380	449,905
ALL	69	74.89	77.46	76.65	20.76	101.06	43.66	190.51	70.96 to 78.22	939,111	719,822

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	31	71.20	77.24	73.45	17.46	105.16	53.88	190.51	68.67 to 75.59	1,193,437	876,631
1	31	71.20	77.24	73.45	17.46	105.16	53.88	190.51	68.67 to 75.59	1,193,437	876,631
Dry											
County	3	52.94	73.57	63.72	44.30	115.46	48.72	119.06	N/A	286,667	182,658
1	3	52.94	73.57	63.72	44.30	115.46	48.72	119.06	N/A	286,667	182,658
Grass											
County	18	72.33	68.64	70.83	15.98	96.91	47.27	94.42	57.42 to 78.58	588,354	416,736
1	18	72.33	68.64	70.83	15.98	96.91	47.27	94.42	57.42 to 78.58	588,354	416,736
ALL	69	74.89	77.46	76.65	20.76	101.06	43.66	190.51	70.96 to 78.22	939,111	719,822

Buffalo County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Buffalo	1	7,958	7,943	7,679	7,492	5,804	7,000	6,513	6,512	7,344
Sherman	1	6,325	6,325	6,095	6,095	5,875	5,875	5,750	5,743	5,978
Howard	7100	6,000	6,000	5,450	5,300	4,850	4,700	4,450	4,350	5,097
Hall	1	7,240	6,970	5,277	5,261	5,161	5,104	4,705	4,713	6,284
Kearney	1	8,000	7,898	7,500	6,500	5,000	4,500	4,300	4,000	7,164
Phelps	1	8,847	8,847	7,225	6,597	6,300	6,150	5,950	5,384	8,299
Dawson	1	6,950	7,580	6,459	5,088	5,661	5,431	5,190	5,239	6,671
Custer	1	5,486	5,511	5,044	4,902	4,670	4,598	4,657	4,633	5,117

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Buffalo	1	2,860	2,859	2,670	2,669	2,480	2,470	2,320	2,320	2,549
Sherman	1	n/a	2,525	2,390	2,390	2,260	2,260	2,135	2,135	2,259
Howard	7100	3,000	3,000	2,850	2,850	2,700	2,500	2,400	2,400	2,705
Hall	1	2,855	2,866	2,445	2,445	2,155	2,155	1,925	1,935	2,499
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,572
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,052
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,745
Custer	1	n/a	2,151	2,025	1,950	1,900	1,725	1,700	1,700	1,942

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Buffalo	1	2,090	2,088	2,045	2,015	1,983	1,940	1,905	n/a	2,019
Sherman	1	2,055	2,055	1,965	1,965	1,795	n/a	n/a	1,065	1,955
Howard	7100	2,400	2,400	1,600	1,600	1,600	1,600	1,600	n/a	2,120
Hall	1	1,529	1,529	1,455	1,452	1,380	1,380	1,335	1,335	1,490
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,278	1,062	1,150	1,420
Dawson	1	1,351	1,351	1,339	1,282	1,238	1,226	1,194	1,182	1,320
Custer	1	946	1,166	1,113	822	1,116	966	n/a	1,007	1,064

County	Mkt Area	CRP	TIMBER	WASTE
Buffalo	1	1,786	760	540
Sherman	1	2,100	n/a	90
Howard	7100	2,273	n/a	1,200
Hall	1	n/a	n/a	596
Kearney	1	1,300	n/a	150
Phelps	1	1,500	1,000	100
Dawson	1	n/a	n/a	50
Custer	1	1,543	n/a	50

Source: 2026 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 : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	21	Median :	49	COV :	24.03	95% Median C.I. :	47.31 to 52.69
Total Sales Price :	17,929,375	Wgt. Mean :	51	STD :	12.44	95% Wgt. Mean C.I. :	36.00 to 66.25
Total Adj. Sales Price :	17,929,375	Mean :	52	Avg.Abs.Dev :	08.21	95% Mean C.I. :	46.11 to 57.43
Total Assessed Value :	9,165,957						
Avg. Adj. Sales Price :	853,780	COD :	16.86	MAX Sales Ratio :	84.26		
Avg. Assessed Value :	436,474	PRD :	101.27	MIN Sales Ratio :	32.73		

Printed : 03/19/2026

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	4	46.67	52.84	48.49	30.00	108.97	38.65	79.37	N/A	348,750	169,103
01/01/2023 To 03/31/2023	3	47.46	48.95	48.23	03.24	101.49	47.39	52.01	N/A	1,055,948	509,276
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	59.62	59.62	59.62		100.00	59.62	59.62	N/A	1,062,000	633,203
10/01/2023 To 12/31/2023	2	63.92	63.92	66.97	31.82	95.45	43.58	84.26	N/A	892,020	597,367
01/01/2024 To 03/31/2024	3	52.15	52.22	52.32	00.56	99.81	51.82	52.69	N/A	1,117,750	584,769
04/01/2024 To 06/30/2024	4	48.22	52.79	51.35	10.91	102.80	47.31	67.40	N/A	837,000	429,785
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	3	41.91	42.15	41.44	15.18	101.71	32.73	51.80	N/A	832,280	344,867
04/01/2025 To 06/30/2025	1	47.32	47.32	47.32		100.00	47.32	47.32	N/A	1,322,400	625,733
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	8	49.74	52.23	50.44	18.30	103.55	38.65	79.37	38.65 to 79.37	703,106	354,681
10/01/2023 To 09/30/2024	9	51.82	55.07	55.01	14.84	100.11	43.58	84.26	47.31 to 67.40	942,810	518,687
10/01/2024 To 09/30/2025	4	44.62	43.44	43.47	13.72	99.93	32.73	51.80	N/A	954,810	415,083
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	6	49.74	55.72	55.80	19.26	99.86	43.58	84.26	43.58 to 84.26	1,002,314	559,294
01/01/2024 To 12/31/2024	7	51.82	52.54	51.83	07.85	101.37	47.31	67.40	47.31 to 67.40	957,321	496,207
<u>ALL</u>											
10/01/2022 To 09/30/2025	21	48.70	51.77	51.12	16.86	101.27	32.73	84.26	47.31 to 52.69	853,780	436,474

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	21	Median :	49	COV :	24.03	95% Median C.I. :	47.31 to 52.69
Total Sales Price :	17,929,375	Wgt. Mean :	51	STD :	12.44	95% Wgt. Mean C.I. :	36.00 to 66.25
Total Adj. Sales Price :	17,929,375	Mean :	52	Avg.Abs.Dev :	08.21	95% Mean C.I. :	46.11 to 57.43
Total Assessed Value :	9,165,957						
Avg. Adj. Sales Price :	853,780	COD :	16.86	MAX Sales Ratio :	84.26		
Avg. Assessed Value :	436,474	PRD :	101.27	MIN Sales Ratio :	32.73		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	21	48.70	51.77	51.12	16.86	101.27	32.73	84.26	47.31 to 52.69	853,780	436,474
_____ALL_____											
10/01/2022 To 09/30/2025	21	48.70	51.77	51.12	16.86	101.27	32.73	84.26	47.31 to 52.69	853,780	436,474

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
100002											
100007											
100009											
100019											
100069	12	47.43	49.06	47.03	15.03	104.32	32.73	79.37	41.91 to 52.15	794,215	373,543
100105	8	52.26	56.35	56.19	18.45	100.28	39.02	84.26	39.02 to 84.26	997,350	560,367
100119											
210044											
240101											
470100	1	47.74	47.74	47.74		100.00	47.74	47.74	N/A	420,000	200,507
_____ALL_____											
10/01/2022 To 09/30/2025	21	48.70	51.77	51.12	16.86	101.27	32.73	84.26	47.31 to 52.69	853,780	436,474

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	21	Median :	49	COV :	24.03	95% Median C.I. :	47.31 to 52.69
Total Sales Price :	17,929,375	Wgt. Mean :	51	STD :	12.44	95% Wgt. Mean C.I. :	36.00 to 66.25
Total Adj. Sales Price :	17,929,375	Mean :	52	Avg.Abs.Dev :	08.21	95% Mean C.I. :	46.11 to 57.43
Total Assessed Value :	9,165,957						
Avg. Adj. Sales Price :	853,780	COD :	16.86	MAX Sales Ratio :	84.26		
Avg. Assessed Value :	436,474	PRD :	101.27	MIN Sales Ratio :	32.73		

Printed : 03/19/2026

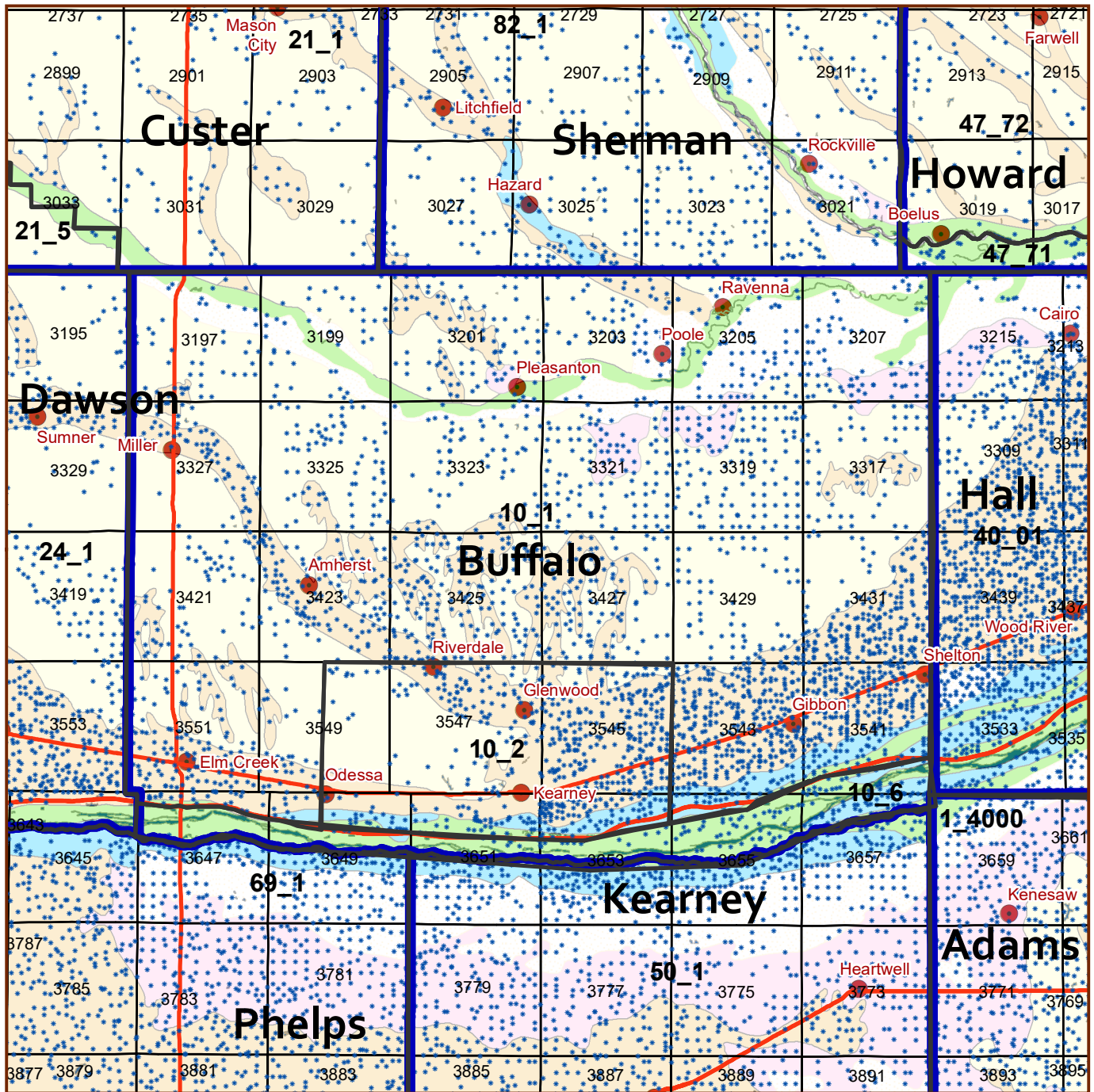
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	1	79.37	79.37	79.37		100.00	79.37	79.37	N/A	160,000	126,993
1	1	79.37	79.37	79.37		100.00	79.37	79.37	N/A	160,000	126,993
<u>_____Grass_____</u>											
County	6	48.22	45.39	47.72	11.78	95.12	32.73	52.69	32.73 to 52.69	674,640	321,936
1	6	48.22	45.39	47.72	11.78	95.12	32.73	52.69	32.73 to 52.69	674,640	321,936
<u>_____ALL_____</u>											
10/01/2022 To 09/30/2025	21	48.70	51.77	51.12	16.86	101.27	32.73	84.26	47.31 to 52.69	853,780	436,474

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	8	47.36	48.34	48.10	06.99	100.50	41.91	59.62	41.91 to 59.62	1,207,351	580,689
1	8	47.36	48.34	48.10	06.99	100.50	41.91	59.62	41.91 to 59.62	1,207,351	580,689
<u>_____Dry_____</u>											
County	1	79.37	79.37	79.37		100.00	79.37	79.37	N/A	160,000	126,993
1	1	79.37	79.37	79.37		100.00	79.37	79.37	N/A	160,000	126,993
<u>_____Grass_____</u>											
County	7	48.70	46.30	48.40	10.90	95.66	32.73	52.69	32.73 to 52.69	692,299	335,044
1	7	48.70	46.30	48.40	10.90	95.66	32.73	52.69	32.73 to 52.69	692,299	335,044
<u>_____ALL_____</u>											
10/01/2022 To 09/30/2025	21	48.70	51.77	51.12	16.86	101.27	32.73	84.26	47.31 to 52.69	853,780	436,474

BUFFALO COUNTY



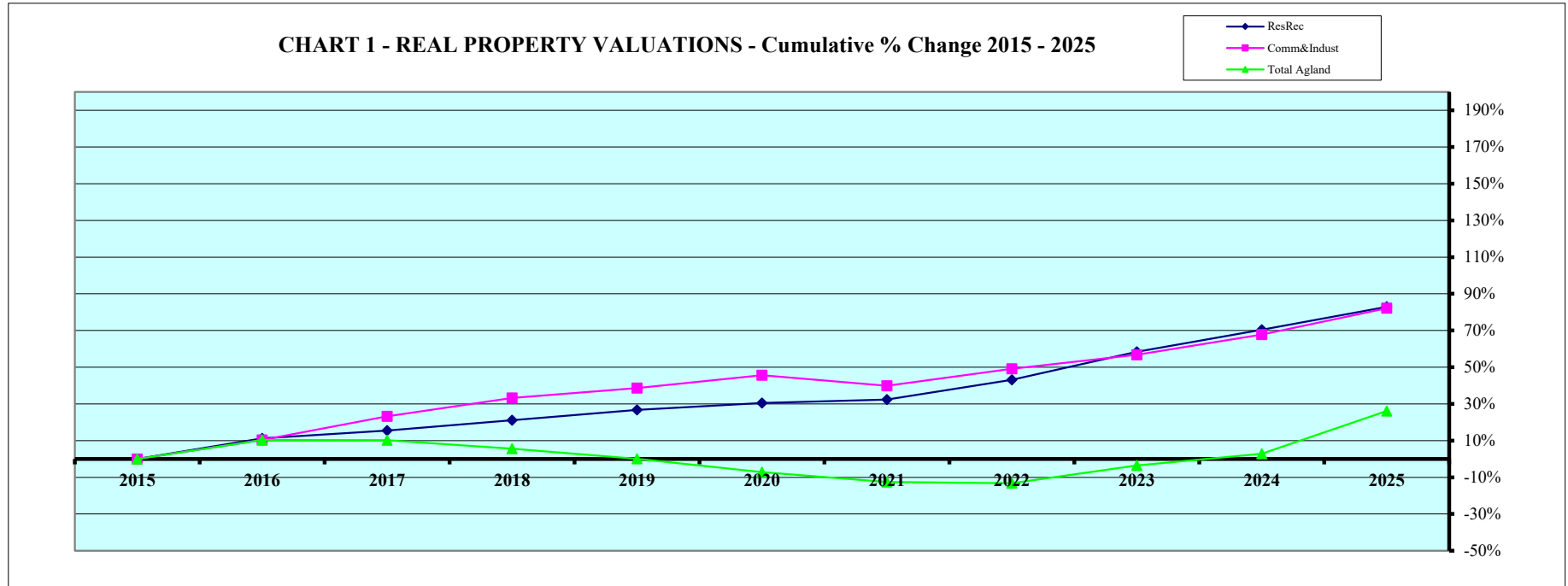
Legend

- 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 2015 - 2025



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
2015	2,103,240,308	-	-	-	797,240,490	-	-	-	1,813,556,080	-	-	-
2016	2,340,126,280	236,885,972	11.26%	11.26%	879,690,070	82,449,580	10.34%	10.34%	2,000,469,740	186,913,660	10.31%	10.31%
2017	2,428,083,828	87,957,548	3.76%	15.44%	982,177,540	102,487,470	11.65%	23.20%	1,999,142,100	-1,327,640	-0.07%	10.23%
2018	2,547,247,280	119,163,452	4.91%	21.11%	1,062,142,600	79,965,060	8.14%	33.23%	1,915,969,470	-83,172,630	-4.16%	5.65%
2019	2,666,523,844	119,276,564	4.68%	26.78%	1,104,906,075	42,763,475	4.03%	38.59%	1,814,602,515	-101,366,955	-5.29%	0.06%
2020	2,745,482,560	78,958,716	2.96%	30.54%	1,161,310,145	56,404,070	5.10%	45.67%	1,682,836,255	-131,766,260	-7.26%	-7.21%
2021	2,784,750,365	39,267,805	1.43%	32.40%	1,115,057,091	-46,253,054	-3.98%	39.86%	1,585,780,440	-97,055,815	-5.77%	-12.56%
2022	3,010,559,015	225,808,650	8.11%	43.14%	1,188,894,164	73,837,073	6.62%	49.13%	1,573,688,700	-12,091,740	-0.76%	-13.23%
2023	3,330,364,614	319,805,599	10.62%	58.34%	1,249,475,070	60,580,906	5.10%	56.72%	1,749,142,871	175,454,171	11.15%	-3.55%
2024	3,584,916,668	254,552,054	7.64%	70.45%	1,337,222,926	87,747,856	7.02%	67.73%	1,865,628,447	116,485,576	6.66%	2.87%
2025	3,846,666,106	261,749,438	7.30%	82.89%	1,451,946,740	114,723,814	8.58%	82.12%	2,287,606,650	421,978,203	22.62%	26.14%

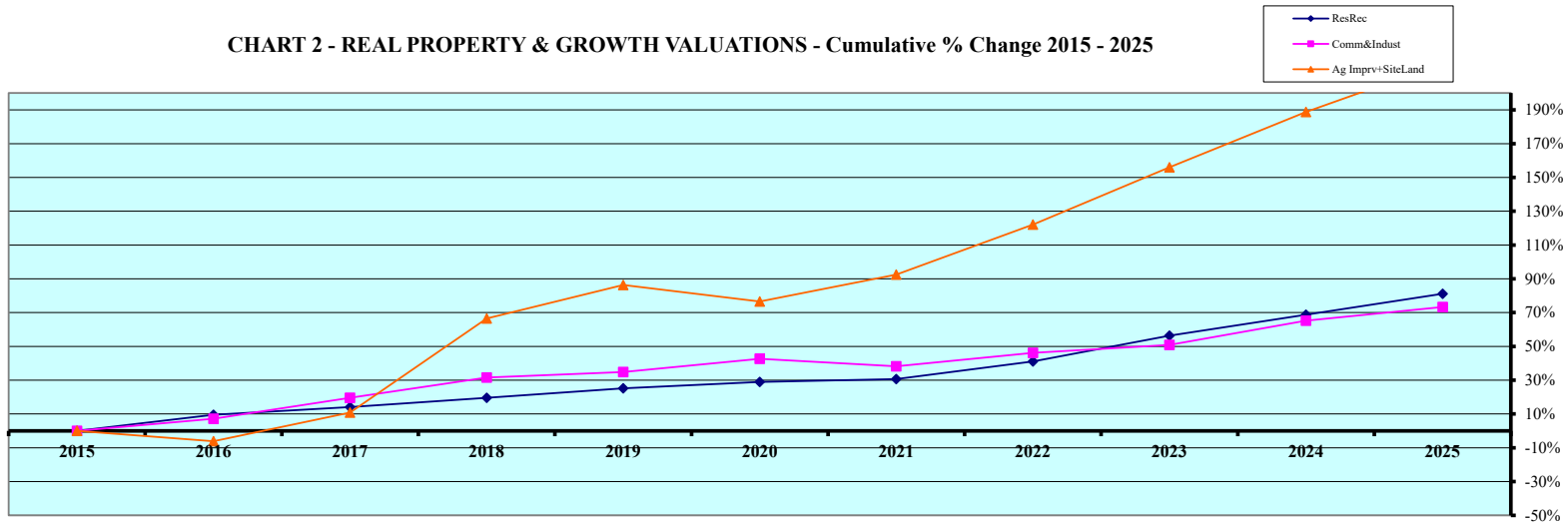
Rate Annual %chg: Residential & Recreational **6.22%** Commercial & Industrial **6.18%** Agricultural Land **2.35%**

Cnty# **10**
County **BUFFALO**

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 2015 - 2025



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
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	--	--	797,240,490	37,384,788	4.69%	759,855,702	--	--
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	9.57%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	7.16%
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	14.06%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	19.53%
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	19.58%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	31.51%
2019	2,666,523,844	33,638,326	1.26%	2,632,885,518	3.36%	25.18%	1,104,906,075	30,330,080	2.75%	1,074,575,995	1.17%	34.79%
2020	2,745,482,560	33,218,185	1.21%	2,712,264,375	1.72%	28.96%	1,161,310,145	24,250,765	2.09%	1,137,059,380	2.91%	42.62%
2021	2,784,750,365	36,581,215	1.31%	2,748,169,150	0.10%	30.66%	1,115,057,091	13,052,130	1.17%	1,102,004,961	-5.11%	38.23%
2022	3,010,559,015	43,158,350	1.43%	2,967,400,665	6.56%	41.09%	1,188,894,164	23,859,060	2.01%	1,165,035,104	4.48%	46.13%
2023	3,330,364,614	42,524,352	1.28%	3,287,840,262	9.21%	56.32%	1,249,475,070	46,733,845	3.74%	1,202,741,225	1.16%	50.86%
2024	3,584,916,668	36,037,446	1.01%	3,548,879,222	6.56%	68.73%	1,337,222,926	20,418,349	1.53%	1,316,804,577	5.39%	65.17%
2025	3,846,666,106	36,554,472	0.95%	3,810,111,634	6.28%	81.15%	1,451,946,740	70,205,845	4.84%	1,381,740,895	3.33%	73.32%
Rate Ann%chg	6.22%	Resid & Recreat w/o growth				4.94%	C & I w/o growth				3.56%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	--	--
2016	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	-6.12%
2017	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	10.88%
2018	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	66.55%
2019	173,347,030	47,814,730	221,161,760	5,331,985	2.41%	215,829,775	8.61%	86.31%
2020	159,246,060	49,956,155	209,202,215	4,606,065	2.20%	204,596,150	-7.49%	76.61%
2021	176,548,580	51,518,210	228,066,790	5,101,505	2.24%	222,965,285	6.58%	92.47%
2022	203,866,785	60,168,320	264,035,105	6,690,965	2.53%	257,344,140	12.84%	122.14%
2023	238,676,530	68,311,720	306,988,250	10,343,645	3.37%	296,644,605	12.35%	156.07%
2024	264,321,910	78,677,520	342,999,430	8,426,425	2.46%	334,573,005	8.99%	188.81%
2025	293,309,170	84,387,635	377,696,805	9,898,163	2.62%	367,798,642	7.23%	217.49%
Rate Ann%chg	12.29%	13.47%	12.54%	Ag Imprv+Site w/o growth		10.92%		

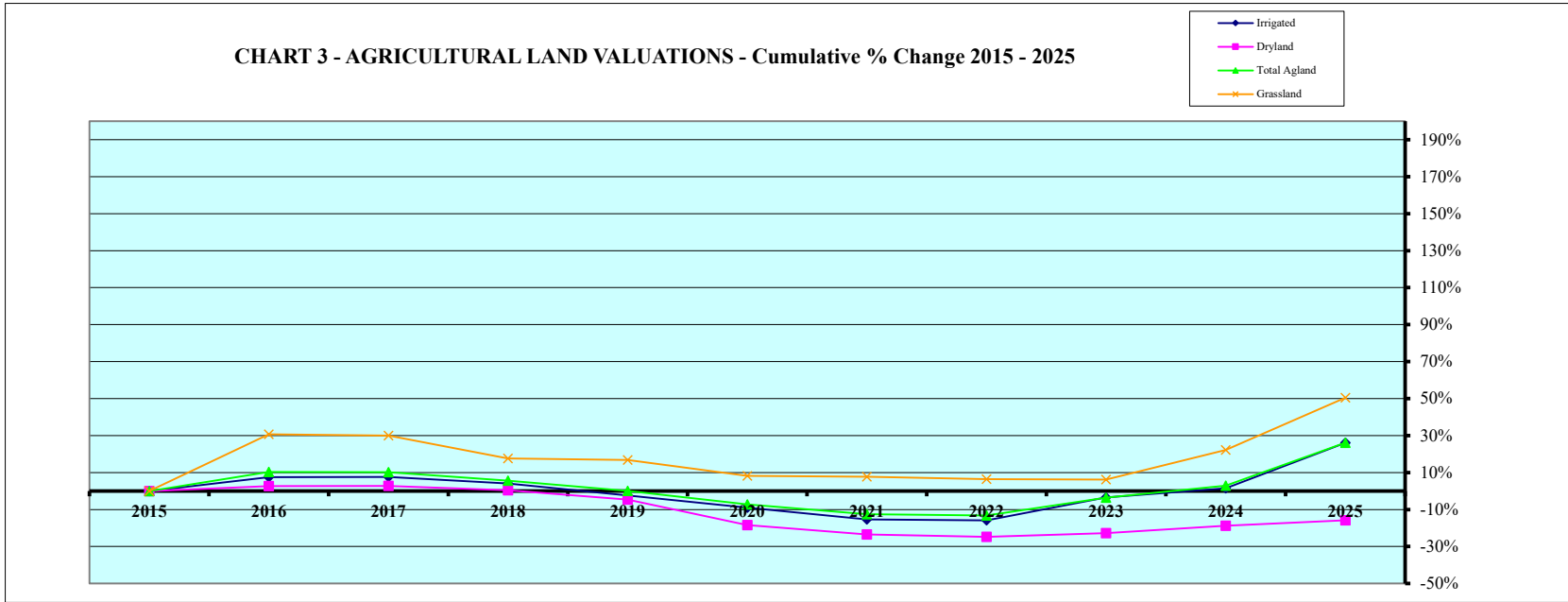
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 10
County BUFFALO

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	1,392,137,700	-	-	-	148,216,205	-	-	-	263,459,550	-	-	-
2016	1,496,611,720	104,474,020	7.50%	7.50%	152,136,130	3,919,925	2.64%	2.64%	344,326,805	80,867,255	30.69%	30.69%
2017	1,497,697,630	1,085,910	0.07%	7.58%	152,287,680	151,550	0.10%	2.75%	342,380,930	-1,945,875	-0.57%	29.96%
2018	1,449,650,420	-48,047,210	-3.21%	4.13%	148,776,145	-3,511,535	-2.31%	0.38%	310,017,215	-32,363,715	-9.45%	17.67%
2019	1,358,243,245	-91,407,175	-6.31%	-2.43%	141,427,455	-7,348,690	-4.94%	-4.58%	307,668,270	-2,348,945	-0.76%	16.78%
2020	1,266,621,340	-91,621,905	-6.75%	-9.02%	120,865,120	-20,562,335	-14.54%	-18.45%	285,180,205	-22,488,065	-7.31%	8.24%
2021	1,178,118,880	-88,502,460	-6.99%	-15.37%	113,448,570	-7,416,550	-6.14%	-23.46%	283,883,580	-1,296,625	-0.45%	7.75%
2022	1,171,080,540	-7,038,340	-0.60%	-15.88%	111,489,455	-1,959,115	-1.73%	-24.78%	280,386,540	-3,497,040	-1.23%	6.42%
2023	1,344,029,415	172,948,875	14.77%	-3.46%	114,450,815	2,961,360	2.66%	-22.78%	279,769,576	-616,964	-0.22%	6.19%
2024	1,412,516,217	68,486,802	5.10%	1.46%	120,340,830	5,890,015	5.15%	-18.81%	321,829,995	42,060,419	15.03%	22.16%
2025	1,754,861,922	342,345,705	24.24%	26.06%	124,776,535	4,435,705	3.69%	-15.81%	396,369,533	74,539,538	23.16%	50.45%

Rate Ann.%chg: Irrigated **2.34%** Dryland **-1.71%** Grassland **4.17%**

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
2015	5,554,345	-	-	-	4,188,280	-	-	-	1,813,556,080	-	-	-
2016	4,716,725	-837,620	-15.08%	-15.08%	2,678,360	-1,509,920	-36.05%	-36.05%	2,000,469,740	186,913,660	10.31%	10.31%
2017	3,892,345	-824,380	-17.48%	-29.92%	2,883,515	205,155	7.66%	-31.15%	1,999,142,100	-1,327,640	-0.07%	10.23%
2018	3,615,880	-276,465	-7.10%	-34.90%	3,909,810	1,026,295	35.59%	-6.65%	1,915,969,470	-83,172,630	-4.16%	5.65%
2019	5,661,575	2,045,695	56.58%	1.93%	1,601,970	-2,307,840	-59.03%	-61.75%	1,814,602,515	-101,366,955	-5.29%	0.06%
2020	8,707,905	3,046,330	53.81%	56.78%	1,461,685	-140,285	-8.76%	-65.10%	1,682,836,255	-131,766,260	-7.26%	-7.21%
2021	8,929,405	221,500	2.54%	60.76%	1,400,005	-61,680	-4.22%	-66.57%	1,585,780,440	-97,055,815	-5.77%	-12.56%
2022	9,244,585	315,180	3.53%	66.44%	1,487,580	87,575	6.26%	-64.48%	1,573,688,700	-12,091,740	-0.76%	-13.23%
2023	9,177,125	-67,460	-0.73%	65.22%	1,715,940	228,360	15.35%	-59.03%	1,749,142,871	175,454,171	11.15%	-3.55%
2024	9,239,160	62,035	0.68%	66.34%	1,702,245	-13,695	-0.80%	-59.36%	1,865,628,447	116,485,576	6.66%	2.87%
2025	9,870,945	631,785	6.84%	77.72%	1,727,715	25,470	1.50%	-58.75%	2,287,606,650	421,978,203	22.62%	26.14%

Cnty# **10**
County **BUFFALO**

Rate Ann.%chg: Total Agric Land **2.35%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	1,392,477,855	262,485	5,305			149,839,930	63,208	2,371			263,055,260	229,381	1,147		
2016	1,503,495,715	262,971	5,717	7.77%	7.77%	153,524,105	62,285	2,465	3.98%	3.98%	345,863,165	224,568	1,540	34.30%	34.30%
2017	1,499,356,575	262,561	5,711	-0.12%	7.64%	152,165,400	61,894	2,458	-0.26%	3.71%	342,458,795	225,114	1,521	-1.22%	32.65%
2018	1,449,976,125	261,998	5,534	-3.09%	4.32%	148,902,670	61,602	2,417	-1.68%	1.97%	309,781,230	225,155	1,376	-9.56%	19.97%
2019	1,359,438,255	261,991	5,189	-6.24%	-2.19%	141,688,020	60,402	2,346	-2.96%	-1.05%	309,162,765	228,548	1,353	-1.68%	17.96%
2020	1,268,875,870	264,332	4,800	-7.49%	-9.51%	121,325,825	57,689	2,103	-10.34%	-11.28%	285,140,850	224,802	1,268	-6.23%	10.60%
2021	1,178,989,645	261,722	4,505	-6.16%	-15.08%	113,594,660	55,773	2,037	-3.16%	-14.08%	284,080,665	228,945	1,241	-2.18%	8.20%
2022	1,171,307,705	261,553	4,478	-0.59%	-15.58%	111,427,250	55,269	2,016	-1.01%	-14.95%	280,485,665	229,804	1,221	-1.63%	6.43%
2023	1,343,261,785	261,359	5,140	14.77%	-3.12%	114,713,020	55,201	2,078	3.07%	-12.34%	280,230,220	229,674	1,220	-0.03%	6.39%
2024	1,412,608,575	261,648	5,399	5.05%	1.77%	120,408,370	55,177	2,182	5.01%	-7.95%	321,919,755	229,364	1,404	15.03%	22.39%
2025	1,755,367,790	261,784	6,705	24.20%	26.40%	124,850,095	55,273	2,259	3.51%	-4.72%	396,467,895	229,626	1,727	23.02%	50.56%

Rate Annual %chg Average Value/Acre: 2.34% -1.81% 4.19%

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
2015	5,536,235	10,879	509			2,750,065	5,103	539			1,813,659,345	571,056	3,176		
2016	6,561,565	10,431	629	23.61%	23.61%	3,174,270	5,363	592	9.82%	9.82%	2,012,618,820	565,617	3,558	12.04%	12.04%
2017	4,365,570	11,370	384	-38.96%	-24.55%	2,354,085	5,037	467	-21.04%	-13.29%	2,000,700,425	565,976	3,535	-0.66%	11.30%
2018	3,549,615	9,131	389	1.24%	-23.62%	3,909,175	8,481	461	-1.38%	-14.48%	1,916,118,815	566,367	3,383	-4.29%	6.52%
2019	5,818,625	14,538	400	2.96%	-21.36%	1,233,250	2,046	603	30.78%	11.84%	1,817,340,915	567,526	3,202	-5.35%	0.83%
2020	8,667,185	18,270	474	18.53%	-6.78%	1,461,685	2,043	715	18.67%	32.73%	1,685,471,415	567,136	2,972	-7.19%	-6.43%
2021	8,952,525	18,859	475	0.06%	-6.72%	1,400,005	1,978	708	-1.08%	31.30%	1,587,017,500	567,278	2,798	-5.86%	-11.91%
2022	9,262,775	18,735	494	4.15%	-2.85%	1,487,580	1,985	750	5.92%	39.07%	1,573,970,975	567,346	2,774	-0.83%	-12.65%
2023	9,190,945	18,535	496	0.29%	-2.56%	1,731,610	2,234	775	3.43%	43.84%	1,749,127,580	567,003	3,085	11.20%	-2.87%
2024	9,218,480	18,587	496	0.02%	-2.54%	1,702,245	2,204	772	-0.37%	43.32%	1,865,857,425	566,980	3,291	6.68%	3.62%
2025	9,878,525	18,137	545	9.82%	7.02%	1,728,925	2,167	798	3.28%	48.02%	2,288,293,230	566,987	4,036	22.64%	27.08%

10
BUFFALO

Rate Annual %chg Average Value/Acre: 2.35%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 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
50,084	BUFFALO	459,058,607	109,586,458	230,093,801	3,842,808,581	1,316,456,020	135,490,720	3,857,525	2,287,606,650	293,309,170	84,387,635	43,250	8,762,698,417
cnty sectorvalue % of total value:		5.24%	1.25%	2.63%	43.85%	15.02%	1.55%	0.04%	26.11%	3.35%	0.96%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
201	AMHERST	167,320	229,396	16,392	19,325,015	0	0	1,900,675	0	20,520	0	0	21,659,318
0.40%	%sector of county sector	0.04%	0.21%	0.01%	0.50%			49.27%		0.01%			0.25%
	%sector of municipality	0.77%	1.06%	0.08%	89.22%			8.78%		0.09%			100.00%
979	ELM CREEK	826,683	2,415,635	5,283,588	58,658,130	0	0	9,455,320	0	249,420	0	0	76,888,776
1.95%	%sector of county sector	0.18%	2.20%	2.30%	1.53%			245.11%		0.09%			0.88%
	%sector of municipality	1.08%	3.14%	6.87%	76.29%			12.30%		0.32%			100.00%
1,878	GIBBON	23,419,232	3,457,154	4,562,248	97,974,325	0	0	17,830,325	3,654,380	31,090	0	0	150,928,754
3.75%	%sector of county sector	5.10%	3.15%	1.98%	2.55%			462.22%	0.16%	0.01%			1.72%
	%sector of municipality	15.52%	2.29%	3.02%	64.91%			11.81%	2.42%	0.02%			100.00%
33,792	KEARNEY	105,154,665	59,071,353	28,214,950	2,520,933,551	32,815	237,640	1,141,221,250	32,584,475	0	927,040	2,595	3,888,380,334
67.47%	%sector of county sector	22.91%	53.90%	12.26%	65.60%	0.00%	0.18%	29584.29%	1.42%		1.10%	6.00%	44.37%
	%sector of municipality	2.70%	1.52%	0.73%	64.83%	0.00%	0.01%	29.35%	0.84%		0.02%	0.00%	100.00%
129	MILLER	977,085	37,091	4,212	6,325,245	0	0	688,845	0	26,520	0	0	8,058,998
0.26%	%sector of county sector	0.21%	0.03%	0.00%	0.16%			17.86%		0.01%			0.09%
	%sector of municipality	12.12%	0.46%	0.05%	78.49%			8.55%		0.33%			100.00%
361	PLEASANTON	1,994,873	420,710	82,199	30,408,475	0	0	2,848,265	0	0	0	0	35,754,522
0.72%	%sector of county sector	0.43%	0.38%	0.04%	0.79%			73.84%					0.41%
	%sector of municipality	5.58%	1.18%	0.23%	85.05%			7.97%					100.00%
1,441	RAVENNA	38,174,034	1,925,459	5,536,645	73,200,260	0	125,975	11,754,485	40,781,130	670,535	27,625	0	172,196,148
2.88%	%sector of county sector	8.32%	1.76%	2.41%	1.90%		0.09%	304.72%	1.78%	0.23%	0.03%		1.97%
	%sector of municipality	22.17%	1.12%	3.22%	42.51%		0.07%	6.83%	23.68%	0.39%	0.02%		100.00%
247	RIVERDALE	542,539	218,524	17,372	18,841,640	0	521,695	2,714,510	0	583,615	113,435	5	23,553,335
0.49%	%sector of county sector	0.12%	0.20%	0.01%	0.49%		0.39%	70.37%		0.20%	0.13%	0.01%	0.27%
	%sector of municipality	2.30%	0.93%	0.07%	80.00%		2.21%	11.52%		2.48%	0.48%	0.00%	100.00%
1,034	SHELTON	1,029,029	4,115,958	4,248,373	65,629,085	0	0	7,467,455	0	961,130	1,385	0	83,452,415
2.06%	%sector of county sector	0.22%	3.76%	1.85%	1.71%			193.58%		0.33%	0.00%		0.95%
	%sector of municipality	1.23%	4.93%	5.09%	78.64%			8.95%		1.15%	0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
40,063	Total Municipalities	172,285,461	71,891,281	47,965,979	2,891,295,733	32,815	885,310	1,195,881,441	77,019,985	2,542,830	1,069,485	2,600	4,460,872,610
79.99%	%all municip.sectors of cnty	37.53%	65.60%	20.85%	75.24%	0.00%	0.65%	31001.26%	3.37%	0.87%	1.27%	6.01%	50.91%

Sources: 2025 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 02/24/2026

Total Real Property Sum Lines 17, 25, & 30	Records : 24,589	Value : 8,510,755,205	Growth 103,033,929	Sum Lines 17, 25, & 41
--	-------------------------	------------------------------	---------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	609	18,480,635	327	15,454,440	180	8,697,160	1,116	42,632,235	
02. Res Improve Land	11,606	442,986,805	1,249	58,177,885	1,377	72,560,525	14,232	573,725,215	
03. Res Improvements	12,636	2,577,230,215	1,312	445,625,480	1,472	433,232,085	15,420	3,456,087,780	
04. Res Total	13,245	3,038,697,655	1,639	519,257,805	1,652	514,489,770	16,536	4,072,445,230	52,127,484
% of Res Total	80.10	74.62	9.91	12.75	9.99	12.63	67.25	47.85	50.59
05. Com UnImp Land	249	35,192,265	60	8,040,780	19	677,690	328	43,910,735	
06. Com Improve Land	1,719	273,152,233	160	19,915,578	64	4,753,115	1,943	297,820,926	
07. Com Improvements	1,720	848,526,144	175	145,714,630	80	21,149,090	1,975	1,015,389,864	
08. Com Total	1,969	1,156,870,642	235	173,670,988	99	26,579,895	2,303	1,357,121,525	38,336,240
% of Com Total	85.50	85.24	10.20	12.80	4.30	1.96	9.37	15.95	37.21
09. Ind UnImp Land	3	562,710	3	566,975	1	152,000	7	1,281,685	
10. Ind Improve Land	15	4,501,695	16	5,204,800	1	331,000	32	10,037,495	
11. Ind Improvements	14	72,271,050	16	55,391,690	2	1,616,780	32	129,279,520	
12. Ind Total	17	77,335,455	19	61,163,465	3	2,099,780	39	140,598,700	3,696,585
% of Ind Total	43.59	55.00	48.72	43.50	7.69	1.49	0.16	1.65	3.59
13. Rec UnImp Land	1	32,815	14	671,935	30	876,885	45	1,581,635	
14. Rec Improve Land	0	0	2	117,255	12	666,975	14	784,230	
15. Rec Improvements	0	0	2	277,645	12	1,299,530	14	1,577,175	
16. Rec Total	1	32,815	16	1,066,835	42	2,843,390	59	3,943,040	0
% of Rec Total	1.69	0.83	27.12	27.06	71.19	72.11	0.24	0.05	0.00
Res & Rec Total	13,246	3,038,730,470	1,655	520,324,640	1,694	517,333,160	16,595	4,076,388,270	52,127,484
% of Res & Rec Total	79.82	74.54	9.97	12.76	10.21	12.69	67.49	47.90	50.59
Com & Ind Total	1,986	1,234,206,097	254	234,834,453	102	28,679,675	2,342	1,497,720,225	42,032,825
% of Com & Ind Total	84.80	82.41	10.85	15.68	4.36	1.91	9.52	17.60	40.80
17. Taxable Total	15,232	4,272,936,567	1,909	755,159,093	1,796	546,012,835	18,937	5,574,108,495	94,160,309
% of Taxable Total	80.44	76.66	10.08	13.55	9.48	9.80	77.01	65.49	91.39

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	51	483,400	14,415,850	0	0	0
19. Commercial	75	16,791,787	177,184,038	3	872,113	24,718,927
20. Industrial	2	59,950	2,681,290	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	51	483,400	14,415,850
19. Commercial	0	0	0	78	17,663,900	201,902,965
20. Industrial	0	0	0	2	59,950	2,681,290
21. Other	0	0	0	0	0	0
22. Total Sch II				131	18,207,250	219,000,105

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	3	70	1	5	209	39,315	213	39,390	0
24. Non-Producing	11	2,525	0	0	7	1,335	18	3,860	0
25. Total	14	2,595	1	5	216	40,650	231	43,250	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	875	244	442	1,561

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	881,955	457	184,454,485	3,120	1,590,811,905	3,592	1,776,148,345
28. Ag-Improved Land	5	538,065	232	62,593,020	1,560	729,796,790	1,797	792,927,875
29. Ag Improvements	6	129,950	233	51,199,810	1,590	316,197,480	1,829	367,527,240

30. Ag Total				5,421	2,936,603,460
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	6	7.00	175,000	
32. HomeSite Improv Land	1	1.00	25,000	153	157.00	3,925,000	
33. HomeSite Improvements	1	0.00	101,290	155	0.00	41,360,980	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	10	14.24	31,330	
36. FarmSite Improv Land	3	2.50	5,500	184	208.01	457,630	
37. FarmSite Improvements	6	0.00	28,660	217	0.00	9,838,830	
38. FarmSite Total							
39. Road & Ditches	3	1.80	0	395	687.98	0	
40. Other- Non Ag Use	1	2.94	31,190	7	146.20	190,775	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	22	22.00	550,000	28	29.00	725,000	
32. HomeSite Improv Land	1,035	1,069.26	26,731,500	1,189	1,227.26	30,681,500	
33. HomeSite Improvements	1,079	0.00	241,798,880	1,235	0.00	283,261,150	224,030
34. HomeSite Total				1,263	1,256.26	314,667,650	
35. FarmSite UnImp Land	44	52.19	114,820	54	66.43	146,150	
36. FarmSite Improv Land	1,250	1,773.22	3,901,030	1,437	1,983.73	4,364,160	
37. FarmSite Improvements	1,444	0.00	74,398,600	1,667	0.00	84,266,090	8,649,590
38. FarmSite Total				1,721	2,050.16	88,776,400	
39. Road & Ditches	3,747	9,569.81	0	4,145	10,259.59	0	
40. Other- Non Ag Use	20	551.12	910,875	28	700.26	1,132,840	
41. Total Section VI				2,984	14,266.27	404,576,890	8,873,620

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	6	154.12	127,910	6	154.12	127,910

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	336	22,003.90	125,102,750
44. Market Value	0	0.00	0	336	22,003.90	165,466,615
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	518	43,793.56	193,768,920	854	65,797.46	318,871,670
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	70,515.13	31.26%	561,162,795	33.88%	7,958.05
46. 1A	29,054.73	12.88%	230,785,540	13.93%	7,943.13
47. 2A1	25,430.96	11.28%	195,280,605	11.79%	7,678.85
48. 2A	19,279.50	8.55%	144,433,515	8.72%	7,491.56
49. 3A1	8,076.97	3.58%	46,881,280	2.83%	5,804.32
50. 3A	2,605.34	1.16%	18,237,410	1.10%	7,000.01
51. 4A1	50,532.07	22.40%	329,092,185	19.87%	6,512.54
52. 4A	20,047.73	8.89%	130,552,000	7.88%	6,512.06
53. Total	225,542.43	100.00%	1,656,425,330	100.00%	7,344.18
Dry					
54. 1D1	217.29	0.41%	621,465	0.46%	2,860.07
55. 1D	16,134.96	30.27%	46,124,870	33.95%	2,858.69
56. 2D1	5,041.20	9.46%	13,460,065	9.91%	2,670.01
57. 2D	4,067.57	7.63%	10,857,875	7.99%	2,669.38
58. 3D1	1,091.80	2.05%	2,707,685	1.99%	2,480.02
59. 3D	282.78	0.53%	698,470	0.51%	2,470.01
60. 4D1	20,346.03	38.17%	47,201,030	34.74%	2,319.91
61. 4D	6,120.10	11.48%	14,198,185	10.45%	2,319.93
62. Total	53,301.73	100.00%	135,869,645	100.00%	2,549.07
Grass					
63. 1G1	21,591.10	10.31%	44,840,270	10.95%	2,076.79
64. 1G	4,319.47	2.06%	8,194,555	2.00%	1,897.12
65. 2G1	31,192.23	14.89%	62,907,600	15.36%	2,016.77
66. 2G	84,522.67	40.35%	168,785,295	41.21%	1,996.92
67. 3G1	59,403.92	28.36%	117,513,420	28.69%	1,978.21
68. 3G	1,852.93	0.88%	1,700,345	0.42%	917.65
69. 4G1	1,881.50	0.90%	2,147,025	0.52%	1,141.12
70. 4G	4,712.50	2.25%	3,454,880	0.84%	733.13
71. Total	209,476.32	100.00%	409,543,390	100.00%	1,955.08
Irrigated Total					
Irrigated Total	225,542.43	45.24%	1,656,425,330	75.04%	7,344.18
Dry Total					
Dry Total	53,301.73	10.69%	135,869,645	6.16%	2,549.07
Grass Total					
Grass Total	209,476.32	42.02%	409,543,390	18.55%	1,955.08
72. Waste	9,514.13	1.91%	5,137,595	0.23%	540.00
73. Other	688.37	0.14%	371,725	0.02%	540.01
74. Exempt	917.29	0.18%	2,193,775	0.10%	2,391.58
75. Market Area Total	498,522.98	100.00%	2,207,347,685	100.00%	4,427.78

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,444.13	59.08%	130,862,655	60.81%	7,958.02
46. 1A	1,958.24	7.04%	15,587,565	7.24%	7,959.99
47. 2A1	4,116.85	14.79%	31,617,350	14.69%	7,679.99
48. 2A	2,205.45	7.92%	16,540,875	7.69%	7,500.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	740.71	2.66%	5,184,970	2.41%	7,000.00
51. 4A1	1,864.15	6.70%	12,144,975	5.64%	6,515.02
52. 4A	505.31	1.82%	3,257,910	1.51%	6,447.35
53. Total	27,834.84	100.00%	215,196,300	100.00%	7,731.19
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,663.71	53.86%	4,758,205	57.78%	2,860.00
56. 2D1	321.42	10.41%	858,175	10.42%	2,669.95
57. 2D	106.63	3.45%	284,705	3.46%	2,670.03
58. 3D1	111.99	3.63%	277,735	3.37%	2,480.00
59. 3D	16.35	0.53%	40,385	0.49%	2,470.03
60. 4D1	570.95	18.49%	1,324,580	16.09%	2,319.96
61. 4D	297.67	9.64%	690,590	8.39%	2,319.99
62. Total	3,088.72	100.00%	8,234,375	100.00%	2,665.95
Grass					
63. 1G1	2,407.87	23.61%	5,032,420	25.75%	2,089.99
64. 1G	144.93	1.42%	156,745	0.80%	1,081.52
65. 2G1	1,616.70	15.85%	3,285,135	16.81%	2,032.00
66. 2G	3,793.90	37.20%	7,600,495	38.90%	2,003.35
67. 3G1	1,449.63	14.21%	2,868,200	14.68%	1,978.57
68. 3G	42.04	0.41%	78,115	0.40%	1,858.11
69. 4G1	75.75	0.74%	54,625	0.28%	721.12
70. 4G	667.46	6.54%	463,915	2.37%	695.05
71. Total	10,198.28	100.00%	19,539,650	100.00%	1,915.98
Irrigated Total					
	27,834.84	66.89%	215,196,300	88.47%	7,731.19
Dry Total					
	3,088.72	7.42%	8,234,375	3.39%	2,665.95
Grass Total					
	10,198.28	24.51%	19,539,650	8.03%	1,915.98
72. Waste	469.28	1.13%	253,400	0.10%	539.98
73. Other	19.20	0.05%	10,370	0.00%	540.10
74. Exempt	1,369.69	3.29%	7,503,300	3.08%	5,478.10
75. Market Area Total	41,610.32	100.00%	243,234,095	100.00%	5,845.52

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	527.51	6.54%	2,205,420	3.82%	4,180.81
46. 1A	11.95	0.15%	95,120	0.16%	7,959.83
47. 2A1	4,351.26	53.96%	33,417,695	57.90%	7,680.00
48. 2A	809.51	10.04%	6,071,325	10.52%	7,500.00
49. 3A1	160.39	1.99%	528,485	0.92%	3,295.00
50. 3A	2,167.79	26.88%	15,174,530	26.29%	7,000.00
51. 4A1	12.50	0.16%	81,440	0.14%	6,515.20
52. 4A	22.50	0.28%	146,590	0.25%	6,515.11
53. Total	8,063.41	100.00%	57,720,605	100.00%	7,158.34
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.50	0.57%	12,870	0.68%	2,860.00
56. 2D1	178.04	22.73%	475,345	24.96%	2,669.88
57. 2D	13.59	1.74%	36,285	1.91%	2,669.98
58. 3D1	113.45	14.49%	281,365	14.77%	2,480.08
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	473.53	60.47%	1,098,600	57.69%	2,320.02
62. Total	783.11	100.00%	1,904,465	100.00%	2,431.93
Grass					
63. 1G1	6,925.14	66.57%	14,473,590	84.05%	2,090.01
64. 1G	148.81	1.43%	311,025	1.81%	2,090.08
65. 2G1	8.65	0.08%	17,690	0.10%	2,045.09
66. 2G	109.61	1.05%	108,710	0.63%	991.79
67. 3G1	23.50	0.23%	46,655	0.27%	1,985.32
68. 3G	182.25	1.75%	140,340	0.82%	770.04
69. 4G1	8.65	0.08%	6,015	0.03%	695.38
70. 4G	2,996.88	28.81%	2,115,365	12.28%	705.86
71. Total	10,403.49	100.00%	17,219,390	100.00%	1,655.16
Irrigated Total					
Irrigated Total	8,063.41	30.35%	57,720,605	70.87%	7,158.34
Dry Total					
Dry Total	783.11	2.95%	1,904,465	2.34%	2,431.93
Grass Total					
Grass Total	10,403.49	39.16%	17,219,390	21.14%	1,655.16
72. Waste	6,082.86	22.90%	3,369,150	4.14%	553.88
73. Other	1,231.18	4.63%	1,231,180	1.51%	1,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	26,564.05	100.00%	81,444,790	100.00%	3,065.98

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	146.14	1,069,940	28,016.88	216,293,415	233,277.66	1,711,978,880	261,440.68	1,929,342,235
77. Dry Land	63.03	171,950	2,154.79	5,775,360	54,955.74	140,061,175	57,173.56	146,008,485
78. Grass	83.67	105,160	10,183.13	18,722,980	219,811.29	427,474,290	230,078.09	446,302,430
79. Waste	20.90	11,280	2,072.74	1,163,910	13,972.63	7,584,955	16,066.27	8,760,145
80. Other	0.00	0	322.39	312,105	1,616.36	1,301,170	1,938.75	1,613,275
81. Exempt	0.00	0	1,269.62	7,513,915	1,017.36	2,183,160	2,286.98	9,697,075
82. Total	313.74	1,358,330	42,749.93	242,267,770	523,633.68	2,288,400,470	566,697.35	2,532,026,570

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	261,440.68	46.13%	1,929,342,235	76.20%	7,379.66
Dry Land	57,173.56	10.09%	146,008,485	5.77%	2,553.78
Grass	230,078.09	40.60%	446,302,430	17.63%	1,939.79
Waste	16,066.27	2.84%	8,760,145	0.35%	545.25
Other	1,938.75	0.34%	1,613,275	0.06%	832.12
Exempt	2,286.98	0.40%	9,697,075	0.38%	4,240.12
Total	566,697.35	100.00%	2,532,026,570	100.00%	4,468.04

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	4,090	1	25,000	3	515,545	4	544,635	0
83.2 Area 1 (east Ky South)	69	1,946,690	1,118	40,403,800	1,098	167,072,970	1,167	209,423,460	969,420
83.3 Area 2 (west Ky South)	23	824,810	1,742	68,063,330	1,730	345,035,860	1,753	413,924,000	1,258,800
83.4 Area 3 (east Ky Middle)	109	2,585,145	2,376	96,434,700	2,376	451,607,500	2,485	550,627,345	11,782,503
83.5 Area 4 (west Ky Middle)	54	2,696,340	1,405	66,316,905	1,405	375,947,470	1,459	444,960,715	3,436,185
83.6 Area 5 (east Ky North)	112	4,328,080	1,455	80,490,360	1,455	487,303,010	1,567	572,121,450	8,202,285
83.7 Area 6 (west Ky North)	125	5,235,885	1,116	62,636,105	1,116	389,007,850	1,241	456,879,840	7,039,281
83.8 Area 7 (small Towns)	0	0	1	35,505	1	320,680	1	356,185	0
83.9 Area 8 (rural Res Subs)	427	22,760,695	2,579	128,804,360	2,598	863,660,510	3,025	1,015,225,565	16,689,185
83.10 Elm Creek Res	24	490,635	346	6,413,590	346	55,908,170	370	62,812,395	215,195
83.11 Gibbon Res	32	465,265	568	8,611,785	559	89,750,780	591	98,827,830	5,340
83.12 Kearney Res/com	4	6,035	0	0	0	0	4	6,035	250,800
83.13 Mobile Homes	0	0	0	0	1,214	13,676,500	1,214	13,676,500	112,560
83.14 Ravenna Res	23	105,970	584	2,946,650	579	75,322,125	602	78,374,745	857,820
83.15 Recreational South	45	1,581,635	14	784,230	14	1,577,175	59	3,943,040	5,155
83.16 Shelton Res	39	290,475	434	4,280,855	432	62,951,195	471	67,522,525	107,990
83.17 Villages Res	74	892,120	507	8,262,270	508	78,007,615	582	87,162,005	1,194,965
84 Residential Total	1,161	44,213,870	14,246	574,509,445	15,434	3,457,664,955	16,595	4,076,388,270	52,127,484

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 N/a Or Error	0	0	0	0	1	558,700	1	558,700	534,375
85.2 Com Outside Kry Cl	106	5,825,010	531	25,691,845	573	226,159,780	679	257,676,635	5,832,655
85.3 Kearney Res/com	229	39,367,410	1,444	282,166,576	1,433	917,950,904	1,662	1,239,484,890	35,665,795
86 Commercial Total	335	45,192,420	1,975	307,858,421	2,007	1,144,669,384	2,342	1,497,720,225	42,032,825

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	21,336.17	10.77%	44,588,595	11.15%	2,089.81
88. 1G	3,510.64	1.77%	7,331,790	1.83%	2,088.45
89. 2G1	30,413.11	15.35%	62,184,205	15.55%	2,044.65
90. 2G	83,165.52	41.98%	167,579,545	41.90%	2,015.01
91. 3G1	59,102.83	29.84%	117,219,550	29.31%	1,983.32
92. 3G	222.54	0.11%	431,730	0.11%	1,940.01
93. 4G1	347.17	0.18%	661,370	0.17%	1,905.03
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	198,097.98	100.00%	399,996,785	100.00%	2,019.19
CRP					
96. 1C1	3.26	0.37%	6,255	0.40%	1,918.71
97. 1C	81.50	9.30%	153,240	9.79%	1,880.25
98. 2C1	71.39	8.15%	135,955	8.69%	1,904.40
99. 2C	78.80	8.99%	144,685	9.25%	1,836.10
100. 3C1	56.16	6.41%	105,240	6.73%	1,873.93
101. 3C	13.97	1.59%	23,955	1.53%	1,714.75
102. 4C1	393.76	44.93%	692,765	44.27%	1,759.36
103. 4C	177.60	20.26%	302,795	19.35%	1,704.93
104. Total	876.44	100.00%	1,564,890	100.00%	1,785.51
Timber					
105. 1T1	251.67	2.40%	245,420	3.07%	975.17
106. 1T	727.33	6.93%	709,525	8.89%	975.52
107. 2T1	707.73	6.74%	587,440	7.36%	830.03
108. 2T	1,278.35	12.17%	1,061,065	13.29%	830.03
109. 3T1	244.93	2.33%	188,630	2.36%	770.14
110. 3T	1,616.42	15.39%	1,244,660	15.59%	770.01
111. 4T1	1,140.57	10.86%	792,890	9.93%	695.17
112. 4T	4,534.90	43.18%	3,152,085	39.49%	695.07
113. Total	10,501.90	100.00%	7,981,715	100.00%	760.03
<hr/>					
Grass Total	198,097.98	94.57%	399,996,785	97.67%	2,019.19
CRP Total	876.44	0.42%	1,564,890	0.38%	1,785.51
Timber Total	10,501.90	5.01%	7,981,715	1.95%	760.03
<hr/>					
114. Market Area Total	209,476.32	100.00%	409,543,390	100.00%	1,955.08

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	2,407.87	26.01%	5,032,420	26.72%	2,089.99
88. 1G	12.30	0.13%	25,710	0.14%	2,090.24
89. 2G1	1,599.40	17.28%	3,270,780	17.36%	2,045.00
90. 2G	3,756.53	40.58%	7,569,485	40.19%	2,015.02
91. 3G1	1,441.93	15.58%	2,862,270	15.20%	1,985.03
92. 3G	39.10	0.42%	75,850	0.40%	1,939.90
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,257.13	100.00%	18,836,515	100.00%	2,034.81
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1.54	47.98%	3,135	50.28%	2,035.71
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	1.67	52.02%	3,100	49.72%	1,856.29
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	3.21	100.00%	6,235	100.00%	1,942.37
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	131.09	13.98%	127,900	18.35%	975.67
107. 2T1	17.30	1.84%	14,355	2.06%	829.77
108. 2T	37.37	3.98%	31,010	4.45%	829.81
109. 3T1	7.70	0.82%	5,930	0.85%	770.13
110. 3T	2.94	0.31%	2,265	0.33%	770.41
111. 4T1	74.08	7.90%	51,525	7.39%	695.53
112. 4T	667.46	71.16%	463,915	66.57%	695.05
113. Total	937.94	100.00%	696,900	100.00%	743.01
Grass Total					
	9,257.13	90.77%	18,836,515	96.40%	2,034.81
CRP Total					
	3.21	0.03%	6,235	0.03%	1,942.37
Timber Total					
	937.94	9.20%	696,900	3.57%	743.01
114. Market Area Total	10,198.28	100.00%	19,539,650	100.00%	1,915.98

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,925.14	97.45%	14,473,590	97.47%	2,090.01
88. 1G	148.81	2.09%	311,025	2.09%	2,090.08
89. 2G1	8.65	0.12%	17,690	0.12%	2,045.09
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	23.50	0.33%	46,655	0.31%	1,985.32
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	7,106.10	100.00%	14,848,960	100.00%	2,089.61
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	15.70	35.20%	30,770	36.91%	1,959.87
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	28.90	64.80%	52,600	63.09%	1,820.07
104. Total	44.60	100.00%	83,370	100.00%	1,869.28
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	93.91	2.89%	77,940	3.41%	829.94
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	182.25	5.60%	140,340	6.14%	770.04
111. 4T1	8.65	0.27%	6,015	0.26%	695.38
112. 4T	2,967.98	91.24%	2,062,765	90.19%	695.01
113. Total	3,252.79	100.00%	2,287,060	100.00%	703.11
<hr/>					
Grass Total	7,106.10	68.30%	14,848,960	86.23%	2,089.61
CRP Total	44.60	0.43%	83,370	0.48%	1,869.28
Timber Total	3,252.79	31.27%	2,287,060	13.28%	703.11
<hr/>					
114. Market Area Total	10,403.49	100.00%	17,219,390	100.00%	1,655.16

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

10 Buffalo

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	3,842,808,581	4,072,445,230	229,636,649	5.98%	52,127,484	4.62%
02. Recreational	3,857,525	3,943,040	85,515	2.22%	0	2.22%
03. Ag-Homesite Land, Ag-Res Dwelling	293,309,170	314,667,650	21,358,480	7.28%	224,030	7.21%
04. Total Residential (sum lines 1-3)	4,139,975,276	4,391,055,920	251,080,644	6.06%	52,351,514	4.80%
05. Commercial	1,316,456,020	1,357,121,525	40,665,505	3.09%	38,336,240	0.18%
06. Industrial	135,490,720	140,598,700	5,107,980	3.77%	3,696,585	1.04%
07. Total Commercial (sum lines 5-6)	1,451,946,740	1,497,720,225	45,773,485	3.15%	42,032,825	0.26%
08. Ag-Farmsite Land, Outbuildings	83,329,065	88,776,400	5,447,335	6.54%	8,649,590	-3.84%
09. Minerals	43,250	43,250	0	0.00	0	0.00%
10. Non Ag Use Land	1,058,570	1,132,840	74,270	7.02%		
11. Total Non-Agland (sum lines 8-10)	84,430,885	89,952,490	5,521,605	6.54%	8,649,590	-3.70%
12. Irrigated	1,754,861,922	1,929,342,235	174,480,313	9.94%		
13. Dryland	124,776,535	146,008,485	21,231,950	17.02%		
14. Grassland	396,369,533	446,302,430	49,932,897	12.60%		
15. Wasteland	9,870,945	8,760,145	-1,110,800	-11.25%		
16. Other Agland	1,727,715	1,613,275	-114,440	-6.62%		
17. Total Agricultural Land	2,287,606,650	2,532,026,570	244,419,920	10.68%		
18. Total Value of all Real Property (Locally Assessed)	7,963,959,551	8,510,755,205	546,795,654	6.87%	103,033,929	5.57%

2026 Assessment Survey for Buffalo County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4- listers or reviewers
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$632,119.63
7.	Adopted budget, or granted budget if different from above:
	\$606,619.63
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000 - the majority of appraisal work is done in house
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:
	A budget for the computer system is maintained by the county IT Department.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,000
12.	Amount of last year's assessor's budget not used:
	\$70,742.90

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS, PCv3
2.	CAMA software:
	MIPS, PCv3
3.	Personal Property software:
	MIPS, PCv3
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The Register of Deeds Office maintains the cadastral maps.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.buffalo.gworks.com
8.	Who maintains the GIS software and maps?
	The GIS software and mapping is maintained by the vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry and Beacon/Schneider
10.	When was the aerial imagery last updated?
	2025 Pictometry

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, there are two zoning areas, Ag and Ag residential. Both areas require building permits.

3.	What municipalities in the county are zoned?
	Kearney, Riverdale, Elm Creek, Amherst, Miller, Pleasanton, Ravenna, Gibbon and Shelton are all zoned.
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	Beacon/Schneider
3.	Other services:
	Pictometry Online

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
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

2026 Residential Assessment Survey for Buffalo County

1.	Valuation data collection done by:
	In-house listers and reviewers
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used for residential properties using local market data to arrive at depreciation
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 studies are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, each valuation group has its own depreciation table based on market information. Within the valuation group there are economic depreciation adjustments made from sales studies.
5.	Describe the methodology used to determine the residential lot values?
	A price per square foot analysis is conducted based on sales information within the neighborhood. There are multiple land tables in the CAMA system that value the land.
6.	How are rural residential site values developed?
	Rural residential site values are developed through sales of rural acreage sites. County zoning requires 3 acres to build a home site, and sales are used based on this acre minimum.
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?
	A discounted cash-flow analysis is done annually to establish a value for lots held for sale or resale if an application to combine lots has been received. All other lots being held for sale or resale are valued using the regular lot tables for the neighborhood they are located in.

2026 Commercial Assessment Survey for Buffalo County

1.	Valuation data collection done by:
	In-house listers and reviewers
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	For the commercial class, valuation group 1 was updated to the income approach. The assessor is currently in the process of switching valuation group 2 to the income approach.
2a.	Describe the process used to determine the value of unique commercial properties.
	Both the cost approach and income approach are used in the commercial class. The commercial appraiser will rely on sales information from across the state (when necessary) to develop the appraisal tables.
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?
	CAMA tables are used and then adjusted to reflect the local market based on sales information. Economic depreciation is also applied in the smaller villages from the sales analysis.
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 depreciation table is based on the occupancy code.
5.	Describe the methodology used to determine the commercial lot values.
	Lot size, location and sales analysis are considered in establishing the lot values.

2026 Agricultural Assessment Survey for Buffalo County

1.	Valuation data collection done by:
	In-house listers and reviewers
2.	Describe the process used to determine and monitor market areas.
	Topography and soils are considered as are water availability, allocation and rights, and location. Sales studies are conducted and non-agricultural influences are reviewed for changes in the special valuation area.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Typically, any parcel less than 20 acres are classified as residential. However, all parcels are reviewed and inspected periodically to determine whether the use is residential, recreational, or agricultural.
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
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	At this time there has not been a separate market analysis conducted for intensive use in the county. Currently, feedlots, vineyards and tree farms are classified as Intensive use
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	There are two WRP properties in the county, and are valued at \$940/acre based on a study.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Timber, CRP, and lakes. Irrigated grass is also used and is 5% less than crop value.
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	733
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The county conducts a market study.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	In the southern portion of the county, agricultural land is subject to a recreational influence from the Platte River. Around Kearney, there continues to be influence of both commercial and residential development.
7d.	Where is the influenced area located within the county?

	The influences are located within Market Areas 2 and 6.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	In both special value areas, agricultural land values are the same as the uninfluenced market area 1.

2025 THREE YEAR ASSESSMENT PLAN

BUFFALO COUNTY ASSESSMENT YEARS 2026, 2027, & 2028



Prepared by:

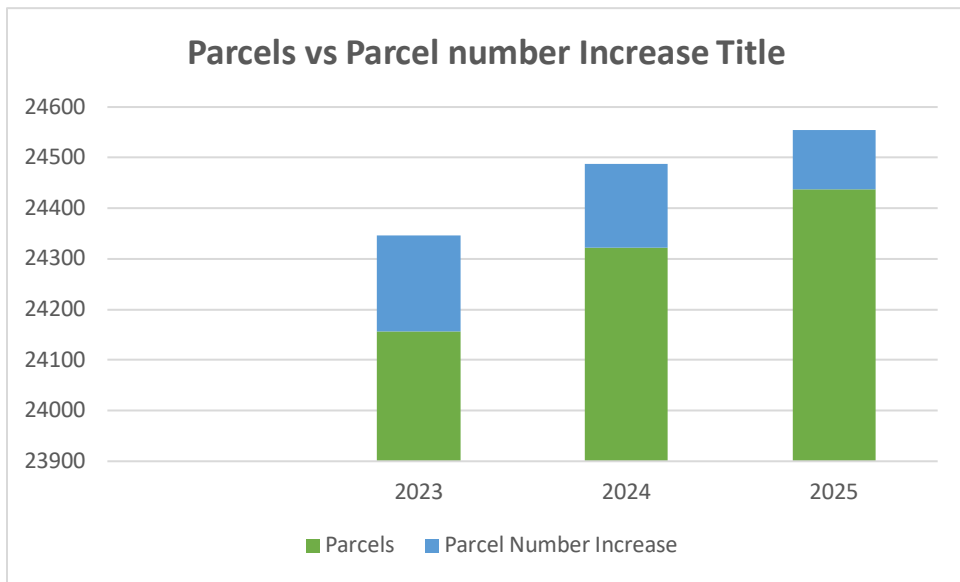
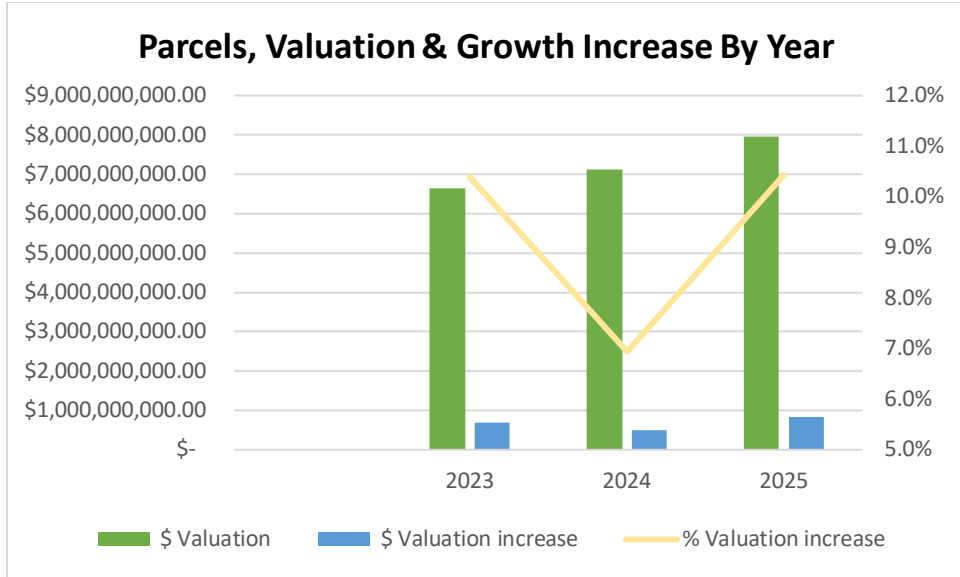
Roy Meusch, Buffalo County Assessor

Phone: 308-236-1205

Email: rmeusch@buffalocounty.ne.gov

Table of Contents

- Increase by Parcel, Valuation & Growth.....3
- Forecast Table of 6-year reviews.....4
 - A) Review Activities
- Current Resources.....6
 - A) General Office Info
 - B) Staff
 - C) Budget
- Assessor’s Duties and Responsibilities.....7
 - A) Record Maintenance, Mapping and Ownership Changes
 - B) Assessor Administrative Reports
 - C) Personal Property
 - D) Permissive Exemptions
 - E) Taxable Government owned property
 - B) Homestead Exemption
 - F) Centrally Assessed Properties
 - G) Tax Increment Financing
 - H) Taxing Districts and Tax Rates
 - I) Tax List Corrections
 - J) County Board of Equalization: Protest Process
 - K) Tax Equalization and Review Commission
- Conclusion.....11
- Statutory Requirements.....3



SOURCE: BUFFALO COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY, FORM 45 AND/OR YEARLY R & O BY PROPERTY ASSESSMENT DIVISION, NE DEPT OF REVENUE

6 Year Review Forecast & 3 Year Assessment Plan For 2025, 2026, 2027 w/ projected Years 2027-2030

APPRAISAL TYPE	2025	2026	2027	2028	2029	2030
CEMETARIES/ 46	31	31	31	31	31	31
RESIDENTIAL						
ELM CREEK				373		
GIBBON					603	
RAVENNA	621					
SHELTON						473
VILLAGES			595			
KEARNEY 21-26	1460	1870	1605	1705	1413	1654
441	128	381	230	95	293	338
442		306				
MOBILE HOMES	387		89	416	234	53
LAKE/ OUTLOTS			82			
TOWNSHIPS/ AG						
Total Ag parcels reviewed each year	996	700	1310	1351	1543	871
COMMERCIAL - INDUSTRIAL						
GOVL & PERMISSIVE EXEMPTIONS	467	255	342	401	379	352
TOTALS	4090	3543	4284	4372	4496	3772

General Office Information for 2025

We take advantage of all videos and classes that are available. We also have continued training within the office including a Monday morning meeting each week.

Property Records and sales searches are available on Beacon and Nebraska Assessor's Online, which taxpayers can access.

Available Time Allotments for Field Staff

STAFF

Field Reviewers

For 2025 we have 4 Full Time Equivalent Field reviewers available to accomplish review requirements which include protest reviews, pick-up, permit, preliminary value, and sales review work. They go on appointments and help property owners with all queries and explanations. The field staff are currently all using 'Surface Pros' to do their field work. This greatly enhances the amount of work that can be done and cuts down on the amount of time spent in the office. The Surface Pros also take pictures and automatically update the property records. They allow reviewer the opportunity to show property owners the information in their property record while on site. All field reviewers are prepared to assist with other areas of responsibility when necessary. They can wait on the counter and help with questions and forms.

APPRAISAL TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
SETTING VALUES/ PRELIM REVIEWS	X	X	X									
PRELIMINARY MEETINGS	X	X	X									
NEW CONSTRUCTION REVIEWS			X	X	X	X	X	X	X			
NBHD REVIEWS			X	X	X	X	X	X	X			
FINAL VALUES			X	X	X							
PROTESTS					X	X	X					
SALES STUDIES/ CALIBRATION					X	X	X	X	X	X		
PICK UP WORK/PERMIT REVIEW/CLEAN UP							X	X	X	X	X	X

Activities Performed During Preliminary Values, Neighborhood Review, Sales Review, Protest Review and Pickup Work

These reviews include:

- Re-measuring house, sheds and outbuildings as necessary.
- Evaluating Quality / Condition and noting if remodeling has taken place.
- Noting kitchen and bathrooms Q / C and pictures taken.
- Evaluating the siding including calculation of percentage of brick veneer
- Obtaining the number of plumbing fixtures
- Obtaining the amount of basement finish
- Establishing an attached and/or detached garage and its size, condition and interior finish
- Re-measuring and recording all miscellaneous improvements – porches, decks, covered or uncovered entries, garage finish, walkout basement, garden level basement, egress windows and measuring concrete patios if changed
- Taking pictures front / back of main building and outbuildings
- Updating the parcel record with any changes observed and noted.
- Checking drawings to 1" = 20' Scale
- Entering pictures, notes, and adjustments in the CAMA system.

Office Staff for 2025

There are 3.0 office staff employees. They assist at the counter, answer phone calls, answer questions, wait on the public and do day-to-day duties. All of them can assist with Homestead and Personal Property. Two people assist with sales entry, Permissive Exemption properties and special projects. Two of the clerical staff do most of the reports and information for the state.

The deputy does special inquiries, sending sales verifications, entering sales and trouble shooting. She also handles Computer information, MIPS updates and checks input for accuracy. If needed, the deputy aids with review work and assists in every aspect of anything that needs to be done in the office.

Assessor's Staff, Office Duties and Responsibilities

- 1. Record Maintenance, Mapping Updates & Ownership Changes**
- 2. Assessor Administrative Reports Annually prepare & file required by statute/regulation**
 - Abstracts (Real and Personal Property)
 - Assessor Survey
 - Sale information to PAD roster & annual Assessed Value Update with Certification of Value to Political Subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - Certificate of Taxes Levied Report
 - Report of current values for properties owned by Board of Educational Lands & Funds
 - Report of all Exempt Property and Taxable Government Owned Property
 - Annual Plan of Assessment Report
- 3. Personal Property**

Administer annual filing of Buffalo County schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
- 4. Permissive Exemptions**

Administer annual filings of applications for a new (Form 451) or continued exempt use (Form 451a), review and make recommendations to B.O.E.
- 5. Taxable Government Owned Property**

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
- 6. Homestead Exemptions**

Administer Buffalo County annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7. Centrally Assessed**

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8. Tax Increment Financing**

Management of record/valuation information for properties in community development projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. 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 levy rates used for tax billing process.

10. Tax Lists/Tax List corrections

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property, & prepare correction documents for B.O.E. approval and for county treasurer.

11. County Board of Equalization

Prepare information for the B.O.E., attend hearings, if applicable for the county, defend values (LOV) and sales file, and/or implement orders of the T.E.R.C.

12. Tax Equalization and Review Commission Appeals

Prepare Information for the B.O.E. to defend their BASIS for decision, defend assessor determined Level of Value (LOV) and sales file, and/or
"Show Cause" to the T.E.R.C. for LOV or methodology as the need specifies.

13. T.E.R.C. Statewide Equalization

Attend hearings, if applicable to county, defend values, and/or implement orders of the T.E.R.C. Notify PAD of execution orders and when implemented.

14. Education

Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain the Assessor Certification.
All Staff attends training provided by the State that is pertinent to their specific duties.

15. Assessor's Property Assessment & Taxation Calendar

Complete Assessor's Office calendar tasks in a timely manner.

BUDGET

The Budget has not been set at the time of this writing.

Conclusion

There are 26,000+ parcels in Buffalo County with modest increases in the number of parcels in the last 5 years. Those properties scheduled for review in 2025 and protested properties will be reviewed this summer as well as neighborhoods which have signs of inequality within them.

Rural residential properties in the same township and range areas will be reviewed as well as acreages around Kearney. Multiple neighborhoods in Kearney are being reviewed. Land values for residential neighborhoods, acreages and rural home-sites will be reviewed. Residential depreciation and effective age will be closely monitored in Kearney, small towns, acreages and rural home sites.

We have realigned the review process in Kearney so that we are reviewing similar numbers of parcel each year instead of one area each year. This makes the sales reviews and studies much more understandable. We are combining some neighborhoods in Kearney as there are neighborhoods with very few parcels. This will result in some neighborhoods being reviewed a little sooner than the 6 years, in order to make the numbers more even throughout the 6 years.

Special Value and Agricultural properties, as well as acreages, are reviewed and updated in the new review configuration.

We are visiting with many folks, especially those that file protests every year. We also are working on making sure the costing information on all records is as complete and correct as possible.

Commercial properties and sales continue to be reviewed. Many commercial neighborhoods have been realigned, and values will be examined along with occupancy codes versus price/ sq. ft. We have requested and are receiving income data from multiple commercial owners and will continue to work on moving to income and expense information for 2026 for the majority of commercial properties.

We will do preliminary values again in 2026 which will allow property owners to come in and visit with us before the actual 2026 values are set. This was a successful use of time in past years.

Respectfully submitted, July 15, 2025

Roy Meusch
Buffalo County Assessor

Statutory Requirements

Pursuant to [Neb. Revised Statute, 77-1311.02](#),

The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Pursuant to [Neb. Revised Statute, 77-1311.03](#)

On or before March 19 of each year, each county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall adjust the value of all taxable real property parcels by class or subclass in the county so that the value of all real property is uniform and proportionate. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years.

Pursuant to [Neb. Revised Statute, 77-112](#)

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade.

Acceptable Range of Values

Pursuant to [Neb. Revised Statute 77-5023](#)

(2) An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural land and horticultural land as defined in section [77-1359](#), sixty-nine to seventy-five percent of actual value; (b) for lands receiving special valuation, sixty-nine to seventy-five percent of special valuation as defined in section [77-1343](#); and (c) for all other real property, ninety-two to one hundred percent of actual value.

(3) Any increase or decrease shall cause the level of value determined by the commission to be at the midpoint of the applicable acceptable range.

Acceptable ranges are:

- (a) For **agricultural land and horticultural land 69% to 75%** of actual value.
- (b) For lands receiving **special valuation 69% to 75%** of actual value.
- (c) For **all other real property, 92% to 100%** of actual value. e.g., Residential and Commercial/Industrial

February 20, 2026

Agricultural Land and Special Valuation for 2026

All agricultural land in Buffalo County is valued using the market approach. In 2002, Buffalo County adopted county zoning that became effective January 1, 2003. The Assessor's Office initiated "Special Valuation" or Greenbelt Valuation after discussion with the Buffalo County Board of Supervisors.

The agricultural land tables in MIPS (CAMA) reflect both market (i.e., the Highest and Best Use" value) and the uninfluenced agricultural land value which reflects 75% of the value if the land were available for agricultural or horticultural purposes. Special Valuation values are derived from sales of similar classes or subclasses of agricultural land from agricultural areas in which actual value is not subject to influences by other purposes or uses.

Identification of the Influenced areas:

For 2026, there are three market areas. Area 1 does not recognize a difference between agricultural land value and value for other uses and therefore is not in a Special Valuation area. A difference between values for agricultural purposes and a higher market value based upon other influences or uses was indicated for two areas. Market Area 2 and Market Area 6 are treated as Special Valuation.

Market Area 2 is land surrounding and near the City of Kearney. This area shows a difference between land bought for agricultural purposes and land bought for potential commercial or residential development. Market Area 1 was considered in determining the special value for Market Area 2.

Market Area 6 is located south of I-80 to the county line. This area shows a difference between land bought for agricultural purposes and land bought for river or recreational influence. Groups like Platte Valley Recovery and the Whooping Crane Trust have been buying river and land surrounding the river. They are paying a higher value for land which is not typical of agricultural land values. Market Area 1 was considered in determining the special value for Market Area 6.

Determination of the highest and best use of the properties to be valued:

Land bought for other influences other than agricultural or horticultural such as commercial, residential or recreational were studied and the best land use was determined. The highest and best uses for Market Area 2 are commercial and residential uses. The highest and best use for Market Area 6 is recreational use. The highest and best uses for Market Area 1 are agricultural and horticultural uses.

Explanation of the valuation models used in arriving at the value estimates:

Market Area 2 and Market Area 6 are treated as Special Valuation. Sales in these market areas that were bought for other uses are studied and market value is determined. Sales in Area 2 have influences of commercial and residential development from the City of Kearney. Land around Kearney typically sells higher for this reason. The special values are determined from a non-influenced area. Sales in Market Area 1 help to determine the special value for Area 2. Market Area 6 has influences of the Platte River and recreational uses. Sales of these types of influences are used in determining the market value in these areas. Market Area 1 was considered in determining the special value for Market Area 6.

Explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency or typical market conditions:

No adjustments were made.

Explanation and analysis of the estimate of economic rent or net operating income used in the income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents:

The Income Capitalization approach was not used.

An explanation and analysis of typical expenses allowed in an income capitalization approach:

The Income Capitalization approach was not used.

Explanation and analysis of the overall capitalization rate used in an income capitalization approach:

The Income Capitalization approach was not used.

A file of all data used in determining special and actual value is available for public inspection in the Buffalo County Assessor's Office.