

NEBRASKA

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DEPARTMENT OF REVENUE

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

CUSTER COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Custer 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 Custer 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: Elise Taylor, Custer County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

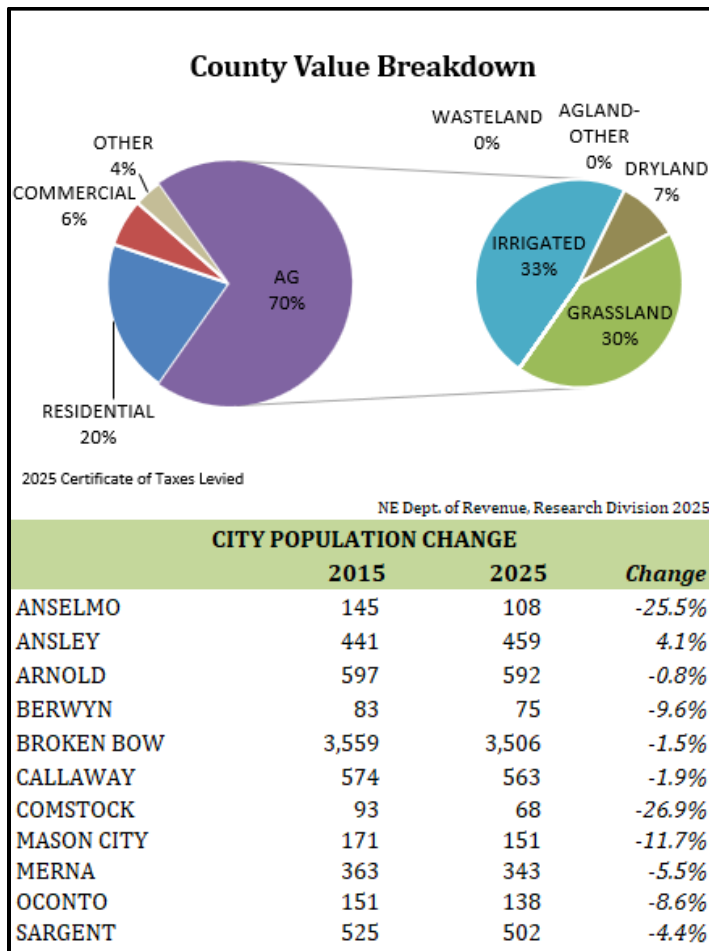
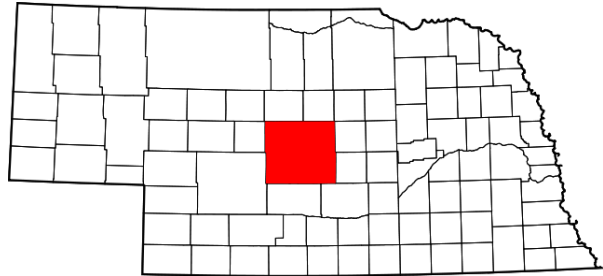
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,576 square miles, Custer County has 10,487 residents, a slight population decrease from the 2020 U.S. Census.¹ The report indicates that 69% of county housing is owner occupied and 89% of residents occupy the same residence as in the prior year.¹ The average home value in the county is \$134,249.²



The majority of the commercial properties in Custer County are located in and around Broken Bow, the county seat. According to the latest information available from the U.S. Census Bureau, there are 370 employer establishments with a total employment figure of 3,119. This represents a 3% increase in total employment from 2022-2023.¹

Agricultural land is the main contributor to the valuation base. Grassland makes up a majority of the agricultural land in the county. Custer County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD).

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

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 Custer 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 verification and qualification processes were reviewed with the county assessor. The Custer County Assessor contacts parties involved for sales that need further clarification. The usability rate for the residential class aligned closely with the statewide average. All arm’s-length transactions are used for measurement purposes.

Six valuation groups are identified by grouping villages based on differing economic characteristics. Valuation Group 1 is Broken Bow, the county seat. Valuation Group 2 contains the villages of Arnold, Callaway, and Merna. Smaller villages with easy access to larger markets include Ansley, Sargent, and Anselmo make-up Valuation Group 3. Valuation Groups 4 and 5 are comprised of the smallest communities. Valuation Group 6 is comprised of rural homes outside of village limits.

The county assessor and office staff physically review all properties based on geography including villages and rural townships. The inspection process includes physical reviews from the street. The county is in compliance with the six-year inspection and review cycle. The county assessor does not have a documented valuation methodology and should develop one for the 2026 assessment year.

2026 Residential Assessment Details for Custer 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	Broken Bow	*2025	*2025	*2025	2023	
2	Arnold, Callaway, Merna	*2025	2021-*2025	*2025	*2024-*2025	
3	Ansley, Anselmo, Sargent	2024-*2025	2021*2025	*2021-*2025	*2024	
4	Comstock, Oconto	2024-*2025	2021-*2025	*2021-*2025	*2020-2024	
5	Mason City, Berwyn	*2023-2025	2021-*2025	*2021-*2025	*2022	
6	Rural	*2025	2021-*2025	*2021-*2023	*2020-*2025	
Additional comments: Due to the size of the county, the villages are reviewed geographically with the townships they are located in. The villages of Arnold, Merna, Anselmo were reviewed, and townships Hayes, Arnold, Cliff, Triumph, and Ryno were reviewed as well. Depreciation tables are updated at least once during the six-year review cycle. Depreciation tables are updated by location between the inspection cycle if the statistics indicate a need for adjustments. * = assessment action for current year						

Description of Analysis

With 238 sales in the two-year study period for residential property in Custer County, Valuation Group 1 and Valuation Group 2 have the majority of sales. The overall measures of central

2026 Residential Correlation for Custer County

tendency are within the statistical range. The qualitative statistics are in the IAAO recommended range as well.

All valuation groups have a median within the acceptable range. Valuation Group 4 has a high PRD, with only six sales, however, it is not regressive.

The 2026 County Abstract of Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), supports that the abstract data and the sold parcels increased at nearly the same rate.

Equalization and Quality of Assessment

The information available reflects that the quality of assessment in Custer County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	119	94.28	95.05	94.74	09.16	100.33
2	61	96.96	96.61	96.85	09.00	99.75
3	32	96.08	94.92	93.89	11.64	101.10
4	6	92.57	96.76	91.43	16.30	105.83
5	6	96.09	99.72	102.39	06.24	97.39
6	14	95.32	98.29	96.41	07.75	101.95
____ALL____	238	95.32	95.79	95.44	09.59	100.37

Level of Value

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

2026 Commercial Correlation for Custer 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 usability rate for the commercial class in Custer County aligns with the statewide average. Review of the non-qualified sales shows that the disqualifications were supported by sufficient documentation. All arm's-length transactions were used for measurement purposes.

The commercial class is segregated into six valuation groups based on differing economics across the county. Valuation Group 1, Broken Bow, is the economic hub of the county. Valuation Groups 2, 3, 4, and 5 represent the smaller villages grouped together by distinct commercial characteristics. Valuation Group 6 contains the rural commercial parcels outside village limits.

The county assessor contracts with an outside appraisal firm for inspection and revaluation of the commercial class and is in compliance with the six-year inspection and review cycle. For the 2026 assessment year, the City of Broken Bow and surrounding rural area were physically inspected with new pictures. As part of the reappraisal, costing and depreciation was updated.

2026 Commercial Assessment Details for Custer 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	Broken Bow	*2025	*2025	*2025	*2025	An economic adjustment was added to banks of larger size. An economic adjustment was also made to a hotel.
2	Arnold and Merna	2022	2021	2021	2021	
3	Ansley and Callaway	2022	2021	2021	2021	
4	Mason City, Sargent	2022	2021	2021	2021	
5	Anselmo, Berwyn, Comstock, Oconto	2022	2021	2021	2021	
6	Rural	2022	2021	2021	2021	
Additional comments: Pick-up work was completed timely. * = assessment action for current year						

Description of Analysis

Within the commercial class, there are 42 sales are within the three-year study period for Custer County. The overall measures of central tendency are within the acceptable range. The overall qualitative statistics are within the IAAO recommended range as well.

By valuation group, most subclasses have too few sales for meaningful analysis. Valuation Groups 2, 5, and 6 have high medians, but very few sales. While the PRD is high in Valuation Group 4, the sample is too small to draw meaningful conclusions.

2026 Commercial Correlation for Custer County

The 2026 County Abstract of Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), reflects the assessment actions reported by the assessor.

Equalization and Quality of Assessment

Considering all available information, the quality of assessment meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	99.71	96.59	100.34	08.97	96.26
2	1	164.52	164.52	164.52	00.00	100.00
3	6	92.37	83.56	79.16	12.62	105.56
4	9	96.22	95.86	88.14	15.84	108.76
5	3	116.03	112.27	72.20	26.92	155.50
6	2	104.02	104.02	102.49	03.86	101.49
____ALL____	42	98.48	97.66	99.03	14.89	98.62

Level of Value

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

2025 Agricultural Correlation for Custer 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 verification and qualification process was reviewed. The usability rate of the agricultural class was below the statewide average, after review of the rosters some bias in the qualification process was detected. After considerable discussion with the county assessor, the Division overrode the sales qualification determination for a number of sold properties. All arm's-length transactions were utilized for measurement purposes.

The Custer County Assessor recognizes five unique market areas based on differing soil compositions, topography and geographical make-up. The county assessor is compliant with the six-year inspection and review cycle. In the past, physical inspections were completed onsite. For the 2026 assessment year, inspections were attempted from a public space.

There are no special valuation applications on file. Feedlots and hog confinements are identified as intensive use. The county assessor has recognized a portion of the acres enrolled in Conservation Reserve Program (CRP).

2026 Agricultural Assessment Details for Custer 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	2024-*2025	2021-*2025	2023-2024	2023-*2025	
AB DW	Agricultural dwellings	2024-*2025	2021-*2025	2023-2024	2023-*2025	
<u>Additional comments:</u> Agricultural homes and outbuildings are physically inspected on the same cycle as rural residential. Townships that are inspected receive new depreciation and costing at that time. The market is reviewed throughout the cycle and adjustments are made to the depreciation tables if needed. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Center of the county	2023 and *2025	14% increase for irrigated and a 9% increase on grass
2	Northwest Region	*2025	5% increase to grass
3	Transitional area between Market Area 1 and 2	2023 and *2025	29% decrease in irrigated and dry. Grass increased 16%. Sandy soils went up 20-28%.
4	Southwest corner of county	2024	Decreased dry and irrigated of 15%, and grass went up 45%.
5	Southeast corner of county	2024	Irrigated increased 9%, dry increased 8%, grass increased 40% (except for sandy soils, which only increased 28%)
<u>Additional comments:</u> * = assessment action for current year			

2025 Agricultural Correlation for Custer County

Description of Analysis

Within the three-year study period, Custer County has 91 agricultural sales. The overall measures of central tendency are within the acceptable range, and the COD supports the median as an indicator of the level of value.

For Market Area 3, with six sales, the measures of central tendency are all low. Five of those sales are 80% Majority Land Use (MLU) grassland; the other sale is grassland with mixed use. The COD for these six sales is high and indicates significant dispersion in the small sample. In fact, three of the ratios are low at 40-41% and two are above the acceptable range.

A 55% adjustment to grassland would be required to bring Market Area 3 into the acceptable range. However, this would increase the grassland weighted average to \$1,405 per acre, which would be high when compared to the weighted average per acre for grassland in adjacent Garfield and Loup counties. When evaluated with the sample size and qualitative statistics, the adjustment does not improve equalization and will not be recommended. In the appendix of this report area substat of Market Area 3 without adjustment, a substat reflecting a 55% increase to grassland, and a statistic of the overall class with the Market Area 3 adjustment. There is also a hypothetical Average Acre Value Comparison, showing the impact of a 55% increase to grassland on the assessed values.

All other subclasses with sufficient sales are within the acceptable range and are comparable when evaluated against adjacent counties.

Custer County has three school bonds subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the appendix of this report, the statistic contains 15 total sales with a median of 46%. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

The 2026 County Abstract of Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), reflects the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same process as rural residential properties and are equalized within the statutory required assessment range.

All agricultural land values are equalized, the quality of assessment of agricultural property in Custer County meets generally accepted mass appraisal techniques.

2025 Agricultural Correlation for Custer County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	12	67.14	67.35	63.89	15.01	105.42
1	11	70.81	69.30	65.88	12.33	105.19
5	1	45.90	45.90	45.90	00.00	100.00
<u>Dry</u>						
County	1	72.96	72.96	72.96	00.00	100.00
1	1	72.96	72.96	72.96	00.00	100.00
<u>Grass</u>						
County	63	70.14	70.72	69.43	17.66	101.86
1	32	69.78	69.90	69.96	19.27	99.91
2	4	70.22	71.33	69.61	11.09	102.47
3	5	40.86	61.05	57.70	51.37	105.81
4	5	74.84	75.72	66.62	20.23	113.66
5	17	70.14	73.49	72.70	08.71	101.09
<u>ALL</u>	91	70.14	70.62	68.78	16.99	102.68

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Custer County is 70%.

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

A review of agricultural land value in Custer 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 34%. Therefore, it is in the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Custer County is 46%.

2026 Opinions of the Property Tax Administrator for Custer County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	46	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 Custer County

Residential Real Property - Current

Number of Sales	239	Median	95.42
Total Sales Price	\$36,783,805	Mean	95.92
Total Adj. Sales Price	\$36,783,805	Wgt. Mean	95.46
Total Assessed Value	\$35,114,305	Average Assessed Value of the Base	\$98,103
Avg. Adj. Sales Price	\$153,907	Avg. Assessed Value	\$146,922

Confidence Interval - Current

95% Median C.I	94.08 to 96.51
95% Wgt. Mean C.I	93.92 to 97.00
95% Mean C.I	94.26 to 97.58
% of Value of the Class of all Real Property Value in the County	13.58
% of Records Sold in the Study Period	4.47
% of Value Sold in the Study Period	6.70

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	237	94	94.03
2024	255	94	94.25
2023	308	96	96.27
2022	274	93	93.16

2026 Commission Summary for Custer County

Commercial Real Property - Current

Number of Sales	42	Median	98.48
Total Sales Price	\$9,944,484	Mean	97.66
Total Adj. Sales Price	\$9,944,484	Wgt. Mean	99.03
Total Assessed Value	\$9,847,972	Average Assessed Value of the Base	\$275,619
Avg. Adj. Sales Price	\$236,773	Avg. Assessed Value	\$234,476

Confidence Interval - Current

95% Median C.I	95.85 to 99.90
95% Wgt. Mean C.I	92.94 to 105.12
95% Mean C.I	90.69 to 104.63
% of Value of the Class of all Real Property Value in the County	6.11
% of Records Sold in the Study Period	4.91
% of Value Sold in the Study Period	4.18

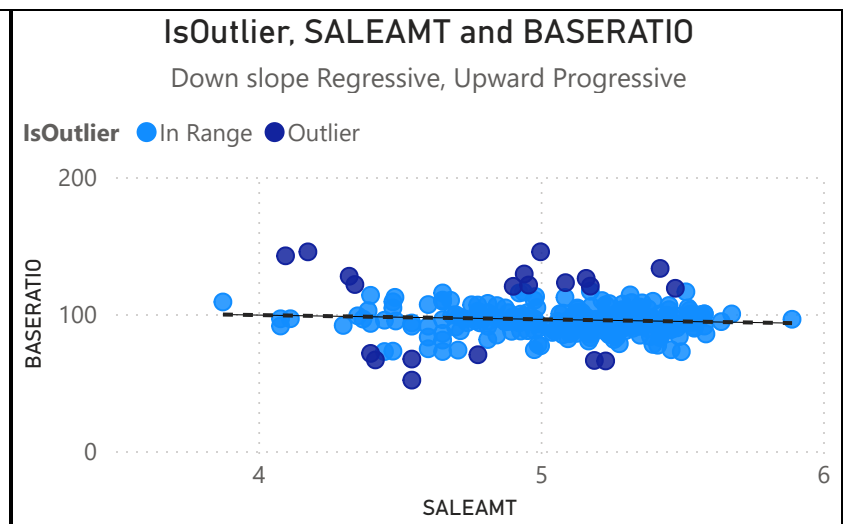
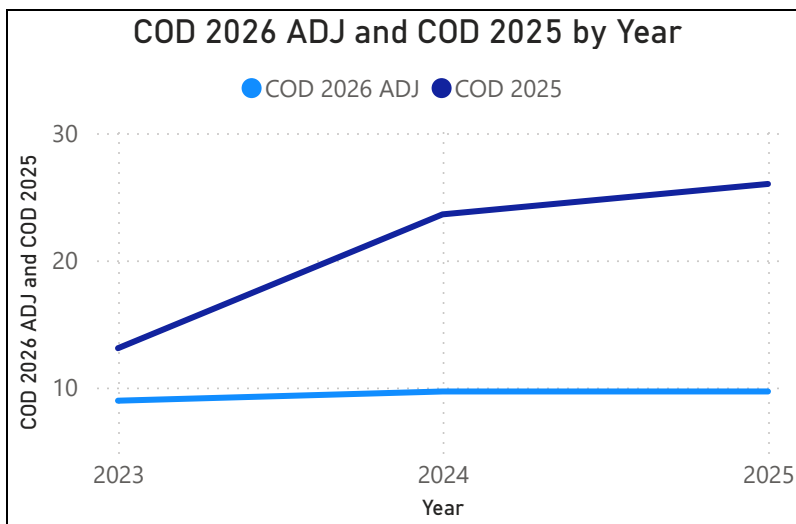
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	46	96	96.04
2024	59	97	97.08
2023	57	99	98.75
2022	41	99	98.71

Custer 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	119	94.28	87.65	7.57%	95.05	93.22	1.96%	94.74	89.96	5.31%
2	61	96.96	90.67	6.94%	96.61	88.85	8.74%	96.85	85.04	13.89%
3	32	96.08	85.49	12.38%	94.92	99.53	-4.63%	93.89	83.79	12.06%
4	7	93.67	91.04	2.89%	101.16	112.33	-9.94%	93.89	80.43	16.74%
5	6	96.09	89.03	7.94%	99.72	87.84	13.52%	102.39	91.57	11.82%
6	14	95.31	90.35	5.50%	98.29	94.47	4.05%	96.41	90.17	6.91%
Total	239	95.42	89.18	6.99%	95.92	93.37	2.73%	95.46	88.40	7.99%

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	119	9.17	20.30	-54.84%	100.33	103.63	-3.18%	66.09	45.43	45.47%	145.40	234.11	-37.89%
2	61	9.00	23.78	-62.14%	99.75	104.48	-4.52%	51.73	18.04	186.80%	133.26	199.59	-33.23%
3	32	11.64	34.64	-66.41%	101.10	118.79	-14.89%	65.74	44.77	46.84%	142.46	334.03	-57.35%
4	7	18.97	48.10	-60.56%	107.74	139.66	-22.86%	72.60	61.05	18.92%	145.36	214.92	-32.37%
5	6	6.25	22.05	-71.67%	97.39	95.93	1.52%	91.65	52.29	75.27%	113.95	113.95	0.00%
6	14	7.76	11.34	-31.62%	101.96	104.76	-2.67%	83.76	77.61	7.93%	129.22	129.22	0.00%
Total	239	9.68	23.23	-58.34%	100.48	105.62	-4.87%	51.73	18.04	186.80%	145.40	334.03	-56.47%



**21 Custer
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 : 239
 Total Sales Price : 36,783,805
 Total Adj. Sales Price : 36,783,805
 Total Assessed Value : 35,114,305
 Avg. Adj. Sales Price : 153,907
 Avg. Assessed Value : 146,922

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 96
 COD : 09.67
 PRD : 100.48

COV : 13.68
 STD : 13.12
 Avg. Abs. Dev : 09.23
 MAX Sales Ratio : 145.40
 MIN Sales Ratio : 51.73

95% Median C.I. : 94.08 to 96.51
 95% Wgt. Mean C.I. : 93.92 to 97.00
 95% Mean C.I. : 94.26 to 97.58

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	31	97.06	96.11	96.00	08.95	100.11	51.73	121.51	95.03 to 100.64		139,624	134,035
01-JAN-24 To 31-MAR-24	16	95.52	95.90	95.30	06.04	100.63	65.74	115.95	93.52 to 99.48		152,157	145,010
01-APR-24 To 30-JUN-24	36	95.19	95.96	97.67	09.49	98.25	66.09	129.22	91.00 to 100.05		162,128	158,358
01-JUL-24 To 30-SEP-24	33	96.02	96.90	97.45	09.56	99.44	67.11	122.88	92.98 to 104.14		144,530	140,852
01-OCT-24 To 31-DEC-24	33	97.90	101.23	99.89	11.49	101.34	77.20	145.40	93.75 to 102.49		139,944	139,791
01-JAN-25 To 31-MAR-25	31	94.86	95.48	94.70	08.97	100.82	76.79	126.01	89.98 to 98.33		144,516	136,856
01-APR-25 To 30-JUN-25	31	91.03	93.33	92.55	11.04	100.84	70.26	142.46	87.54 to 96.69		159,084	147,235
01-JUL-25 To 30-SEP-25	28	91.50	91.60	90.44	08.52	101.28	66.48	109.27	86.66 to 96.15		192,325	173,934
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	116	96.15	96.26	96.86	08.93	99.38	51.73	129.22	94.58 to 98.13		149,732	145,036
01-OCT-24 To 30-SEP-25	123	94.08	95.60	94.21	10.37	101.48	66.48	145.40	91.35 to 96.15		157,844	148,700
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	118	96.08	97.69	97.87	09.68	99.82	65.74	145.40	94.42 to 98.28		149,651	146,460
<u>ALL</u>	239	95.42	95.92	95.46	09.67	100.48	51.73	145.40	94.08 to 96.51		153,907	146,922

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	119	94.28	95.05	94.74	09.16	100.33	66.09	145.40	91.35 to 96.02		174,608	165,415
2	61	96.96	96.61	96.85	09.00	99.75	51.73	133.26	94.04 to 98.67		135,993	131,716
3	32	96.08	94.92	93.89	11.64	101.10	65.74	142.46	91.03 to 98.70		78,322	73,536
4	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36		44,000	41,313
5	6	96.09	99.72	102.39	06.24	97.39	91.65	113.95	91.65 to 113.95		92,667	94,882
6	14	95.32	98.29	96.41	07.75	101.95	83.76	129.22	90.49 to 104.14		309,971	298,828
<u>ALL</u>	239	95.42	95.92	95.46	09.67	100.48	51.73	145.40	94.08 to 96.51		153,907	146,922

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	239	95.42	95.92	95.46	09.67	100.48	51.73	145.40	94.08 to 96.51		153,907	146,922
06												
07												
<u>ALL</u>	239	95.42	95.92	95.46	09.67	100.48	51.73	145.40	94.08 to 96.51		153,907	146,922

**21 Custer
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 : 239
 Total Sales Price : 36,783,805
 Total Adj. Sales Price : 36,783,805
 Total Assessed Value : 35,114,305
 Avg. Adj. Sales Price : 153,907
 Avg. Assessed Value : 146,922

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 96
 COD : 09.67
 PRD : 100.48

COV : 13.68
 STD : 13.12
 Avg. Abs. Dev : 09.23
 MAX Sales Ratio : 145.40
 MIN Sales Ratio : 51.73

95% Median C.I. : 94.08 to 96.51
 95% Wgt. Mean C.I. : 93.92 to 97.00
 95% Mean C.I. : 94.26 to 97.58

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	5	96.55	107.11	107.10	13.15	100.01	91.23	142.46	N/A	11,400	12,209
Less Than 30,000	18	96.53	101.76	98.89	16.25	102.90	66.48	145.36	91.65 to 113.65	20,139	19,916
Ranges Excl. Low \$											
Greater Than 4,999	239	95.42	95.92	95.46	09.67	100.48	51.73	145.40	94.08 to 96.51	153,907	146,922
Greater Than 14,999	234	95.20	95.68	95.44	09.60	100.25	51.73	145.40	94.04 to 96.32	156,952	149,800
Greater Than 29,999	221	95.16	95.44	95.43	09.12	100.01	51.73	145.40	93.94 to 96.28	164,802	157,266
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	5	96.55	107.11	107.10	13.15	100.01	91.23	142.46	N/A	11,400	12,209
15,000 TO 29,999	13	96.32	99.70	97.36	17.46	102.40	66.48	145.36	72.60 to 121.51	23,500	22,881
30,000 TO 59,999	32	95.03	93.11	93.65	12.14	99.42	51.73	115.38	87.81 to 104.38	43,815	41,033
60,000 TO 99,999	46	96.72	97.60	97.76	08.59	99.84	70.26	129.22	94.28 to 99.92	80,426	78,627
100,000 TO 149,999	34	95.34	96.91	96.81	09.50	100.10	76.79	145.40	89.77 to 99.35	128,879	124,766
150,000 TO 249,999	63	93.74	94.47	94.57	08.38	99.89	65.74	120.35	90.39 to 96.14	190,183	179,847
250,000 TO 499,999	45	94.69	95.14	95.26	08.35	99.87	72.48	133.26	91.19 to 98.70	315,094	300,143
500,000 TO 999,999	1	96.15	96.15	96.15	00.00	100.00	96.15	96.15	N/A	777,000	747,085
1,000,000 +											
ALL	239	95.42	95.92	95.46	09.67	100.48	51.73	145.40	94.08 to 96.51	153,907	146,922

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	94	COV :	25.67	95% Median C.I. :	72.60 to 145.36
Total Sales Price :	308,000	Wgt. Mean :	94	STD :	25.97	95% Wgt. Mean C.I. :	82.08 to 105.70
Total Adj. Sales Price :	308,000	Mean :	101	Avg. Abs. Dev :	17.77	95% Mean C.I. :	77.14 to 125.18
Total Assessed Value :	289,191						
Avg. Adj. Sales Price :	44,000	COD :	18.97	MAX Sales Ratio :	145.36		
Avg. Assessed Value :	41,313	PRD :	107.74	MIN Sales Ratio :	72.60		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	76.78	76.78	77.75	05.44	98.75	72.60	80.95	N/A	36,500	28,379
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	145.36	145.36	145.36		100.00	145.36	145.36	N/A	15,000	21,804
01/01/2025 To 03/31/2025	2	92.57	92.57	92.12	01.19	100.49	91.47	93.67	N/A	93,500	86,131
04/01/2025 To 06/30/2025	2	112.04	112.04	116.27	13.86	96.36	96.51	127.56	N/A	16,500	19,185
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	2	76.78	76.78	77.75	05.44	98.75	72.60	80.95	N/A	36,500	28,379
10/01/2024 To 09/30/2025	5	96.51	110.91	98.91	18.20	112.13	91.47	145.36	N/A	47,000	46,487
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	3	80.95	99.64	89.27	29.96	111.62	72.60	145.36	N/A	29,333	26,187
<u>ALL</u>											
10/01/2023 To 09/30/2025	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313
<u>ALL</u>											
10/01/2023 To 09/30/2025	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	94	COV :	25.67	95% Median C.I. :	72.60 to 145.36
Total Sales Price :	308,000	Wgt. Mean :	94	STD :	25.97	95% Wgt. Mean C.I. :	82.08 to 105.70
Total Adj. Sales Price :	308,000	Mean :	101	Avg. Abs. Dev :	17.77	95% Mean C.I. :	77.14 to 125.18
Total Assessed Value :	289,191						
Avg. Adj. Sales Price :	44,000	COD :	18.97	MAX Sales Ratio :	145.36		
Avg. Assessed Value :	41,313	PRD :	107.74	MIN Sales Ratio :	72.60		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	94	COV :	25.67	95% Median C.I. :	72.60 to 145.36
Total Sales Price :	308,000	Wgt. Mean :	94	STD :	25.97	95% Wgt. Mean C.I. :	82.08 to 105.70
Total Adj. Sales Price :	308,000	Mean :	101	Avg. Abs. Dev :	17.77	95% Mean C.I. :	77.14 to 125.18
Total Assessed Value :	289,191						
Avg. Adj. Sales Price :	44,000	COD :	18.97	MAX Sales Ratio :	145.36		
Avg. Assessed Value :	41,313	PRD :	107.74	MIN Sales Ratio :	72.60		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	1	96.51	96.51	96.51		100.00	96.51	96.51	N/A	12,000	11,581
Less Than 30,000	4	112.04	110.51	105.92	23.16	104.33	72.60	145.36	N/A	19,000	20,125
__Ranges Excl. Low \$__											
Greater Than 4,999	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313
Greater Than 15,000	6	92.57	101.94	93.79	21.89	108.69	72.60	145.36	72.60 to 145.36	49,333	46,268
Greater Than 30,000	3	91.47	88.70	89.95	04.64	98.61	80.95	93.67	N/A	77,333	69,563
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	96.51	96.51	96.51		100.00	96.51	96.51	N/A	12,000	11,581
15,000 TO 29,999	3	127.56	115.17	107.69	19.01	106.95	72.60	145.36	N/A	21,333	22,973
30,000 TO 59,999	2	87.31	87.31	87.95	07.28	99.27	80.95	93.67	N/A	50,000	43,975
60,000 TO 99,999											
100,000 TO 149,999	1	91.47	91.47	91.47		100.00	91.47	91.47	N/A	132,000	120,741
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
____ALL____											
10/01/2023 To 09/30/2025	7	93.67	101.16	93.89	18.97	107.74	72.60	145.36	72.60 to 145.36	44,000	41,313

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

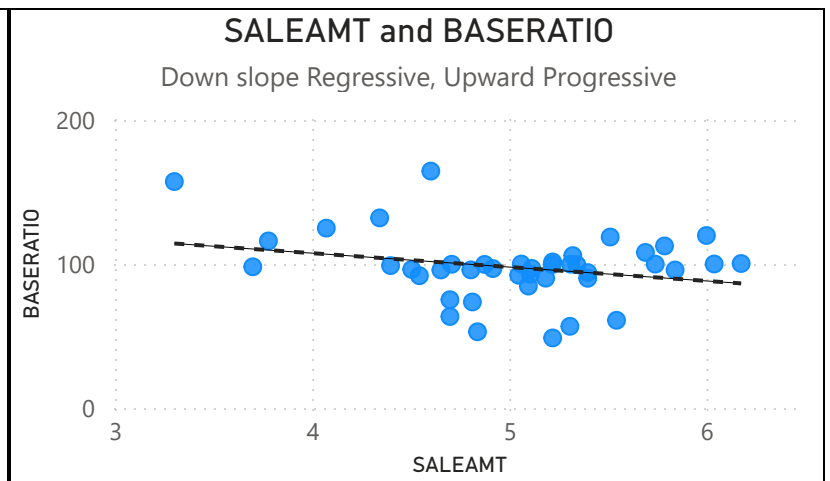
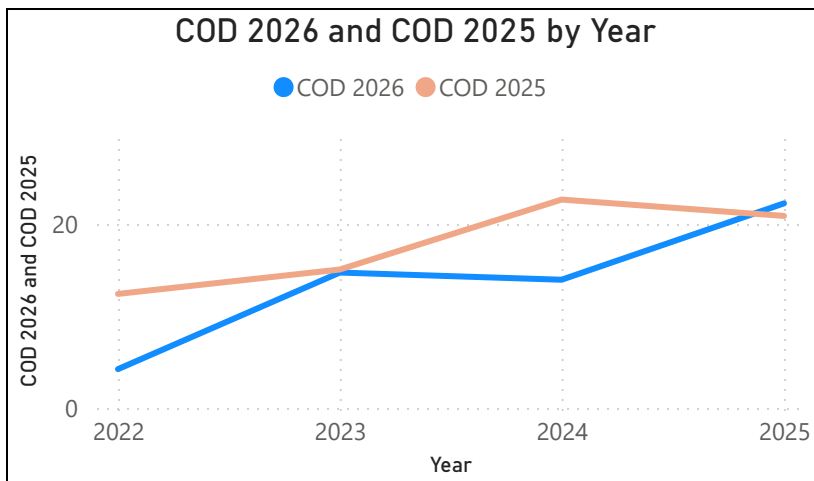
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

Custer 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	21	99.71	92.28	8.06%	96.59	89.69	7.69%	100.34	88.70	13.12%
2	1	164.52	164.52	0.00%	164.52	164.52	0.00%	164.52	164.52	0.00%
3	6	92.37	92.37	0.00%	83.56	83.56	-0.00%	79.16	79.16	0.00%
4	9	96.22	96.22	0.00%	95.86	95.26	0.63%	88.14	90.69	-2.82%
5	3	116.03	116.03	0.00%	112.27	112.27	0.00%	72.20	72.20	0.00%
6	2	104.02	103.18	0.82%	104.02	103.18	0.82%	102.49	101.97	0.51%
Total	42	98.48	96.00	2.59%	97.66	94.04	3.85%	99.03	90.59	9.32%

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	21	8.97	21.49	-58.28%	96.26	101.11	7.69%	56.72	44.99	26.08%	119.79	144.06	-16.85%
2	1	0.00	0.00	0.00%	100.00	100.00	0.00%	164.52	164.52	0.00%	164.52	164.52	0.00%
3	6	12.62	12.62	0.00%	105.56	105.56	-0.00%	48.66	48.66	0.00%	96.94	96.94	0.00%
4	9	15.84	10.40	52.37%	108.76	105.04	0.63%	52.93	52.93	0.00%	132.02	124.92	5.68%
5	3	26.92	26.92	0.00%	155.51	155.51	0.00%	63.53	63.53	0.00%	157.25	157.25	0.00%
6	2	3.86	3.08	25.51%	101.49	101.19	0.82%	100.00	100.00	0.00%	108.04	106.35	1.58%
Total	42	14.88	19.52	-23.75%	98.62	103.82	3.85%	48.66	44.99	8.17%	164.52	164.52	0.00%



21 Custer
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 : 42
Total Sales Price : 9,944,484
Total Adj. Sales Price : 9,944,484
Total Assessed Value : 9,847,972
Avg. Adj. Sales Price : 236,773
Avg. Assessed Value : 234,476

MEDIAN : 98
WGT. MEAN : 99
MEAN : 98
COD : 14.89
PRD : 98.62

COV : 23.58
STD : 23.03
Avg. Abs. Dev : 14.66
MAX Sales Ratio : 164.52
MIN Sales Ratio : 48.66

95% Median C.I. : 95.85 to 99.90
95% Wgt. Mean C.I. : 92.94 to 105.12
95% Mean C.I. : 90.69 to 104.63

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	6	98.48	97.53	99.95	04.22	97.58	90.16	105.82	90.16 to 105.82	321,325	321,155	
01-JAN-23 To 31-MAR-23	5	94.03	87.38	89.59	19.99	97.53	60.91	118.73	N/A	210,000	188,138	
01-APR-23 To 30-JUN-23	3	99.52	85.36	85.79	14.44	99.50	56.72	99.84	N/A	209,333	179,586	
01-JUL-23 To 30-SEP-23	4	98.42	100.18	102.04	03.90	98.18	95.85	108.04	N/A	428,203	436,938	
01-OCT-23 To 31-DEC-23	1	132.02	132.02	132.02	00.00	100.00	132.02	132.02	N/A	22,000	29,044	
01-JAN-24 To 31-MAR-24	3	99.95	120.47	107.64	22.54	111.92	96.94	164.52	N/A	95,000	102,258	
01-APR-24 To 30-JUN-24	5	96.22	92.92	96.07	06.99	96.72	75.19	101.43	N/A	104,908	100,781	
01-JUL-24 To 30-SEP-24	4	94.36	88.55	100.44	16.59	88.16	52.93	112.56	N/A	375,892	377,540	
01-OCT-24 To 31-DEC-24	2	87.37	87.37	88.27	03.09	98.98	84.67	90.07	N/A	187,500	165,509	
01-JAN-25 To 31-MAR-25	2	107.97	107.97	100.07	07.47	107.89	99.90	116.03	N/A	278,000	278,200	
01-APR-25 To 30-JUN-25	3	99.81	99.45	88.81	17.13	111.98	73.63	124.92	N/A	42,608	37,842	
01-JUL-25 To 30-SEP-25	4	107.86	105.41	109.03	30.71	96.68	48.66	157.25	N/A	307,946	335,755	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	18	98.48	93.27	96.90	10.32	96.25	56.72	118.73	91.87 to 100.00	295,487	286,340	
01-OCT-23 To 30-SEP-24	13	96.94	100.94	100.63	16.26	100.31	52.93	164.52	92.18 to 112.56	179,624	180,760	
01-OCT-24 To 30-SEP-25	11	99.81	100.97	102.33	20.49	98.67	48.66	157.25	73.63 to 124.92	208,237	213,088	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	13	99.52	94.29	95.41	14.72	98.83	56.72	132.02	63.53 to 108.04	262,524	250,480	
01-JAN-24 To 31-DEC-24	14	96.04	96.78	98.65	13.94	98.10	52.93	164.52	84.67 to 101.43	192,008	189,418	
<u>ALL</u>	42	98.48	97.66	99.03	14.89	98.62	48.66	164.52	95.85 to 99.90	236,773	234,476	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	21	99.71	96.59	100.34	08.97	96.26	56.72	119.79	94.03 to 100.34	344,974	346,149	
2	1	164.52	164.52	164.52	00.00	100.00	164.52	164.52	N/A	40,000	65,808	
3	6	92.37	83.56	79.16	12.62	105.56	48.66	96.94	48.66 to 96.94	92,325	73,089	
4	9	96.22	95.86	88.14	15.84	108.76	52.93	132.02	73.63 to 124.92	51,420	45,321	
5	3	116.03	112.27	72.20	26.92	155.50	63.53	157.25	N/A	19,333	13,958	
6	2	104.02	104.02	102.49	03.86	101.49	100.00	108.04	N/A	792,657	812,368	
<u>ALL</u>	42	98.48	97.66	99.03	14.89	98.62	48.66	164.52	95.85 to 99.90	236,773	234,476	

21 Custer
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 : 42
 Total Sales Price : 9,944,484
 Total Adj. Sales Price : 9,944,484
 Total Assessed Value : 9,847,972
 Avg. Adj. Sales Price : 236,773
 Avg. Assessed Value : 234,476

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 98
 COD : 14.89
 PRD : 98.62

COV : 23.58
 STD : 23.03
 Avg. Abs. Dev : 14.66
 MAX Sales Ratio : 164.52
 MIN Sales Ratio : 48.66

95% Median C.I. : 95.85 to 99.90
 95% Wgt. Mean C.I. : 92.94 to 105.12
 95% Mean C.I. : 90.69 to 104.63

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	42	98.48	97.66	99.03	14.89	98.62	48.66	164.52	95.85 to 99.90	236,773	234,476
04											
<u>ALL</u>	42	98.48	97.66	99.03	14.89	98.62	48.66	164.52	95.85 to 99.90	236,773	234,476

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	1	157.25	157.25	157.25	00.00	100.00	157.25	157.25	N/A	2,000	3,145
Less Than 15,000	4	120.48	124.07	119.96	14.13	103.43	98.06	157.25	N/A	6,200	7,438
Less Than 30,000	6	120.48	121.20	116.32	14.00	104.20	98.06	157.25	98.06 to 157.25	11,967	13,920
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	41	98.06	96.21	99.02	13.84	97.16	48.66	164.52	94.03 to 99.90	242,500	240,118
Greater Than 14,999	38	96.89	94.88	98.98	13.83	95.86	48.66	164.52	92.87 to 99.84	261,044	258,374
Greater Than 29,999	36	96.53	93.74	98.90	13.58	94.78	48.66	164.52	92.18 to 99.84	274,241	271,235
<u>Incremental Ranges</u>											
0 TO 4,999	1	157.25	157.25	157.25	00.00	100.00	157.25	157.25	N/A	2,000	3,145
5,000 TO 14,999	3	116.03	113.00	116.69	07.71	96.84	98.06	124.92	N/A	7,600	8,869
15,000 TO 29,999	2	115.46	115.46	114.40	14.34	100.93	98.90	132.02	N/A	23,500	26,885
30,000 TO 59,999	7	95.85	98.14	96.42	19.37	101.78	63.53	164.52	63.53 to 164.52	43,289	41,739
60,000 TO 99,999	5	95.92	83.80	84.51	14.60	99.16	52.93	99.71	N/A	71,067	60,057
100,000 TO 149,999	5	92.87	93.32	93.27	04.32	100.05	84.67	99.95	N/A	121,928	113,717
150,000 TO 249,999	8	99.56	87.72	88.20	14.01	99.46	48.66	105.82	48.66 to 105.82	185,975	164,030
250,000 TO 499,999	5	94.03	94.36	95.42	16.12	98.89	60.91	118.73	N/A	333,122	317,869
500,000 TO 999,999	3	99.90	102.77	102.57	05.58	100.19	95.85	112.56	N/A	618,856	634,734
1,000,000 TO 1,999,999	3	100.34	106.71	105.64	06.58	101.01	100.00	119.79	N/A	1,198,234	1,265,873
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	42	98.48	97.66	99.03	14.89	98.62	48.66	164.52	95.85 to 99.90	236,773	234,476

**21 Custer
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 : 42
 Total Sales Price : 9,944,484
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 Avg. Adj. Sales Price : 236,773
 Avg. Assessed Value : 234,476

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 98
 COD : 14.89
 PRD : 98.62

COV : 23.58
 STD : 23.03
 Avg. Abs. Dev : 14.66
 MAX Sales Ratio : 164.52
 MIN Sales Ratio : 48.66

95% Median C.I. : 95.85 to 99.90
 95% Wgt. Mean C.I. : 92.94 to 105.12
 95% Mean C.I. : 90.69 to 104.63

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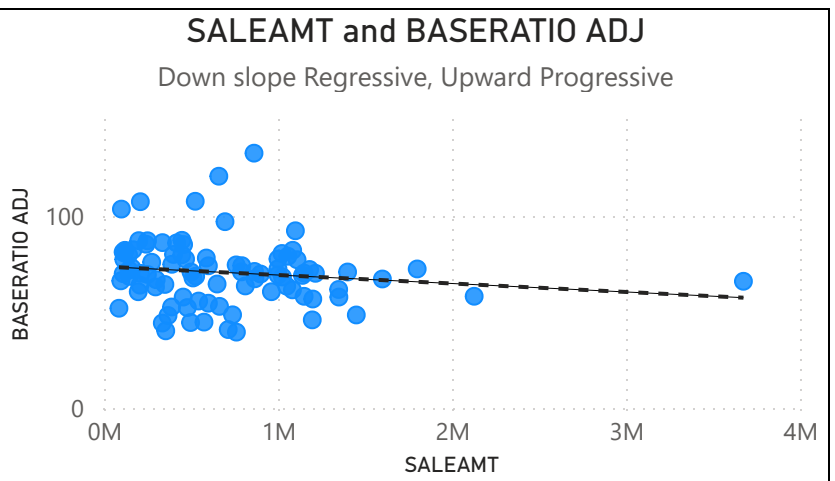
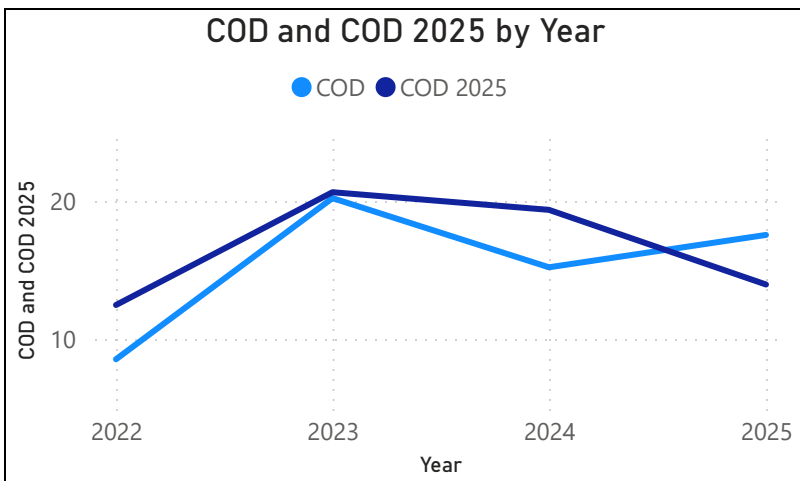
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	164.52	164.52	164.52	00.00	100.00	164.52	164.52	N/A	40,000	65,808
319	1	100.34	100.34	100.34	00.00	100.00	100.34	100.34	N/A	1,500,000	1,505,031
326	1	95.85	95.85	95.85	00.00	100.00	95.85	95.85	N/A	45,000	43,133
341	2	109.32	109.32	106.89	08.62	102.27	99.90	118.73	N/A	437,500	467,661
344	3	92.87	92.42	91.31	05.39	101.22	84.67	99.71	N/A	109,333	99,832
350	2	93.04	93.04	91.86	03.10	101.28	90.16	95.92	N/A	108,393	99,568
351	1	52.93	52.93	52.93	00.00	100.00	52.93	52.93	N/A	69,000	36,525
352	1	95.85	95.85	95.85	00.00	100.00	95.85	95.85	N/A	693,610	664,832
353	7	98.90	99.15	97.37	10.35	101.83	73.63	132.02	73.63 to 132.02	65,700	63,970
386	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	250,000	225,176
406	8	99.92	110.20	103.12	11.27	106.87	96.83	157.25	96.83 to 157.25	298,520	307,823
420	1	108.04	108.04	108.04	00.00	100.00	108.04	108.04	N/A	490,611	530,033
442	3	75.19	82.92	58.44	33.81	141.89	48.66	124.92	N/A	75,917	44,365
470	1	60.91	60.91	60.91	00.00	100.00	60.91	60.91	N/A	350,000	213,179
477	1	98.06	98.06	98.06	00.00	100.00	98.06	98.06	N/A	5,000	4,903
498	1	94.03	94.03	94.03	00.00	100.00	94.03	94.03	N/A	250,000	235,072
528	5	99.81	95.82	107.41	14.42	89.21	56.72	119.79	N/A	318,805	342,437
582	2	77.86	77.86	83.32	18.40	93.45	63.53	92.18	N/A	80,821	67,339
<u>ALL</u>	42	98.48	97.66	99.03	14.89	98.62	48.66	164.52	95.85 to 99.90	236,773	234,476

Custer 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	51	69.98	63.84	9.62%	70.16	64.00	9.62%	69.11	62.53	10.53%
2	4	70.21	67.01	4.78%	71.33	68.14	4.68%	69.61	66.45	4.75%
3	6	46.73	44.91	4.06%	59.64	53.64	11.19%	57.14	51.00	12.04%
4	10	72.87	66.76	9.15%	77.00	65.59	17.40%	72.38	63.11	14.68%
5	20	70.14	50.82	38.02%	71.77	52.70	36.19%	69.23	52.42	32.06%
Total	91	70.14	59.60	17.69%	70.62	61.19	15.42%	68.78	59.50	15.60%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	51	17.65	17.81	-0.91%	101.51	102.35	-0.82%
2	4	11.09	11.25	-1.35%	102.47	102.54	-0.07%
3	6	41.62	40.37	3.11%	104.38	105.18	-0.76%
4	10	18.45	17.05	8.19%	106.38	103.92	2.37%
5	20	9.71	9.93	-2.23%	103.66	100.52	3.13%
Total	91	17.00	19.44	-12.53%	102.68	102.84	-0.16%



21 Custer
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 : 91
 Total Sales Price : 62,819,302
 Total Adj. Sales Price : 62,819,302
 Total Assessed Value : 43,206,805
 Avg. Adj. Sales Price : 690,322
 Avg. Assessed Value : 474,800

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 71
 COD : 16.99
 PRD : 102.68

COV : 23.49
 STD : 16.59
 Avg. Abs. Dev : 11.92
 MAX Sales Ratio : 132.73
 MIN Sales Ratio : 39.51

95% Median C.I. : 67.29 to 72.49
 95% Wgt. Mean C.I. : 65.35 to 72.21
 95% Mean C.I. : 67.21 to 74.03

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	8	71.49	73.38	70.74	08.53	103.73	61.53	85.96	61.53 to 85.96	847,367	599,388
01-JAN-23 To 31-MAR-23	11	79.03	77.47	74.58	11.81	103.88	48.54	97.04	63.47 to 87.11	581,358	433,589
01-APR-23 To 30-JUN-23	6	73.34	72.86	69.83	21.11	104.34	39.51	107.67	39.51 to 107.67	729,899	509,689
01-JUL-23 To 30-SEP-23	6	70.14	71.97	65.74	18.33	109.48	52.61	103.60	52.61 to 103.60	438,027	287,953
01-OCT-23 To 31-DEC-23	14	67.27	70.77	71.27	23.64	99.30	40.19	120.72	52.31 to 82.14	483,274	344,442
01-JAN-24 To 31-MAR-24	13	69.30	68.80	71.25	10.62	96.56	44.74	92.31	67.29 to 74.84	827,561	589,651
01-APR-24 To 30-JUN-24	11	61.73	62.20	62.44	15.50	99.62	44.52	81.24	45.90 to 74.53	882,615	551,136
01-JUL-24 To 30-SEP-24	4	72.47	72.51	68.36	11.34	106.07	57.77	87.34	N/A	772,500	528,110
01-OCT-24 To 31-DEC-24	8	64.94	70.61	69.42	23.02	101.71	48.45	132.73	48.45 to 132.73	731,151	507,594
01-JAN-25 To 31-MAR-25	3	58.20	65.15	63.04	13.59	103.35	56.76	80.49	N/A	1,450,000	914,068
01-APR-25 To 30-JUN-25	6	77.55	72.06	65.71	16.52	109.66	44.25	87.17	44.25 to 87.17	336,487	221,116
01-JUL-25 To 30-SEP-25	1	66.22	66.22	66.22	00.00	100.00	66.22	66.22	N/A	96,855	64,138
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	31	75.91	74.46	71.11	14.74	104.71	39.51	107.67	69.57 to 79.97	651,014	462,917
01-OCT-23 To 30-SEP-24	42	68.93	68.08	68.14	16.36	99.91	40.19	120.72	64.34 to 71.84	721,974	491,966
01-OCT-24 To 30-SEP-25	18	66.52	69.94	66.54	20.19	105.11	44.25	132.73	58.17 to 80.49	684,166	455,211
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	37	70.90	73.29	71.29	20.21	102.81	39.51	120.72	64.56 to 79.03	545,090	388,581
01-JAN-24 To 31-DEC-24	36	68.39	67.60	67.68	15.19	99.88	44.52	132.73	61.73 to 71.84	816,841	552,810
<u>ALL</u>	91	70.14	70.62	68.78	16.99	102.68	39.51	132.73	67.29 to 72.49	690,322	474,800

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	51	69.98	70.16	69.11	17.65	101.52	44.25	132.73	64.34 to 74.53	686,663	474,576
2	4	70.22	71.33	69.61	11.09	102.47	57.78	87.11	N/A	642,450	447,199
3	6	46.74	59.64	57.14	41.61	104.38	39.51	107.44	39.51 to 107.44	589,489	336,813
4	10	72.87	77.00	72.38	18.44	106.38	52.31	107.67	61.73 to 103.60	556,416	402,721
5	20	70.14	71.77	69.23	09.71	103.67	45.90	97.04	67.29 to 74.06	806,430	558,328
<u>ALL</u>	91	70.14	70.62	68.78	16.99	102.68	39.51	132.73	67.29 to 72.49	690,322	474,800

21 Custer
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

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Avg. Assessed Value : 474,800

MEDIAN : 70
WGT. MEAN : 69
MEAN : 71
COD : 16.99
PRD : 102.68

COV : 23.49
STD : 16.59
Avg. Abs. Dev : 11.92
MAX Sales Ratio : 132.73
MIN Sales Ratio : 39.51

95% Median C.I. : 67.29 to 72.49
95% Wgt. Mean C.I. : 65.35 to 72.21
95% Mean C.I. : 67.21 to 74.03

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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	3	78.12	76.47	77.54	04.13	98.62	70.81	80.49	N/A	703,514	545,484
1	3	78.12	76.47	77.54	04.13	98.62	70.81	80.49	N/A	703,514	545,484
Grass											
County	54	69.78	70.50	68.71	18.50	102.61	39.51	132.73	66.82 to 77.23	542,715	372,882
1	24	68.65	69.12	68.45	21.03	100.98	44.52	132.73	54.58 to 79.74	476,160	325,942
2	4	70.22	71.33	69.61	11.09	102.47	57.78	87.11	N/A	642,450	447,199
3	5	40.86	61.05	57.70	51.37	105.81	39.51	107.44	N/A	629,718	363,316
4	5	74.84	75.72	66.62	20.23	113.66	52.31	103.60	N/A	530,751	353,599
5	16	70.14	73.70	73.00	09.25	100.96	63.57	97.04	67.29 to 82.13	594,164	433,728
ALL	91	70.14	70.62	68.78	16.99	102.68	39.51	132.73	67.29 to 72.49	690,322	474,800

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	12	67.14	67.35	63.89	15.01	105.42	45.90	85.14	57.77 to 78.12	1,003,708	641,319
1	11	70.81	69.30	65.88	12.33	105.19	56.76	85.14	57.77 to 80.49	986,138	649,678
5	1	45.90	45.90	45.90	00.00	100.00	45.90	45.90	N/A	1,196,980	549,367
Dry											
County	1	72.96	72.96	72.96	00.00	100.00	72.96	72.96	N/A	160,000	116,735
1	1	72.96	72.96	72.96	00.00	100.00	72.96	72.96	N/A	160,000	116,735
Grass											
County	63	70.14	70.72	69.43	17.66	101.86	39.51	132.73	67.29 to 74.84	574,756	399,055
1	32	69.78	69.90	69.96	19.27	99.91	44.52	132.73	60.55 to 79.03	536,902	375,617
2	4	70.22	71.33	69.61	11.09	102.47	57.78	87.11	N/A	642,450	447,199
3	5	40.86	61.05	57.70	51.37	105.81	39.51	107.44	N/A	629,718	363,316
4	5	74.84	75.72	66.62	20.23	113.66	52.31	103.60	N/A	530,751	353,599
5	17	70.14	73.49	72.70	08.71	101.09	63.57	97.04	67.29 to 82.13	626,860	455,727
ALL	91	70.14	70.62	68.78	16.99	102.68	39.51	132.73	67.29 to 72.49	690,322	474,800

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	47	COV :	46.11	95% Median C.I. :	39.51 to 107.44
Total Sales Price :	3,536,934	Wgt. Mean :	57	STD :	27.50	95% Wgt. Mean C.I. :	32.44 to 81.84
Total Adj. Sales Price :	3,536,934	Mean :	60	Avg. Abs. Dev :	19.45	95% Mean C.I. :	30.78 to 88.50
Total Assessed Value :	2,020,875						
Avg. Adj. Sales Price :	589,489	COD :	41.61	MAX Sales Ratio :	107.44		
Avg. Assessed Value :	336,813	PRD :	104.38	MIN Sales Ratio :	39.51		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	39.51	39.51	39.51		100.00	39.51	39.51	N/A	761,071	300,695
07/01/2023 To 09/30/2023	1	52.61	52.61	52.61		100.00	52.61	52.61	N/A	388,343	204,293
10/01/2023 To 12/31/2023	3	40.86	62.83	51.56	54.87	121.86	40.19	107.44	N/A	425,960	219,624
01/01/2024 To 03/31/2024	1	77.23	77.23	77.23		100.00	77.23	77.23	N/A	1,109,640	857,015
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	46.06	46.06	43.93	14.22	104.85	39.51	52.61	N/A	574,707	252,494
10/01/2023 To 09/30/2024	4	59.05	66.43	63.49	43.88	104.63	40.19	107.44	N/A	596,880	378,972
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	5	40.86	56.12	47.95	39.33	117.04	39.51	107.44	N/A	485,459	232,772
01/01/2024 To 12/31/2024	1	77.23	77.23	77.23		100.00	77.23	77.23	N/A	1,109,640	857,015
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	46.74	59.64	57.14	41.61	104.38	39.51	107.44	39.51 to 107.44	589,489	336,813

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	47	COV :	46.11	95% Median C.I. :	39.51 to 107.44
Total Sales Price :	3,536,934	Wgt. Mean :	57	STD :	27.50	95% Wgt. Mean C.I. :	32.44 to 81.84
Total Adj. Sales Price :	3,536,934	Mean :	60	Avg. Abs. Dev :	19.45	95% Mean C.I. :	30.78 to 88.50
Total Assessed Value :	2,020,875						
Avg. Adj. Sales Price :	589,489	COD :	41.61	MAX Sales Ratio :	107.44		
Avg. Assessed Value :	336,813	PRD :	104.38	MIN Sales Ratio :	39.51		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	6	46.74	59.64	57.14	41.61	104.38	39.51	107.44	39.51 to 107.44	589,489	336,813
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	46.74	59.64	57.14	41.61	104.38	39.51	107.44	39.51 to 107.44	589,489	336,813

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Grass</u>											
County	5	40.86	61.05	57.70	51.37	105.81	39.51	107.44	N/A	629,718	363,316
3	5	40.86	61.05	57.70	51.37	105.81	39.51	107.44	N/A	629,718	363,316
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	46.74	59.64	57.14	41.61	104.38	39.51	107.44	39.51 to 107.44	589,489	336,813

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Grass</u>											
County	5	40.86	61.05	57.70	51.37	105.81	39.51	107.44	N/A	629,718	363,316
3	5	40.86	61.05	57.70	51.37	105.81	39.51	107.44	N/A	629,718	363,316
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	46.74	59.64	57.14	41.61	104.38	39.51	107.44	39.51 to 107.44	589,489	336,813

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	3	Total	Increase	0%

What IF

PAD 2026 R&O Statistics 2026 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	72	COV :	46.11	95% Median C.I. :	61.24 to 166.54
Total Sales Price :	3,536,934	Wgt. Mean :	89	STD :	42.62	95% Wgt. Mean C.I. :	43.40 to 133.72
Total Adj. Sales Price :	3,536,934	Mean :	92	Avg. Abs.Dev :	30.16	95% Mean C.I. :	47.71 to 137.17
Total Assessed Value :	3,132,355						
Avg. Adj. Sales Price :	589,489	COD :	41.63	MAX Sales Ratio :	166.54		
Avg. Assessed Value :	522,059	PRD :	104.38	MIN Sales Ratio :	61.24		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	61.24	61.24	61.24		100.00	61.24	61.24	N/A	761,071	466,077
07/01/2023 To 09/30/2023	1	81.54	81.54	81.54		100.00	81.54	81.54	N/A	388,343	316,654
10/01/2023 To 12/31/2023	3	63.33	97.39	79.92	54.87	121.86	62.29	166.54	N/A	425,960	340,417
01/01/2024 To 03/31/2024	1	119.71	119.71	119.71		100.00	119.71	119.71	N/A	1,109,640	1,328,373
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	71.39	71.39	68.10	14.22	104.83	61.24	81.54	N/A	574,707	391,366
10/01/2023 To 09/30/2024	4	91.52	102.97	98.41	43.88	104.63	62.29	166.54	N/A	596,880	587,406
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	5	63.33	86.99	74.32	39.33	117.05	61.24	166.54	N/A	485,459	360,796
01/01/2024 To 12/31/2024	1	119.71	119.71	119.71		100.00	119.71	119.71	N/A	1,109,640	1,328,373
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	72.44	92.44	88.56	41.63	104.38	61.24	166.54	61.24 to 166.54	589,489	522,059

PAD 2026 R&O Statistics 2026 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	72	COV :	46.11	95% Median C.I. :	61.24 to 166.54
Total Sales Price :	3,536,934	Wgt. Mean :	89	STD :	42.62	95% Wgt. Mean C.I. :	43.40 to 133.72
Total Adj. Sales Price :	3,536,934	Mean :	92	Avg. Abs. Dev :	30.16	95% Mean C.I. :	47.71 to 137.17
Total Assessed Value :	3,132,355						
Avg. Adj. Sales Price :	589,489	COD :	41.63	MAX Sales Ratio :	166.54		
Avg. Assessed Value :	522,059	PRD :	104.38	MIN Sales Ratio :	61.24		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	6	72.44	92.44	88.56	41.63	104.38	61.24	166.54	61.24 to 166.54	589,489	522,059

ALL

10/01/2022 To 09/30/2025	6	72.44	92.44	88.56	41.63	104.38	61.24	166.54	61.24 to 166.54	589,489	522,059
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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Grass

County	5	63.33	94.62	89.43	51.38	105.80	61.24	166.54	N/A	629,718	563,140
3	5	63.33	94.62	89.43	51.38	105.80	61.24	166.54	N/A	629,718	563,140

ALL

10/01/2022 To 09/30/2025	6	72.44	92.44	88.56	41.63	104.38	61.24	166.54	61.24 to 166.54	589,489	522,059
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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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Grass

County	5	63.33	94.62	89.43	51.38	105.80	61.24	166.54	N/A	629,718	563,140
3	5	63.33	94.62	89.43	51.38	105.80	61.24	166.54	N/A	629,718	563,140

ALL

10/01/2022 To 09/30/2025	6	72.44	92.44	88.56	41.63	104.38	61.24	166.54	61.24 to 166.54	589,489	522,059
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	3	Total	Increase	55%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	91	Median :	70	COV :	25.82	95% Median C.I. :	67.72 to 72.96
Total Sales Price :	62,819,302	Wgt. Mean :	71	STD :	18.79	95% Wgt. Mean C.I. :	67.07 to 74.02
Total Adj. Sales Price :	62,819,302	Mean :	73	Avg. Abs. Dev :	12.24	95% Mean C.I. :	68.92 to 76.64
Total Assessed Value :	44,318,285						
Avg. Adj. Sales Price :	690,322	COD :	17.45	MAX Sales Ratio :	166.54		
Avg. Assessed Value :	487,014	PRD :	103.16	MIN Sales Ratio :	44.25		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	8	71.49	73.38	70.74	08.53	103.73	61.53	85.96	61.53 to 85.96	847,367	599,388
01/01/2023 To 03/31/2023	11	79.03	77.47	74.58	11.81	103.88	48.54	97.04	63.47 to 87.11	581,358	433,589
04/01/2023 To 06/30/2023	6	73.34	76.48	73.61	16.17	103.90	61.24	107.67	61.24 to 107.67	729,899	537,253
07/01/2023 To 09/30/2023	6	75.46	76.80	70.01	15.69	109.70	54.58	103.60	54.58 to 103.60	438,027	306,680
10/01/2023 To 12/31/2023	14	67.27	78.17	76.63	25.18	102.01	52.31	166.54	62.29 to 82.14	483,274	370,326
01/01/2024 To 03/31/2024	13	69.30	72.07	75.63	15.34	95.29	44.74	119.71	67.29 to 74.84	827,561	625,910
04/01/2024 To 06/30/2024	11	61.73	62.20	62.44	15.50	99.62	44.52	81.24	45.90 to 74.53	882,615	551,136
07/01/2024 To 09/30/2024	4	72.47	72.51	68.36	11.34	106.07	57.77	87.34	N/A	772,500	528,110
10/01/2024 To 12/31/2024	8	64.94	70.61	69.42	23.02	101.71	48.45	132.73	48.45 to 132.73	731,151	507,594
01/01/2025 To 03/31/2025	3	58.20	65.15	63.04	13.59	103.35	56.76	80.49	N/A	1,450,000	914,068
04/01/2025 To 06/30/2025	6	77.55	72.06	65.71	16.52	109.66	44.25	87.17	44.25 to 87.17	336,487	221,116
07/01/2025 To 09/30/2025	1	66.22	66.22	66.22		100.00	66.22	66.22	N/A	96,855	64,138
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	31	77.56	76.09	72.48	12.73	104.98	48.54	107.67	69.78 to 80.77	651,014	471,877
10/01/2023 To 09/30/2024	42	68.93	71.56	70.89	18.34	100.95	44.52	166.54	64.34 to 71.84	721,974	511,817
10/01/2024 To 09/30/2025	18	66.52	69.94	66.54	20.19	105.11	44.25	132.73	58.17 to 80.49	684,166	455,211
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	37	75.91	77.47	74.46	18.17	104.04	48.54	166.54	69.07 to 79.74	545,090	405,882
01/01/2024 To 12/31/2024	36	68.39	68.78	69.28	16.92	99.28	44.52	132.73	61.73 to 71.84	816,841	565,903
<u>ALL</u>											
10/01/2022 To 09/30/2025	91	70.14	72.78	70.55	17.45	103.16	44.25	166.54	67.72 to 72.96	690,322	487,014

PAD 2026 R&O Statistics 2026 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	91	Median :	70	COV :	25.82	95% Median C.I. :	67.72 to 72.96
Total Sales Price :	62,819,302	Wgt. Mean :	71	STD :	18.79	95% Wgt. Mean C.I. :	67.07 to 74.02
Total Adj. Sales Price :	62,819,302	Mean :	73	Avg. Abs. Dev :	12.24	95% Mean C.I. :	68.92 to 76.64
Total Assessed Value :	44,318,285						
Avg. Adj. Sales Price :	690,322	COD :	17.45	MAX Sales Ratio :	166.54		
Avg. Assessed Value :	487,014	PRD :	103.16	MIN Sales Ratio :	44.25		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	51	69.98	70.16	69.11	17.65	101.52	44.25	132.73	64.34 to 74.53	686,663	474,576
2	4	70.22	71.33	69.61	11.09	102.47	57.78	87.11	N/A	642,450	447,199
3	6	72.44	92.44	88.56	41.63	104.38	61.24	166.54	61.24 to 166.54	589,489	522,059
4	10	72.87	77.00	72.38	18.44	106.38	52.31	107.67	61.73 to 103.60	556,416	402,721
5	20	70.14	71.77	69.23	09.71	103.67	45.90	97.04	67.29 to 74.06	806,430	558,328
<u>ALL</u>											
10/01/2022 To 09/30/2025	91	70.14	72.78	70.55	17.45	103.16	44.25	166.54	67.72 to 72.96	690,322	487,014

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	3	78.12	76.47	77.54	04.13	98.62	70.81	80.49	N/A	703,514	545,484
1	3	78.12	76.47	77.54	04.13	98.62	70.81	80.49	N/A	703,514	545,484
<u>Grass</u>											
County	54	69.78	73.61	72.12	19.45	102.07	44.52	166.54	66.82 to 77.39	542,715	391,384
1	24	68.65	69.12	68.45	21.03	100.98	44.52	132.73	54.58 to 79.74	476,160	325,942
2	4	70.22	71.33	69.61	11.09	102.47	57.78	87.11	N/A	642,450	447,199
3	5	63.33	94.62	89.43	51.38	105.80	61.24	166.54	N/A	629,718	563,140
4	5	74.84	75.72	66.62	20.23	113.66	52.31	103.60	N/A	530,751	353,599
5	16	70.14	73.70	73.00	09.25	100.96	63.57	97.04	67.29 to 82.13	594,164	433,728
<u>ALL</u>											
10/01/2022 To 09/30/2025	91	70.14	72.78	70.55	17.45	103.16	44.25	166.54	67.72 to 72.96	690,322	487,014

AGRICULTURAL

Type : Qualified

Number of Sales :	91	Median :	70	COV :	25.82	95% Median C.I. :	67.72 to 72.96
Total Sales Price :	62,819,302	Wgt. Mean :	71	STD :	18.79	95% Wgt. Mean C.I. :	67.07 to 74.02
Total Adj. Sales Price :	62,819,302	Mean :	73	Avg. Abs. Dev :	12.24	95% Mean C.I. :	68.92 to 76.64
Total Assessed Value :	44,318,285						
Avg. Adj. Sales Price :	690,322	COD :	17.45	MAX Sales Ratio :	166.54		
Avg. Assessed Value :	487,014	PRD :	103.16	MIN Sales Ratio :	44.25		

What IF

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	12	67.14	67.35	63.89	15.01	105.42	45.90	85.14	57.77 to 78.12	1,003,708	641,319
1	11	70.81	69.30	65.88	12.33	105.19	56.76	85.14	57.77 to 80.49	986,138	649,678
5	1	45.90	45.90	45.90		100.00	45.90	45.90	N/A	1,196,980	549,367
<u>Dry</u>											
County	1	72.96	72.96	72.96		100.00	72.96	72.96	N/A	160,000	116,735
1	1	72.96	72.96	72.96		100.00	72.96	72.96	N/A	160,000	116,735
<u>Grass</u>											
County	63	70.14	73.38	72.19	18.46	101.65	44.52	166.54	67.29 to 74.84	574,756	414,914
1	32	69.78	69.90	69.96	19.27	99.91	44.52	132.73	60.55 to 79.03	536,902	375,617
2	4	70.22	71.33	69.61	11.09	102.47	57.78	87.11	N/A	642,450	447,199
3	5	63.33	94.62	89.43	51.38	105.80	61.24	166.54	N/A	629,718	563,140
4	5	74.84	75.72	66.62	20.23	113.66	52.31	103.60	N/A	530,751	353,599
5	17	70.14	73.49	72.70	08.71	101.09	63.57	97.04	67.29 to 82.13	626,860	455,727
<u>ALL</u>											
10/01/2022 To 09/30/2025	91	70.14	72.78	70.55	17.45	103.16	44.25	166.54	67.72 to 72.96	690,322	487,014

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	3	Total	Increase	55%

What IF

Custer County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	5,486	5,511	5,044	4,902	4,670	4,598	4,657	4,633	5,117
Valley	1	5,792	5,792	5,792	4,978	4,709	4,709	4,148	4,148	5,240
Sherman	1	6,325	6,325	6,095	6,095	5,875	5,875	5,750	5,743	5,978
Buffalo	1	7,958	7,943	7,679	7,492	5,804	7,000	6,513	6,512	7,344
Custer	2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Logan	1	4,250	4,250	4,000	4,000	3,400	3,400	3,000	3,000	3,670
Custer	3	2,643	2,643	2,643	2,464	2,304	2,304	1,750	1,750	2,267
Garfield	1	4,825	4,825	4,825	4,100	4,100	3,650	3,650	3,145	4,226
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Custer	4	3,280	3,288	3,288	3,013	2,657	2,657	2,483	2,326	3,020
Custer	5	4,044	4,044	4,033	3,706	3,270	3,270	2,943	2,861	3,752
Lincoln	2	3,400	3,379	3,400	3,395	3,308	3,290	3,391	3,384	3,382
Dawson	1	6,950	7,580	6,459	5,088	5,661	5,431	5,190	5,239	6,671

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2,151	2,025	1,950	1,900	1,725	1,700	1,700	1,942
Valley	1	n/a	2,425	2,425	2,425	2,375	2,375	2,375	2,210	2,358
Sherman	1	n/a	2,525	2,390	2,390	2,260	2,260	2,135	2,135	2,259
Buffalo	1	2,860	2,859	2,670	2,669	2,480	2,470	2,320	2,320	2,549
Custer	2	n/a	610	n/a	599	599	n/a	n/a	599	604
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	685	685
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Logan	1	n/a	1,499	1,498	1,498	1,404	1,404	1,258	1,258	1,418
Custer	3	n/a	1,054	1,054	1,054	1,054	1,054	1,018	1,018	1,044
Garfield	1	n/a	1,840	1,840	1,625	1,625	1,345	1,280	1,280	1,561
Loup	1	n/a	1,050	1,050	1,050	980	980	980	980	1,015
Custer	4	n/a	1,445	1,403	1,174	1,102	1,085	1,021	1,021	1,248
Custer	5	n/a	1,728	1,620	1,404	1,404	1,296	1,220	1,220	1,499
Lincoln	2	n/a	1,760	1,760	1,760	1,760	1,700	1,700	1,700	1,744
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,745

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	946	1,166	1,113	822	1,116	966	n/a	1,007	1,064
Valley	1	1,790	1,790	1,626	1,612	1,626	1,617	960	977	1,605
Sherman	1	2,055	2,055	1,965	1,965	1,795	n/a	n/a	1,065	1,955
Buffalo	1	2,090	2,088	2,045	2,015	1,983	1,940	1,905	n/a	2,019
Custer	2	719	635	644	625	586	680	n/a	n/a	676
Blaine	2	715	715	715	715	685	685	685	685	690
Thomas	1	670	670	670	670	670	670	670	670	670
Logan	1	769	765	765	765	765	765	765	n/a	766
Custer	3	905	977	987	905	946	775	n/a	743	906
Garfield	1	1,280	n/a	1,280	1,280	1,115	1,115	1,115	1,116	1,167
Loup	1	1,008	n/a	1,008	1,008	1,008	1,008	1,008	1,008	1,008
Custer	4	1,244	1,316	1,319	1,182	1,302	840	n/a	260	1,188
Custer	5	1,117	1,284	1,274	1,155	1,275	680	1,050	1,489	1,244
Lincoln	2	920	905	920	920	918	885	885	872	887
Dawson	1	1,351	1,351	1,339	1,282	1,238	4,226	1,194	1,182	1,320

County	Mkt Area	CRP	TIMBER	WASTE
Custer	1	1,543	n/a	50
Valley	1	1,403	1,455	325
Sherman	1	2,100	n/a	90
Buffalo	1	1,786	760	540
Custer	2	n/a	n/a	40
Blaine	2	n/a	n/a	25
Thomas	1	n/a	n/a	150
Logan	1	765	n/a	15
Custer	3	1,115	n/a	50
Garfield	1	1,244	n/a	191
Loup	1	802	n/a	100
Custer	4	1,060	n/a	50
Custer	5	1,093	1,218	50
Lincoln	2	n/a	n/a	455
Dawson	1	n/a	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.

Custer County 2026 Average Acre Value Comparison

Hypothetical increase of Grass MA 3 55%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	5,486	5,511	5,044	4,902	4,670	4,598	4,657	4,633	5,117
Valley	1	5,792	5,792	5,792	4,978	4,709	4,709	4,148	4,148	5,240
Sherman	1	6,325	6,325	6,095	6,095	5,875	5,875	5,750	5,743	5,978
Buffalo	1	7,958	7,943	7,679	7,492	5,804	7,000	6,513	6,512	7,344
Custer	2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Logan	1	4,250	4,250	4,000	4,000	3,400	3,400	3,000	3,000	3,670
Custer	3	2,643	2,643	2,643	2,464	2,304	2,304	1,750	1,750	2,267
Garfield	1	4,825	4,825	4,825	4,100	4,100	3,650	3,650	3,145	4,226
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Custer	4	3,280	3,288	3,288	3,013	2,657	2,657	2,483	2,326	3,020
Custer	5	4,044	4,044	4,033	3,706	3,270	3,270	2,943	2,861	3,752
Lincoln	2	3,400	3,379	3,400	3,395	3,308	3,290	3,391	3,384	3,382
Dawson	1	6,950	7,580	6,459	5,088	5,661	5,431	5,190	5,239	6,671

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2,151	2,025	1,950	1,900	1,725	1,700	1,700	1,942
Valley	1	n/a	2,425	2,425	2,425	2,375	2,375	2,375	2,210	2,358
Sherman	1	n/a	2,525	2,390	2,390	2,260	2,260	2,135	2,135	2,259
Buffalo	1	2,860	2,859	2,670	2,669	2,480	2,470	2,320	2,320	2,549
Custer	2	n/a	610	n/a	599	599	n/a	n/a	599	604
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	685	685
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Logan	1	n/a	1,499	1,498	1,498	1,404	1,404	1,258	1,258	1,418
Custer	3	n/a	1,054	1,054	1,054	1,054	1,054	1,018	1,018	1,044
Garfield	1	n/a	1,840	1,840	1,625	1,625	1,345	1,280	1,280	1,561
Loup	1	n/a	1,050	1,050	1,050	980	980	980	980	1,015
Custer	4	n/a	1,445	1,403	1,174	1,102	1,085	1,021	1,021	1,248
Custer	5	n/a	1,728	1,620	1,404	1,404	1,296	1,220	1,220	1,499
Lincoln	2	n/a	1,760	1,760	1,760	1,760	1,700	1,700	1,700	1,744
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,745

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	946	1,166	1,113	822	1,116	966	n/a	1,007	1,064
Valley	1	1,790	1,790	1,626	1,612	1,626	1,617	960	977	1,605
Sherman	1	2,055	2,055	1,965	1,965	1,795	n/a	n/a	1,065	1,955
Buffalo	1	2,090	2,088	2,045	2,015	1,983	1,940	1,905	n/a	2,019
Custer	2	719	635	644	625	586	680	n/a	n/a	676
Blaine	2	715	715	715	715	685	685	685	685	690
Thomas	1	670	670	670	670	670	670	670	670	670
Logan	1	769	765	765	765	765	765	765	n/a	766
Custer	3	1,403	1,514	1,530	1,403	1,466	1,202	n/a	1,152	1,405
Garfield	1	1,280	n/a	1,280	1,280	1,115	1,115	1,115	1,116	1,167
Loup	1	1,008	n/a	1,008	1,008	1,008	1,008	1,008	1,008	1,008
Custer	4	1,244	1,316	1,319	1,182	1,302	840	n/a	260	1,188
Custer	5	1,117	1,284	1,274	1,155	1,275	680	1,050	1,489	1,244
Lincoln	2	920	905	920	920	918	885	885	872	887
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Custer	1	1,543	n/a	50
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Buffalo	1	1,786	760	540
Custer	2	n/a	n/a	40
Blaine	2	n/a	n/a	25
Thomas	1	n/a	n/a	150
Logan	1	765	n/a	15
Custer	3	1,115	n/a	50
Garfield	1	1,244	n/a	191
Loup	1	802	n/a	100
Custer	4	1,060	n/a	50
Custer	5	1,093	1,218	50
Lincoln	2	n/a	n/a	455
Dawson	1	n/a	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 :	15	Median :	46	COV :	44.26	95% Median C.I. :	32.36 to 53.16
Total Sales Price :	10,210,823	Wgt. Mean :	42	STD :	19.76	95% Wgt. Mean C.I. :	17.23 to 66.83
Total Adj. Sales Price :	10,210,823	Mean :	45	Avg.Abs.Dev :	13.40	95% Mean C.I. :	33.71 to 55.59
Total Assessed Value :	4,291,772						
Avg. Adj. Sales Price :	680,722	COD :	28.89	MAX Sales Ratio :	88.48		
Avg. Assessed Value :	286,118	PRD :	106.23	MIN Sales Ratio :	01.48		

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	2	43.70	43.70	42.02	06.13	104.00	41.02	46.38	N/A	666,338	280,013
01/01/2023 To 03/31/2023	3	32.36	25.38	24.57	42.06	103.30	01.48	42.31	N/A	948,550	233,015
04/01/2023 To 06/30/2023	3	53.16	50.97	43.89	27.48	116.13	27.96	71.78	N/A	555,200	243,680
07/01/2023 To 09/30/2023	2	45.12	45.12	39.20	19.35	115.10	36.39	53.85	N/A	357,554	140,160
<u>10/01/2023 To 12/31/2023</u>											
01/01/2024 To 03/31/2024	1	48.32	48.32	48.32		100.00	48.32	48.32	N/A	1,000,000	483,246
04/01/2024 To 06/30/2024	1	29.68	29.68	29.68		100.00	29.68	29.68	N/A	497,500	147,644
07/01/2024 To 09/30/2024	2	48.32	48.32	48.57	02.30	99.49	47.21	49.42	N/A	646,000	313,732
10/01/2024 To 12/31/2024	1	88.48	88.48	88.48		100.00	88.48	88.48	N/A	862,290	762,988
<u>01/01/2025 To 03/31/2025</u>											
<u>04/01/2025 To 06/30/2025</u>											
<u>07/01/2025 To 09/30/2025</u>											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	10	41.67	40.67	34.62	30.79	117.48	01.48	71.78	27.96 to 53.85	655,903	227,043
10/01/2023 To 09/30/2024	4	47.77	43.66	45.11	10.91	96.79	29.68	49.42	N/A	697,375	314,589
10/01/2024 To 09/30/2025	1	88.48	88.48	88.48		100.00	88.48	88.48	N/A	862,290	762,988
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	8	39.35	39.91	32.73	39.03	121.94	01.48	71.78	01.48 to 71.78	653,295	213,801
01/01/2024 To 12/31/2024	5	48.32	52.62	55.35	25.25	95.07	29.68	88.48	N/A	730,358	404,268
<u>ALL</u>											
10/01/2022 To 09/30/2025	15	46.38	44.65	42.03	28.89	106.23	01.48	88.48	32.36 to 53.16	680,722	286,118

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	15	Median :	46	COV :	44.26	95% Median C.I. :	32.36 to 53.16
Total Sales Price :	10,210,823	Wgt. Mean :	42	STD :	19.76	95% Wgt. Mean C.I. :	17.23 to 66.83
Total Adj. Sales Price :	10,210,823	Mean :	45	Avg.Abs.Dev :	13.40	95% Mean C.I. :	33.71 to 55.59
Total Assessed Value :	4,291,772						
Avg. Adj. Sales Price :	680,722	COD :	28.89	MAX Sales Ratio :	88.48		
Avg. Assessed Value :	286,118	PRD :	106.23	MIN Sales Ratio :	01.48		

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	13	42.31	41.86	40.26	29.83	103.97	01.48	88.48	29.68 to 49.42	736,255	296,412
4	1	71.78	71.78	71.78		100.00	71.78	71.78	N/A	524,400	376,426
5	1	53.85	53.85	53.85		100.00	53.85	53.85	N/A	115,108	61,984
<u>ALL</u>											
10/01/2022 To 09/30/2025	15	46.38	44.65	42.03	28.89	106.23	01.48	88.48	32.36 to 53.16	680,722	286,118

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
050071											
210015	2	14.72	14.72	14.35	89.95	102.58	01.48	27.96	N/A	1,028,325	147,598
210025	12	46.80	47.38	47.45	20.00	99.85	29.68	88.48	36.39 to 53.16	635,814	301,679
210044											
210084											
210089											
210180											
240011	1	71.78	71.78	71.78		100.00	71.78	71.78	N/A	524,400	376,426
240020											
240101											
580025											
820015											
880005											
880021											
<u>ALL</u>											
10/01/2022 To 09/30/2025	15	46.38	44.65	42.03	28.89	106.23	01.48	88.48	32.36 to 53.16	680,722	286,118

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	15	Median :	46	COV :	44.26	95% Median C.I. :	32.36 to 53.16
Total Sales Price :	10,210,823	Wgt. Mean :	42	STD :	19.76	95% Wgt. Mean C.I. :	17.23 to 66.83
Total Adj. Sales Price :	10,210,823	Mean :	45	Avg.Abs.Dev :	13.40	95% Mean C.I. :	33.71 to 55.59
Total Assessed Value :	4,291,772						
Avg. Adj. Sales Price :	680,722	COD :	28.89	MAX Sales Ratio :	88.48		
Avg. Assessed Value :	286,118	PRD :	106.23	MIN Sales Ratio :	01.48		

Printed : 03/19/2026

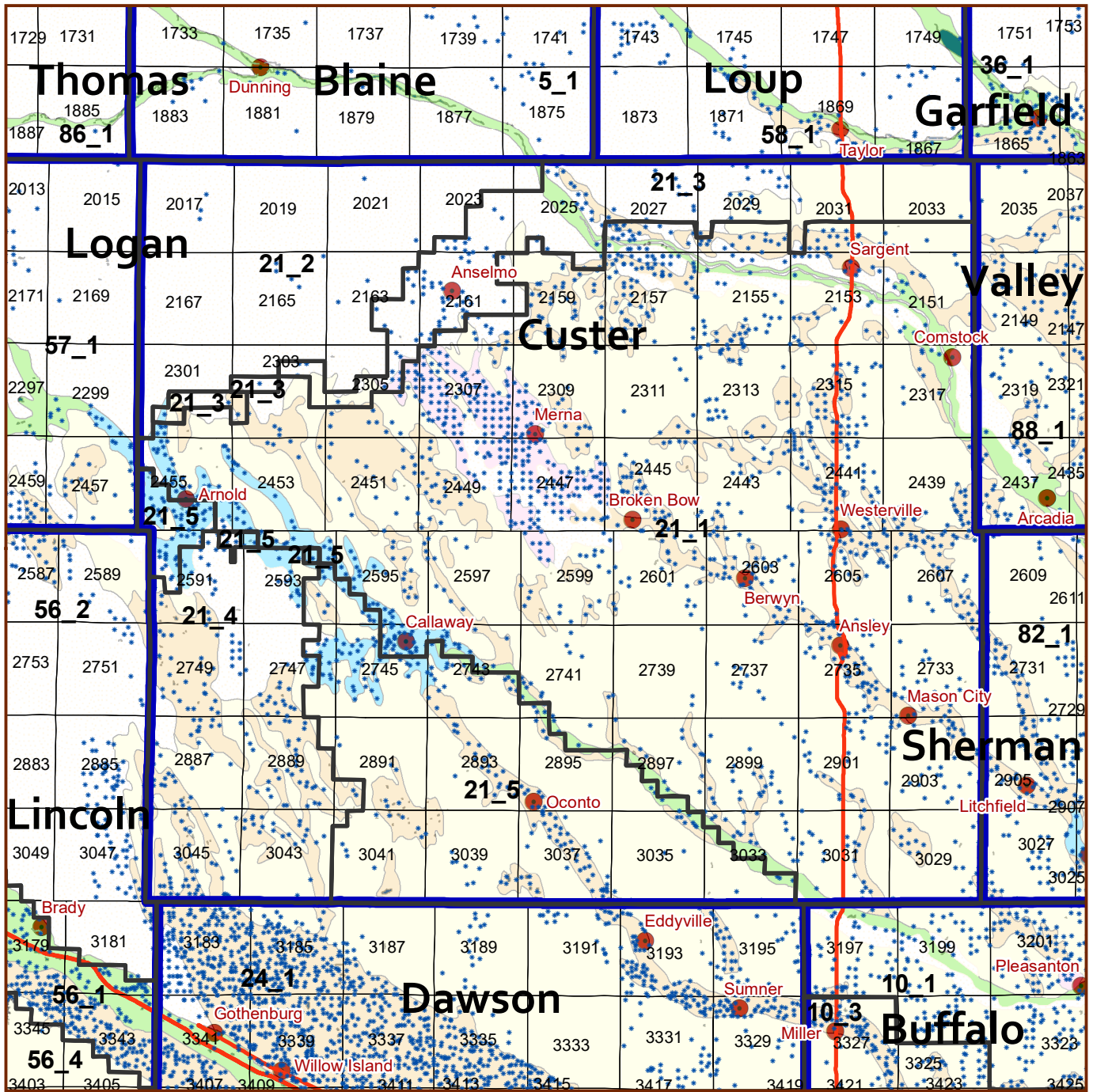
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	47.21	47.21	47.21		100.00	47.21	47.21	N/A	500,000	236,044
1	1	47.21	47.21	47.21		100.00	47.21	47.21	N/A	500,000	236,044
<u>Grass</u>											
County	8	41.39	42.17	37.08	44.21	113.73	01.48	88.48	01.48 to 88.48	565,294	209,621
1	7	36.39	40.50	36.64	50.59	110.53	01.48	88.48	01.48 to 88.48	629,606	230,712
5	1	53.85	53.85	53.85		100.00	53.85	53.85	N/A	115,108	61,984
<u>ALL</u>											
10/01/2022 To 09/30/2025	15	46.38	44.65	42.03	28.89	106.23	01.48	88.48	32.36 to 53.16	680,722	286,118

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	4	44.76	44.72	44.26	06.81	101.04	41.02	48.32	N/A	908,269	401,956
1	4	44.76	44.72	44.26	06.81	101.04	41.02	48.32	N/A	908,269	401,956
<u>Grass</u>											
County	10	41.39	41.92	38.12	39.48	109.97	01.48	88.48	27.96 to 53.85	605,335	230,752
1	9	36.39	40.59	37.81	44.57	107.35	01.48	88.48	27.96 to 53.16	659,804	249,504
5	1	53.85	53.85	53.85		100.00	53.85	53.85	N/A	115,108	61,984
<u>ALL</u>											
10/01/2022 To 09/30/2025	15	46.38	44.65	42.03	28.89	106.23	01.48	88.48	32.36 to 53.16	680,722	286,118

CUSTER COUNTY



Legend

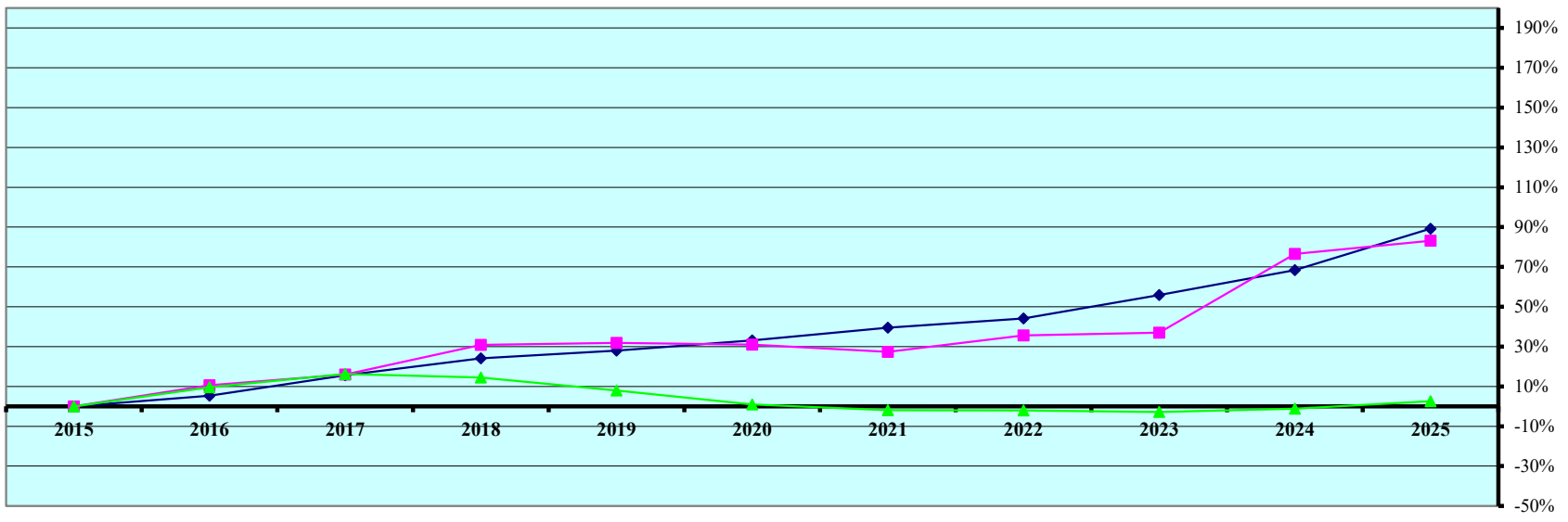
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- County
- Registered_WellsDNR
- geocode
- Federal Roads

**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

ResRec
Comm&Indust
Total Agland



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	259,107,974	-	-	-	121,121,620	-	-	-	2,398,726,828	-	-	-
2016	272,988,217	13,880,243	5.36%	5.36%	133,964,781	12,843,161	10.60%	10.60%	2,630,205,520	231,478,692	9.65%	9.65%
2017	299,602,321	26,614,104	9.75%	15.63%	140,550,666	6,585,885	4.92%	16.04%	2,788,830,275	158,624,755	6.03%	16.26%
2018	321,478,274	21,875,953	7.30%	24.07%	158,555,742	18,005,076	12.81%	30.91%	2,745,049,144	-43,781,131	-1.57%	14.44%
2019	331,659,238	10,180,964	3.17%	28.00%	159,733,235	1,177,493	0.74%	31.88%	2,589,557,019	-155,492,125	-5.66%	7.96%
2020	345,060,916	13,401,678	4.04%	33.17%	158,638,692	-1,094,543	-0.69%	30.97%	2,421,633,626	-167,923,393	-6.48%	0.95%
2021	361,513,012	16,452,096	4.77%	39.52%	154,233,410	-4,405,282	-2.78%	27.34%	2,354,133,510	-67,500,116	-2.79%	-1.86%
2022	373,609,832	12,096,820	3.35%	44.19%	164,232,436	9,999,026	6.48%	35.59%	2,350,544,233	-3,589,277	-0.15%	-2.01%
2023	404,082,014	30,472,182	8.16%	55.95%	165,916,895	1,684,459	1.03%	36.98%	2,330,832,806	-19,711,427	-0.84%	-2.83%
2024	436,395,135	32,313,121	8.00%	68.42%	213,861,228	47,944,333	28.90%	76.57%	2,371,252,611	40,419,805	1.73%	-1.15%
2025	490,332,692	53,937,557	12.36%	89.24%	221,820,489	7,959,261	3.72%	83.14%	2,461,350,447	90,097,836	3.80%	2.61%

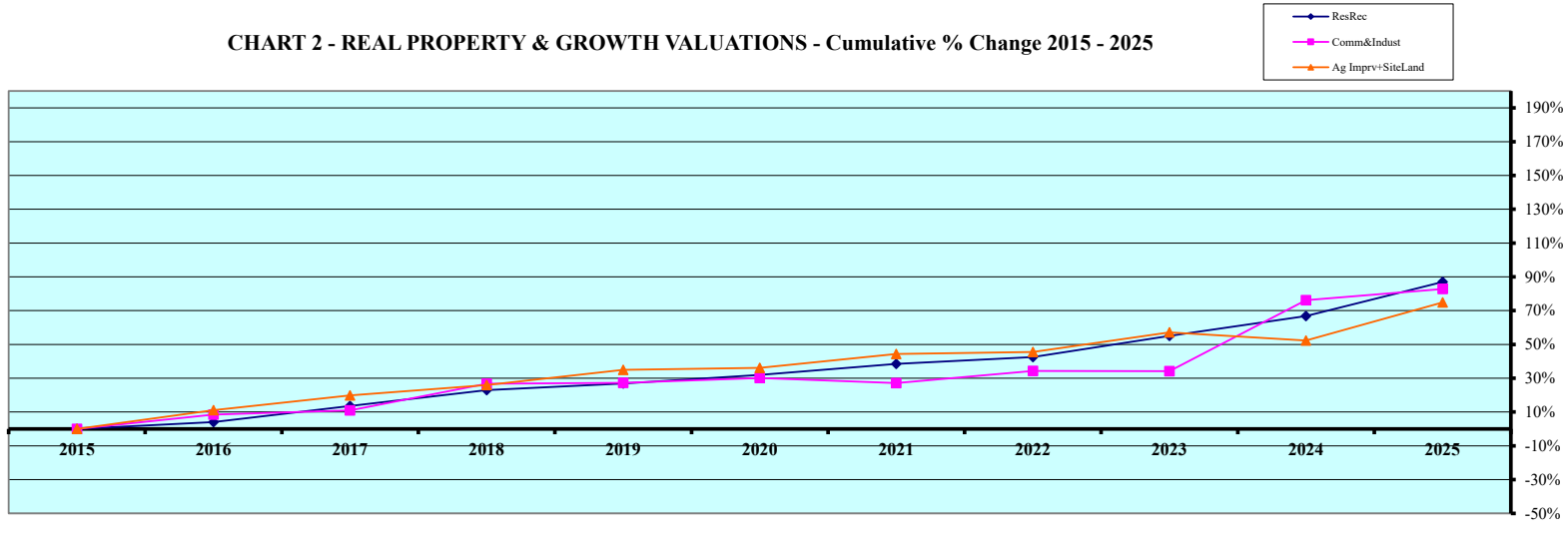
Rate Annual %chg: Residential & Recreational **6.59%** Commercial & Industrial **6.24%** Agricultural Land **0.26%**

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County **CUSTER**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

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	259,107,974	2,564,572	0.99%	256,543,402	--	--	121,121,620	20,596,128	17.00%	100,525,492	--	--
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	4.07%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	8.48%
2017	299,602,321	5,312,421	1.77%	294,289,900	7.80%	13.58%	140,550,666	6,201,846	4.41%	134,348,820	0.29%	10.92%
2018	321,478,274	2,988,457	0.93%	318,489,817	6.30%	22.92%	158,555,742	4,996,535	3.15%	153,559,207	9.26%	26.78%
2019	331,659,238	2,999,974	0.90%	328,659,264	2.23%	26.84%	159,733,235	5,499,591	3.44%	154,233,644	-2.73%	27.34%
2020	345,060,916	3,061,069	0.89%	341,999,847	3.12%	31.99%	158,638,692	1,047,021	0.66%	157,591,671	-1.34%	30.11%
2021	361,513,012	2,756,064	0.76%	358,756,948	3.97%	38.46%	154,233,410	181,280	0.12%	154,052,130	-2.89%	27.19%
2022	373,609,832	4,303,226	1.15%	369,306,606	2.16%	42.53%	164,232,436	1,545,103	0.94%	162,687,333	5.48%	34.32%
2023	404,082,014	2,360,499	0.58%	401,721,515	7.52%	55.04%	165,916,895	3,322,937	2.00%	162,593,958	-1.00%	34.24%
2024	436,395,135	4,306,004	0.99%	432,089,131	6.93%	66.76%	213,861,228	538,772	0.25%	213,322,456	28.57%	76.12%
2025	490,332,692	5,865,823	1.20%	484,466,869	11.02%	86.97%	221,820,489	399,326	0.18%	221,421,163	3.53%	82.81%
Rate Ann%chg	6.59%		Resid & Recreat w/o growth			5.51%	6.24%		C & I w/o growth			4.77%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	--	--
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	11.14%
2017	131,276,555	123,879,769	255,156,324	9,972,635	3.91%	245,183,689	3.46%	19.82%
2018	134,763,307	131,903,987	266,667,294	8,870,779	3.33%	257,796,515	1.03%	25.98%
2019	143,956,388	138,809,437	282,765,825	6,504,791	2.30%	276,261,034	3.60%	35.00%
2020	144,200,847	146,552,945	290,753,792	12,277,763	4.22%	278,476,029	-1.52%	36.09%
2021	151,885,793	147,132,639	299,018,432	3,514,937	1.18%	295,503,495	1.63%	44.41%
2022	155,540,278	145,829,534	301,369,812	3,629,030	1.20%	297,740,782	-0.43%	45.50%
2023	170,940,614	155,626,036	326,566,650	5,001,010	1.53%	321,565,640	6.70%	57.14%
2024	197,866,090	121,490,403	319,356,493	7,677,621	2.40%	311,678,872	-4.56%	52.31%
2025	234,516,073	134,836,091	369,352,164	11,529,866	3.12%	357,822,298	12.04%	74.86%
Rate Ann%chg	7.77%	3.72%	6.08%	Ag Imprv+Site w/o growth			3.31%	

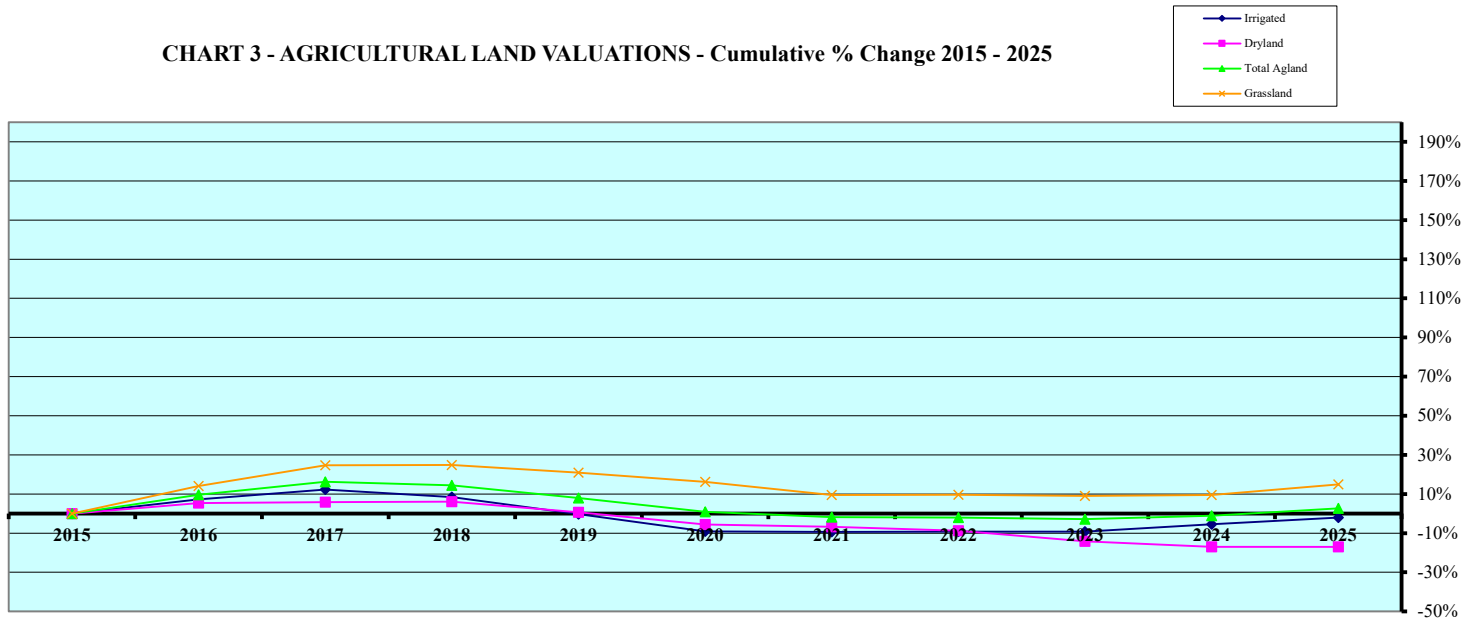
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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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	1,194,149,215	-	-	-	288,090,133	-	-	-	916,335,375	-	-	-
2016	1,280,583,842	86,434,627	7.24%	7.24%	303,669,459	15,579,326	5.41%	5.41%	1,045,809,707	129,474,332	14.13%	14.13%
2017	1,340,748,328	60,164,486	4.70%	12.28%	304,926,691	1,257,232	0.41%	5.84%	1,143,011,655	97,201,948	9.29%	24.74%
2018	1,295,264,781	-45,483,547	-3.39%	8.47%	305,639,427	712,736	0.23%	6.09%	1,143,999,868	988,213	0.09%	24.85%
2019	1,191,303,184	-103,961,597	-8.03%	-0.24%	289,884,461	-15,754,966	-5.15%	0.62%	1,107,814,252	-36,185,616	-3.16%	20.90%
2020	1,084,890,280	-106,412,904	-8.93%	-9.15%	272,061,139	-17,823,322	-6.15%	-5.56%	1,064,536,360	-43,277,892	-3.91%	16.17%
2021	1,082,150,357	-2,739,923	-0.25%	-9.38%	268,527,817	-3,533,322	-1.30%	-6.79%	1,003,304,075	-61,232,285	-5.75%	9.49%
2022	1,083,419,615	1,269,258	0.12%	-9.27%	262,746,811	-5,781,006	-2.15%	-8.80%	1,004,227,157	923,082	0.09%	9.59%
2023	1,083,892,141	472,526	0.04%	-9.23%	247,254,523	-15,492,288	-5.90%	-14.17%	999,530,351	-4,696,806	-0.47%	9.08%
2024	1,128,363,913	44,471,772	4.10%	-5.51%	239,200,284	-8,054,239	-3.26%	-16.97%	1,003,529,566	3,999,215	0.40%	9.52%
2025	1,169,645,297	41,281,384	3.66%	-2.05%	239,048,438	-151,846	-0.06%	-17.02%	1,052,497,250	48,967,684	4.88%	14.86%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	104,737	-	-	-	47,368	-	-	-	2,398,726,828	-	-	-
2016	108,066	3,329	3.18%	3.18%	34,446	-12,922	-27.28%	-27.28%	2,630,205,520	231,478,692	9.65%	9.65%
2017	109,152	1,086	1.00%	4.22%	34,449	3	0.01%	-27.27%	2,788,830,275	158,624,755	6.03%	16.26%
2018	110,252	1,100	1.01%	5.27%	34,816	367	1.07%	-26.50%	2,745,049,144	-43,781,131	-1.57%	14.44%
2019	520,132	409,880	371.77%	396.61%	34,990	174	0.50%	-26.13%	2,589,557,019	-155,492,125	-5.66%	7.96%
2020	110,857	-409,275	-78.69%	5.84%	34,990	0	0.00%	-26.13%	2,421,633,626	-167,923,393	-6.48%	0.95%
2021	150,892	40,035	36.11%	44.07%	369	-34,621	-98.95%	-99.22%	2,354,133,510	-67,500,116	-2.79%	-1.86%
2022	150,650	-242	-0.16%	43.84%	0	-369	-100.00%	-100.00%	2,350,544,233	-3,589,277	-0.15%	-2.01%
2023	155,791	5,141	3.41%	48.74%	0	0	-	-100.00%	2,330,832,806	-19,711,427	-0.84%	-2.83%
2024	158,848	3,057	1.96%	51.66%	0	0	-	-100.00%	2,371,252,611	40,419,805	1.73%	-1.15%
2025	159,462	614	0.39%	52.25%	0	0	-	-100.00%	2,461,350,447	90,097,836	3.80%	2.61%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

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	1,194,956,767	282,214	4,234			288,647,752	156,313	1,847			916,076,186	1,170,050	783		
2016	1,283,048,478	282,250	4,546	7.36%	7.36%	303,739,938	156,016	1,947	5.43%	5.43%	1,045,611,323	1,170,043	894	14.14%	14.14%
2017	1,341,668,533	282,142	4,755	4.61%	12.31%	305,612,212	156,457	1,953	0.33%	5.78%	1,142,554,887	1,170,101	976	9.27%	24.72%
2018	1,296,272,110	282,118	4,595	-3.38%	8.52%	305,399,142	156,280	1,954	0.04%	5.83%	1,143,638,172	1,169,737	978	0.13%	24.87%
2019	1,191,753,396	282,005	4,226	-8.03%	-0.19%	289,910,164	157,009	1,846	-5.51%	-0.01%	1,108,903,069	1,169,588	948	-3.02%	21.10%
2020	1,086,302,238	282,524	3,845	-9.02%	-9.19%	272,335,955	156,585	1,739	-5.81%	-5.81%	1,064,424,154	1,168,554	911	-3.93%	16.34%
2021	1,083,056,380	282,663	3,832	-0.35%	-9.51%	268,946,408	156,214	1,722	-1.01%	-6.77%	1,003,016,151	1,168,835	858	-5.79%	9.60%
2022	1,084,618,494	282,995	3,833	0.03%	-9.48%	263,245,402	152,761	1,723	0.09%	-6.68%	1,004,678,576	1,171,885	857	-0.09%	9.50%
2023	1,083,954,502	283,028	3,830	-0.07%	-9.55%	247,513,219	143,346	1,727	0.20%	-6.49%	1,004,965,309	1,181,034	851	-0.75%	8.68%
2024	1,128,146,987	281,633	4,006	4.59%	-5.40%	239,317,838	138,592	1,727	0.01%	-6.49%	1,003,354,829	1,182,922	848	-0.32%	8.34%
2025	1,169,496,047	281,714	4,151	3.64%	-1.96%	239,227,488	136,630	1,751	1.40%	-5.18%	1,052,133,327	1,184,726	888	4.70%	13.43%

Rate Annual %chg Average Value/Acre: -0.22% -1.86% 1.39%

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	104,723	2,134	49			47,368	182	260			2,399,832,796	1,610,894	1,490		
2016	108,221	2,206	49	-0.01%	-0.01%	34,446	132	260	0.00%	0.00%	2,632,542,406	1,610,647	1,634	9.71%	9.71%
2017	109,101	2,223	49	0.01%	0.00%	44,449	134	333	28.06%	28.06%	2,789,989,182	1,611,057	1,732	5.95%	16.25%
2018	110,252	2,245	49	0.08%	0.08%	44,816	135	332	-0.23%	27.77%	2,745,464,492	1,610,516	1,705	-1.56%	14.43%
2019	110,601	2,252	49	0.01%	0.09%	34,990	135	260	-21.73%	0.00%	2,590,712,220	1,610,990	1,608	-5.66%	7.95%
2020	110,857	2,257	49	0.00%	0.09%	229,992	932	247	-5.08%	-5.08%	2,423,403,196	1,610,852	1,504	-6.45%	0.98%
2021	111,383	2,252	49	0.72%	0.81%	145,311	980	148	-39.89%	-42.94%	2,355,275,633	1,610,943	1,462	-2.82%	-1.86%
2022	150,455	3,027	50	0.47%	1.28%	0	0				2,352,692,927	1,610,669	1,461	-0.09%	-1.95%
2023	155,791	3,134	50	0.03%	1.31%	0	0				2,336,588,821	1,610,542	1,451	-0.68%	-2.61%
2024	158,704	3,192	50	0.01%	1.32%	0	0				2,370,978,358	1,606,338	1,476	1.74%	-0.92%
2025	159,376	3,206	50	0.00%	1.32%	0	0				2,461,016,238	1,606,275	1,532	3.80%	2.84%

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CUSTER

Rate Annual %chg Average Value/Acre: 0.25%

(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
10,545	CUSTER	152,616,106	51,661,046	126,344,418	490,332,692	212,791,662	9,028,827	0	2,461,350,447	234,516,073	134,836,091	0	3,873,477,362
cnty sector		3.94%	1.33%	3.26%	12.66%	5.49%	0.23%		63.54%	6.05%	3.48%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
108	ANSELMO	449,423	520,866	1,824,675	3,034,213	0	0	1,212,292	0	3,394	0	0	7,044,863
1.02%	%sector of county sector	0.29%	1.01%	1.44%	0.62%					0.00%			0.18%
	%sector of municipality	6.38%	7.39%	25.90%	43.07%			17.21%		0.05%			100.00%
459	ANSLEY	844,978	1,796,892	2,684,937	19,448,187	0	0	4,198,957	0	8,598	9,111	0	28,991,660
4.35%	%sector of county sector	0.55%	3.48%	2.13%	3.97%					0.00%	0.01%		0.75%
	%sector of municipality	2.91%	6.20%	9.26%	67.08%			14.48%		0.03%	0.03%		100.00%
592	ARNOLD	476,128	2,348,880	258,728	32,885,707	0	0	4,325,873	0	48,003	0	0	40,343,319
5.61%	%sector of county sector	0.31%	4.55%	0.20%	6.71%					0.02%			1.04%
	%sector of municipality	1.18%	5.82%	0.64%	81.51%			10.72%		0.12%			100.00%
75	BERWYN	87,101	423,775	1,379,925	3,138,036	0	76,585	337,654	0	63,198	4,027	0	5,510,301
0.71%	%sector of county sector	0.06%	0.82%	1.09%	0.64%		0.85%	1.09%		0.03%	0.00%		0.14%
	%sector of municipality	1.58%	7.69%	25.04%	56.95%		1.39%	6.13%		1.15%	0.07%		100.00%
3,506	BROKEN BOW	7,270,933	4,959,170	4,322,750	197,979,180	0	0	76,918,002	409,346	60,736	0	0	291,920,117
33.25%	%sector of county sector	4.76%	9.60%	3.42%	40.38%				0.02%	0.03%			7.54%
	%sector of municipality	2.49%	1.70%	1.48%	67.82%			26.35%	0.14%	0.02%			100.00%
563	CALLAWAY	2,450,236	862,295	117,765	34,516,648	0	0	6,032,251	0	129,632	3,744	0	44,112,571
5.34%	%sector of county sector	1.61%	1.67%	0.09%	7.04%					0.06%	0.00%		1.14%
	%sector of municipality	5.55%	1.95%	0.27%	78.25%			13.67%		0.29%	0.01%		100.00%
68	COMSTOCK	7,400	278,990	10,320	2,628,002	0	0	367,851	0	7,790	0	0	3,300,353
0.64%	%sector of county sector	0.00%	0.54%	0.01%	0.54%					0.00%			0.09%
	%sector of municipality	0.22%	8.45%	0.31%	79.63%			11.15%		0.24%			100.00%
151	MASON CITY	441,079	778,356	1,942,231	3,944,504	0	80,813	553,193	0	41,698	42,494	0	7,824,368
1.43%	%sector of county sector	0.29%	1.51%	1.54%	0.80%		0.90%	0.90%		0.02%	0.03%		0.20%
	%sector of municipality	5.64%	9.95%	24.82%	50.41%		1.03%	7.07%		0.53%	0.54%		100.00%
343	MERNA	574,165	763,908	1,541,111	16,519,775	0	0	2,919,370	0	353,292	143,789	0	22,815,410
3.25%	%sector of county sector	0.38%	1.48%	1.22%	3.37%					0.15%	0.11%		0.59%
	%sector of municipality	2.52%	3.35%	6.75%	72.41%			12.80%		1.55%	0.63%		100.00%
138	OCONTO	44,513	589,391	66,908	4,619,020	0	0	398,178	0	11,421	49,514	0	5,778,945
1.31%	%sector of county sector	0.03%	1.14%	0.05%	0.94%					0.00%	0.04%		0.15%
	%sector of municipality	0.77%	10.20%	1.16%	79.93%			6.89%		0.20%	0.86%		100.00%
502	SARGENT	241,822	1,456,709	58,765	19,022,688	0	0	7,506,343	0	449,821	0	0	28,736,148
4.76%	%sector of county sector	0.16%	2.82%	0.05%	3.88%					0.19%			0.74%
	%sector of municipality	0.84%	5.07%	0.20%	66.20%			26.12%		1.57%			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												
6,506	Total Municipalities	12,887,778	14,779,233	14,208,116	337,735,968	0	157,398	104,769,966	409,346	1,177,583	252,679	0	486,378,066
61.69%	%all municip.sectors of cnty	8.44%	28.61%	11.25%	68.88%		1.74%	#DIV/0!	0.02%	0.50%	0.19%		12.56%

Total Real Property Sum Lines 17, 25, & 30	Records : 15,470	Value : 3,857,398,647	Growth 2,999,843	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	627	3,647,351	413	8,522,919	360	13,064,634	1,400	25,234,904	
02. Res Improve Land	3,264	37,752,169	282	9,207,383	286	10,810,896	3,832	57,770,448	
03. Res Improvements	3,292	320,306,601	316	62,257,181	333	58,398,359	3,941	440,962,141	
04. Res Total	3,919	361,706,121	729	79,987,483	693	82,273,889	5,341	523,967,493	815,519
% of Res Total	73.38	69.03	13.65	15.27	12.98	15.70	34.52	13.58	27.19
05. Com UnImp Land	124	1,684,308	18	290,837	13	2,168,137	155	4,143,282	
06. Com Improve Land	568	18,404,479	47	1,869,147	56	10,358,537	671	30,632,163	
07. Com Improvements	579	87,586,189	49	16,161,103	68	88,102,444	696	191,849,736	
08. Com Total	703	107,674,976	67	18,321,087	81	100,629,118	851	226,625,181	1,676,015
% of Com Total	82.61	47.51	7.87	8.08	9.52	44.40	5.50	5.88	55.87
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	164,378	2	312,496	0	0	4	476,874	
11. Ind Improvements	2	244,968	2	8,306,985	0	0	4	8,551,953	
12. Ind Total	2	409,346	2	8,619,481	0	0	4	9,028,827	0
% of Ind Total	50.00	4.53	50.00	95.47	0.00	0.00	0.03	0.23	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,919	361,706,121	729	79,987,483	693	82,273,889	5,341	523,967,493	815,519
% of Res & Rec Total	73.38	69.03	13.65	15.27	12.98	15.70	34.52	13.58	27.19
Com & Ind Total	705	108,084,322	69	26,940,568	81	100,629,118	855	235,654,008	1,676,015
% of Com & Ind Total	82.46	45.87	8.07	11.43	9.47	42.70	5.53	6.11	55.87
17. Taxable Total	4,624	469,790,443	798	106,928,051	774	182,903,007	6,196	759,621,501	2,491,534
% of Taxable Total	74.63	61.85	12.88	14.08	12.49	24.08	40.05	19.69	83.06

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	13	1,882,055	15,767,523	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	13	1,882,055	15,767,523
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				13	1,882,055	15,767,523

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	520	54	552	1,126

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	39	1,172,045	21	1,509,460	6,997	1,948,229,761	7,057	1,950,911,266
28. Ag-Improved Land	7	255,159	20	1,661,106	2,122	861,398,952	2,149	863,315,217
29. Ag Improvements	9	411,101	20	3,697,253	2,188	279,442,309	2,217	283,550,663

30. Ag Total					9,274	3,097,777,146
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	10,000	
32. HomeSite Improv Land	3	3.00	95,000	14	14.72	533,800	
33. HomeSite Improvements	3	0.00	214,912	14	0.00	2,994,622	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	28.07	53,550	
36. FarmSite Improv Land	3	3.00	43,000	18	95.44	510,340	
37. FarmSite Improvements	9	0.00	196,189	19	0.00	702,631	
38. FarmSite Total							
39. Road & Ditches	2	1.10	0	12	9.91	0	
40. Other- Non Ag Use	0	0.00	0	1	0.04	200	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	15	15.00	525,000	16	16.00	535,000	
32. HomeSite Improv Land	1,249	1,327.42	48,359,800	1,266	1,345.14	48,988,600	
33. HomeSite Improvements	1,279	0.00	182,952,388	1,296	0.00	186,161,922	18,139
34. HomeSite Total				1,312	1,361.14	235,685,522	
35. FarmSite UnImp Land	63	274.69	1,525,517	69	302.76	1,579,067	
36. FarmSite Improv Land	1,540	2,292.52	33,156,161	1,561	2,390.96	33,709,501	
37. FarmSite Improvements	2,078	0.00	96,489,921	2,106	0.00	97,388,741	490,170
38. FarmSite Total				2,175	2,693.72	132,677,309	
39. Road & Ditches	5,521	15,103.79	0	5,535	15,114.80	0	
40. Other- Non Ag Use	13	315.94	565,311	14	315.98	565,511	
41. Total Section VI				3,487	19,485.64	368,928,342	508,309

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	829.28	841,547	6	829.28	841,547

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	56,194.16	28.49%	308,262,951	30.54%	5,485.68
46. 1A	40,057.91	20.31%	220,742,142	21.87%	5,510.58
47. 2A1	9,776.59	4.96%	49,311,656	4.89%	5,043.85
48. 2A	29,680.40	15.05%	145,507,924	14.42%	4,902.49
49. 3A1	4,020.39	2.04%	18,774,631	1.86%	4,669.85
50. 3A	8,138.89	4.13%	37,424,404	3.71%	4,598.22
51. 4A1	17,985.29	9.12%	83,762,262	8.30%	4,657.27
52. 4A	31,394.35	15.92%	145,439,315	14.41%	4,632.66
53. Total	197,247.98	100.00%	1,009,225,285	100.00%	5,116.53
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	28,483.34	34.03%	61,253,534	37.68%	2,150.50
56. 2D1	4,255.76	5.08%	8,618,011	5.30%	2,025.02
57. 2D	21,921.00	26.19%	42,746,491	26.30%	1,950.02
58. 3D1	1,743.08	2.08%	3,311,852	2.04%	1,900.00
59. 3D	8,047.94	9.62%	13,883,021	8.54%	1,725.04
60. 4D1	7,565.06	9.04%	12,864,226	7.91%	1,700.48
61. 4D	11,684.07	13.96%	19,866,607	12.22%	1,700.32
62. Total	83,700.25	100.00%	162,543,742	100.00%	1,941.97
Grass					
63. 1G1	45,028.31	7.14%	42,617,036	6.35%	946.45
64. 1G	11,288.37	1.79%	13,211,773	1.97%	1,170.39
65. 2G1	384,636.83	61.01%	428,342,593	63.84%	1,113.63
66. 2G	73,833.90	11.71%	60,699,463	9.05%	822.11
67. 3G1	95,923.15	15.22%	107,061,853	15.96%	1,116.12
68. 3G	19,499.31	3.09%	18,848,283	2.81%	966.61
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	225.55	0.04%	227,195	0.03%	1,007.29
71. Total	630,435.42	100.00%	671,008,196	100.00%	1,064.36
Irrigated Total					
	197,247.98	21.60%	1,009,225,285	54.76%	5,116.53
Dry Total					
	83,700.25	9.16%	162,543,742	8.82%	1,941.97
Grass Total					
	630,435.42	69.03%	671,008,196	36.41%	1,064.36
72. Waste	1,940.30	0.21%	97,114	0.01%	50.05
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	5,716.04	0.63%	1,733,121	0.09%	303.20
75. Market Area Total	913,323.95	100.00%	1,842,874,337	100.00%	2,017.77

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2.36	0.14%	4,956	0.14%	2,100.00
46. 1A	77.05	4.73%	161,805	4.73%	2,100.00
47. 2A1	4.73	0.29%	9,933	0.29%	2,100.00
48. 2A	104.62	6.42%	219,702	6.42%	2,100.00
49. 3A1	623.43	38.28%	1,309,203	38.28%	2,100.00
50. 3A	68.94	4.23%	144,774	4.23%	2,100.00
51. 4A1	102.90	6.32%	216,090	6.32%	2,100.00
52. 4A	644.75	39.58%	1,353,975	39.58%	2,100.00
53. Total	1,628.78	100.00%	3,420,438	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	116.92	49.34%	71,321	49.79%	610.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	22.20	9.37%	13,298	9.28%	599.01
58. 3D1	13.87	5.85%	8,308	5.80%	598.99
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	84.00	35.44%	50,317	35.13%	599.01
62. Total	236.99	100.00%	143,244	100.00%	604.43
Grass					
63. 1G1	5,302.07	3.10%	3,810,949	3.30%	718.77
64. 1G	616.37	0.36%	391,397	0.34%	635.00
65. 2G1	5,660.13	3.31%	3,647,034	3.16%	644.34
66. 2G	21.35	0.01%	13,344	0.01%	625.01
67. 3G1	6,724.26	3.93%	3,938,068	3.41%	585.65
68. 3G	152,571.16	89.28%	103,705,489	89.78%	679.72
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	170,895.34	100.00%	115,506,281	100.00%	675.89
Irrigated Total					
	1,628.78	0.94%	3,420,438	2.87%	2,100.00
Dry Total					
	236.99	0.14%	143,244	0.12%	604.43
Grass Total					
	170,895.34	98.86%	115,506,281	97.00%	675.89
72. Waste	106.44	0.06%	4,253	0.00%	39.96
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	159.75	0.09%	0	0.00%	0.00
75. Market Area Total	172,867.55	100.00%	119,074,216	100.00%	688.82

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,445.30	13.64%	6,462,928	15.90%	2,643.00
46. 1A	3,766.66	21.01%	9,955,275	24.49%	2,643.00
47. 2A1	211.04	1.18%	557,782	1.37%	2,643.02
48. 2A	3,433.12	19.15%	8,459,210	20.81%	2,464.00
49. 3A1	1,521.80	8.49%	3,506,228	8.63%	2,304.00
50. 3A	434.41	2.42%	1,000,880	2.46%	2,304.00
51. 4A1	2,815.43	15.70%	4,927,046	12.12%	1,750.02
52. 4A	3,303.17	18.42%	5,780,601	14.22%	1,750.02
53. Total	17,930.93	100.00%	40,649,950	100.00%	2,267.03
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,763.52	23.91%	1,858,749	24.14%	1,054.00
56. 2D1	276.00	3.74%	290,904	3.78%	1,054.00
57. 2D	2,556.14	34.65%	2,694,177	34.99%	1,054.00
58. 3D1	444.51	6.03%	468,514	6.08%	1,054.00
59. 3D	271.44	3.68%	286,098	3.72%	1,054.00
60. 4D1	553.98	7.51%	563,950	7.32%	1,018.00
61. 4D	1,511.10	20.48%	1,538,309	19.98%	1,018.01
62. Total	7,376.69	100.00%	7,700,701	100.00%	1,043.92
Grass					
63. 1G1	3,130.94	3.05%	2,833,856	3.04%	905.11
64. 1G	8,695.62	8.47%	8,499,992	9.13%	977.50
65. 2G1	38,690.67	37.67%	38,184,508	41.01%	986.92
66. 2G	13,914.41	13.55%	12,591,256	13.52%	904.91
67. 3G1	7,654.21	7.45%	7,243,758	7.78%	946.38
68. 3G	30,617.25	29.81%	23,751,391	25.51%	775.75
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	10.22	0.01%	7,597	0.01%	743.35
71. Total	102,713.32	100.00%	93,112,358	100.00%	906.53
Irrigated Total					
Irrigated Total	17,930.93	14.00%	40,649,950	28.73%	2,267.03
Dry Total					
Dry Total	7,376.69	5.76%	7,700,701	5.44%	1,043.92
Grass Total					
Grass Total	102,713.32	80.18%	93,112,358	65.82%	906.53
72. Waste	87.32	0.07%	4,374	0.00%	50.09
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	309.01	0.24%	3,751	0.00%	12.14
75. Market Area Total	128,108.26	100.00%	141,467,383	100.00%	1,104.28

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,007.77	12.76%	13,145,486	13.86%	3,280.00
46. 1A	10,383.03	33.05%	34,139,408	35.99%	3,288.00
47. 2A1	1,666.58	5.31%	5,479,717	5.78%	3,288.00
48. 2A	6,465.51	20.58%	19,480,584	20.54%	3,013.00
49. 3A1	335.32	1.07%	890,946	0.94%	2,657.00
50. 3A	4,578.59	14.57%	12,165,318	12.82%	2,657.00
51. 4A1	1,943.05	6.19%	4,824,595	5.09%	2,483.00
52. 4A	2,034.71	6.48%	4,732,751	4.99%	2,326.01
53. Total	31,414.56	100.00%	94,858,805	100.00%	3,019.58
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	9,249.20	34.92%	13,365,113	40.44%	1,445.00
56. 2D1	1,130.92	4.27%	1,586,680	4.80%	1,403.00
57. 2D	8,620.15	32.55%	10,120,070	30.62%	1,174.00
58. 3D1	194.79	0.74%	214,658	0.65%	1,102.00
59. 3D	4,965.43	18.75%	5,387,506	16.30%	1,085.00
60. 4D1	929.02	3.51%	948,528	2.87%	1,021.00
61. 4D	1,396.74	5.27%	1,426,067	4.32%	1,021.00
62. Total	26,486.25	100.00%	33,048,622	100.00%	1,247.77
Grass					
63. 1G1	8,100.62	7.89%	10,074,288	8.26%	1,243.64
64. 1G	4,474.33	4.36%	5,888,348	4.83%	1,316.03
65. 2G1	41,138.88	40.07%	54,255,870	44.48%	1,318.85
66. 2G	26,191.87	25.51%	30,958,782	25.38%	1,182.00
67. 3G1	3,680.90	3.59%	4,792,207	3.93%	1,301.91
68. 3G	19,067.57	18.57%	16,010,314	13.13%	839.66
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	8.90	0.01%	2,314	0.00%	260.00
71. Total	102,663.07	100.00%	121,982,123	100.00%	1,188.18
Irrigated Total					
Irrigated Total	31,414.56	19.54%	94,858,805	37.96%	3,019.58
Dry Total					
Dry Total	26,486.25	16.48%	33,048,622	13.22%	1,247.77
Grass Total					
Grass Total	102,663.07	63.86%	121,982,123	48.81%	1,188.18
72. Waste	196.51	0.12%	9,831	0.00%	50.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	637.90	0.40%	963	0.00%	1.51
75. Market Area Total	160,760.39	100.00%	249,899,381	100.00%	1,554.48

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	8,659.81	25.65%	35,020,272	27.65%	4,044.00
46. 1A	9,631.21	28.53%	38,948,614	30.75%	4,044.00
47. 2A1	1,791.04	5.31%	7,223,271	5.70%	4,033.00
48. 2A	6,280.92	18.60%	23,277,093	18.38%	3,706.00
49. 3A1	261.57	0.77%	855,337	0.68%	3,270.01
50. 3A	1,790.93	5.30%	5,856,349	4.62%	3,270.00
51. 4A1	2,403.02	7.12%	7,072,095	5.58%	2,943.00
52. 4A	2,941.96	8.71%	8,416,953	6.64%	2,861.00
53. Total	33,760.46	100.00%	126,669,984	100.00%	3,752.02
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,116.93	37.86%	10,570,050	43.64%	1,728.00
56. 2D1	1,094.65	6.77%	1,773,330	7.32%	1,620.00
57. 2D	4,200.46	26.00%	5,897,436	24.35%	1,404.00
58. 3D1	488.34	3.02%	685,630	2.83%	1,404.00
59. 3D	1,296.29	8.02%	1,679,994	6.94%	1,296.00
60. 4D1	1,193.34	7.39%	1,455,876	6.01%	1,220.00
61. 4D	1,768.05	10.94%	2,157,009	8.91%	1,219.99
62. Total	16,158.06	100.00%	24,219,325	100.00%	1,498.90
Grass					
63. 1G1	15,178.08	8.40%	17,248,462	7.68%	1,136.41
64. 1G	3,526.13	1.95%	4,525,846	2.02%	1,283.52
65. 2G1	115,598.95	63.99%	147,281,087	65.57%	1,274.07
66. 2G	24,713.91	13.68%	28,552,991	12.71%	1,155.34
67. 3G1	19,061.13	10.55%	24,304,856	10.82%	1,275.10
68. 3G	143.79	0.08%	97,777	0.04%	680.00
69. 4G1	2,339.80	1.30%	2,456,795	1.09%	1,050.00
70. 4G	88.71	0.05%	132,091	0.06%	1,489.02
71. Total	180,650.50	100.00%	224,599,905	100.00%	1,243.28
Irrigated Total					
	33,760.46	14.59%	126,669,984	33.73%	3,752.02
Dry Total					
	16,158.06	6.98%	24,219,325	6.45%	1,498.90
Grass Total					
	180,650.50	78.05%	224,599,905	59.81%	1,243.28
72. Waste	884.47	0.38%	44,273	0.01%	50.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,113.15	0.91%	21,058	0.01%	9.97
75. Market Area Total	231,453.49	100.00%	375,533,487	100.00%	1,622.50

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	203.88	1,059,642	237.37	1,263,791	281,541.46	1,272,501,029	281,982.71	1,274,824,462
77. Dry Land	53.30	107,581	163.91	342,965	133,741.03	227,205,088	133,958.24	227,655,634
78. Grass	110.25	121,981	415.06	454,835	1,186,832.34	1,225,632,047	1,187,357.65	1,226,208,863
79. Waste	0.00	0	21.67	1,085	3,193.37	158,760	3,215.04	159,845
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	78.09	2,435	326.87	15,945	8,530.89	1,740,513	8,935.85	1,758,893
82. Total	367.43	1,289,204	838.01	2,062,676	1,605,308.20	2,725,496,924	1,606,513.64	2,728,848,804

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	281,982.71	17.55%	1,274,824,462	46.72%	4,520.93
Dry Land	133,958.24	8.34%	227,655,634	8.34%	1,699.45
Grass	1,187,357.65	73.91%	1,226,208,863	44.94%	1,032.72
Waste	3,215.04	0.20%	159,845	0.01%	49.72
Other	0.00	0.00%	0	0.00%	0.00
Exempt	8,935.85	0.56%	1,758,893	0.06%	196.84
Total	1,606,513.64	100.00%	2,728,848,804	100.00%	1,698.62

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 Anselmo	38	68,931	89	288,565	89	2,676,717	127	3,034,213	109,588
83.2 Ansley	53	232,976	259	1,730,778	260	21,219,339	313	23,183,093	0
83.3 Area 1	704	18,894,211	504	17,702,769	569	106,606,979	1,273	143,203,959	46,166
83.4 Area 2	2	31,495	2	30,000	4	717,409	6	778,904	0
83.5 Area 3	36	276,800	12	246,000	16	1,473,939	52	1,996,739	1,000
83.6 Area 4	29	1,621,655	26	780,000	30	4,599,443	59	7,001,098	1,380
83.7 Area 5	56	1,441,120	45	1,194,850	53	6,483,849	109	9,119,819	34,128
83.8 Arnold	45	161,942	360	4,367,254	361	31,955,793	406	36,484,989	428,012
83.9 Berwyn	25	57,809	60	222,163	62	2,858,064	87	3,138,036	0
83.10 Broken Bow	104	1,203,577	1,387	21,684,807	1,403	181,747,662	1,507	204,636,046	0
83.11 Callaway	72	373,207	301	3,173,383	301	34,941,319	373	38,487,909	0
83.12 Comstock	72	137,319	84	444,433	86	2,088,772	158	2,670,524	0
83.13 Mason City	48	244,990	109	1,228,533	109	4,208,431	157	5,681,954	0
83.14 Merna	24	183,246	189	2,014,624	191	14,903,295	215	17,101,165	183,010
83.15 Oconto	20	48,961	96	644,842	96	5,223,540	116	5,917,343	0
83.16 Sargent	72	256,665	309	2,017,447	311	19,257,590	383	21,531,702	12,235
84 Residential Total	1,400	25,234,904	3,832	57,770,448	3,941	440,962,141	5,341	523,967,493	815,519

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Anselmo	8	21,030	14	46,672	17	915,941	25	983,643	0
85.2	Ansley	9	82,278	43	376,814	45	3,728,718	54	4,187,810	0
85.3	Area 1	25	2,084,809	100	10,050,373	113	106,516,456	138	118,651,638	666,441
85.4	Area 2	0	0	1	58,995	1	1,249,226	1	1,308,221	0
85.5	Area 3	1	40,000	3	935,651	2	2,671,082	3	3,646,733	0
85.6	Area 4	2	303,772	2	1,220,804	2	1,512,202	4	3,036,778	0
85.7	Area 5	5	83,840	11	1,040,258	11	7,431,727	16	8,555,825	10,104
85.8	Arnold	17	61,593	54	512,913	54	3,709,985	71	4,284,491	0
85.9	Berwyn	1	5,227	8	22,097	9	310,330	10	337,654	0
85.10	Broken Bow	27	1,251,870	272	15,856,938	272	58,208,910	299	75,317,718	939,914
85.11	Callaway	4	16,200	41	260,334	42	3,778,890	46	4,055,424	0
85.12	Comstock	8	5,030	17	38,288	18	324,008	26	367,326	0
85.13	Mason City	6	6,404	17	40,158	18	506,631	24	553,193	0
85.14	Merna	11	62,293	21	95,018	23	2,762,059	34	2,919,370	59,556
85.15	Oconto	9	9,050	9	22,123	9	367,005	18	398,178	0
85.16	Sargent	22	109,886	62	531,601	64	6,408,519	86	7,050,006	0
86	Commercial Total	155	4,143,282	675	31,109,037	700	200,401,689	855	235,654,008	1,676,015

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	45,009.46	7.14%	42,586,404	6.35%	946.17
88. 1G	11,180.50	1.77%	13,036,482	1.94%	1,166.00
89. 2G1	384,359.07	61.01%	427,917,616	63.84%	1,113.33
90. 2G	73,832.84	11.72%	60,697,834	9.06%	822.10
91. 3G1	95,873.17	15.22%	106,988,632	15.96%	1,115.94
92. 3G	19,483.86	3.09%	18,827,116	2.81%	966.29
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	225.55	0.04%	227,195	0.03%	1,007.29
95. Total	629,964.45	100.00%	670,281,279	100.00%	1,064.00
CRP					
96. 1C1	18.85	4.00%	30,632	4.21%	1,625.04
97. 1C	107.87	22.90%	175,291	24.11%	1,625.02
98. 2C1	277.76	58.98%	424,977	58.46%	1,530.02
99. 2C	1.06	0.23%	1,629	0.22%	1,536.79
100. 3C1	49.98	10.61%	73,221	10.07%	1,465.01
101. 3C	15.45	3.28%	21,167	2.91%	1,370.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	470.97	100.00%	726,917	100.00%	1,543.45
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	629,964.45	99.93%	670,281,279	99.89%	1,064.00
CRP Total	470.97	0.07%	726,917	0.11%	1,543.45
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	630,435.42	100.00%	671,008,196	100.00%	1,064.36

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,302.07	3.10%	3,810,949	3.30%	718.77
88. 1G	616.37	0.36%	391,397	0.34%	635.00
89. 2G1	5,660.13	3.31%	3,647,034	3.16%	644.34
90. 2G	21.35	0.01%	13,344	0.01%	625.01
91. 3G1	6,724.26	3.93%	3,938,068	3.41%	585.65
92. 3G	152,571.16	89.28%	103,705,489	89.78%	679.72
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	170,895.34	100.00%	115,506,281	100.00%	675.89
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	170,895.34	100.00%	115,506,281	100.00%	675.89
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	170,895.34	100.00%	115,506,281	100.00%	675.89

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,130.89	3.05%	2,833,798	3.05%	905.11
88. 1G	8,672.73	8.45%	8,473,257	9.11%	977.00
89. 2G1	38,682.81	37.69%	38,175,940	41.04%	986.90
90. 2G	13,914.28	13.56%	12,591,114	13.53%	904.91
91. 3G1	7,639.57	7.44%	7,227,800	7.77%	946.10
92. 3G	30,590.95	29.80%	23,722,724	25.50%	775.48
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	10.22	0.01%	7,597	0.01%	743.35
95. Total	102,641.45	100.00%	93,032,230	100.00%	906.38
CRP					
96. 1C1	0.05	0.07%	58	0.07%	1,160.00
97. 1C	22.89	31.85%	26,735	33.37%	1,167.98
98. 2C1	7.86	10.94%	8,568	10.69%	1,090.08
99. 2C	0.13	0.18%	142	0.18%	1,092.31
100. 3C1	14.64	20.37%	15,958	19.92%	1,090.03
101. 3C	26.30	36.59%	28,667	35.78%	1,090.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	71.87	100.00%	80,128	100.00%	1,114.90
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
	102,641.45	99.93%	93,032,230	99.91%	906.38
CRP Total					
	71.87	0.07%	80,128	0.09%	1,114.90
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	102,713.32	100.00%	93,112,358	100.00%	906.53

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,100.62	7.89%	10,074,288	8.26%	1,243.64
88. 1G	4,474.33	4.36%	5,888,348	4.83%	1,316.03
89. 2G1	41,121.77	40.06%	54,237,733	44.47%	1,318.95
90. 2G	26,191.87	25.52%	30,958,782	25.38%	1,182.00
91. 3G1	3,680.90	3.59%	4,792,207	3.93%	1,301.91
92. 3G	19,067.57	18.58%	16,010,314	13.13%	839.66
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	8.90	0.01%	2,314	0.00%	260.00
95. Total	102,645.96	100.00%	121,963,986	100.00%	1,188.20
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	17.11	100.00%	18,137	100.00%	1,060.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	17.11	100.00%	18,137	100.00%	1,060.02
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	102,645.96	99.98%	121,963,986	99.99%	1,188.20
CRP Total	17.11	0.02%	18,137	0.01%	1,060.02
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	102,663.07	100.00%	121,982,123	100.00%	1,188.18

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,267.91	6.90%	13,703,878	6.20%	1,117.05
88. 1G	3,516.08	1.98%	4,513,786	2.04%	1,283.76
89. 2G1	115,567.95	65.04%	147,248,228	66.63%	1,274.13
90. 2G	24,711.88	13.91%	28,550,839	12.92%	1,155.35
91. 3G1	19,061.13	10.73%	24,304,856	11.00%	1,275.10
92. 3G	143.79	0.08%	97,777	0.04%	680.00
93. 4G1	2,339.80	1.32%	2,456,795	1.11%	1,050.00
94. 4G	88.71	0.05%	132,091	0.06%	1,489.02
95. Total	177,697.25	100.00%	221,008,250	100.00%	1,243.73
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	10.05	23.33%	12,060	25.62%	1,200.00
98. 2C1	31.00	71.96%	32,859	69.81%	1,059.97
99. 2C	2.03	4.71%	2,152	4.57%	1,060.10
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	43.08	100.00%	47,071	100.00%	1,092.64
Timber					
105. 1T1	2,910.17	100.00%	3,544,584	100.00%	1,218.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,910.17	100.00%	3,544,584	100.00%	1,218.00
<hr/>					
Grass Total	177,697.25	98.37%	221,008,250	98.40%	1,243.73
CRP Total	43.08	0.02%	47,071	0.02%	1,092.64
Timber Total	2,910.17	1.61%	3,544,584	1.58%	1,218.00
<hr/>					
114. Market Area Total	180,650.50	100.00%	224,599,905	100.00%	1,243.28

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

21 Custer

	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	490,332,692	523,967,493	33,634,801	6.86%	815,519	6.69%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	234,516,073	235,685,522	1,169,449	0.50%	18,139	0.49%
04. Total Residential (sum lines 1-3)	724,848,765	759,653,015	34,804,250	4.80%	833,658	4.69%
05. Commercial	212,791,662	226,625,181	13,833,519	6.50%	1,676,015	5.71%
06. Industrial	9,028,827	9,028,827	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	221,820,489	235,654,008	13,833,519	6.24%	1,676,015	5.48%
08. Ag-Farmsite Land, Outbuildings	134,142,796	132,677,309	-1,465,487	-1.09%	490,170	-1.46%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	693,295	565,511	-127,784	-18.43%		
11. Total Non-Agland (sum lines 8-10)	134,836,091	133,242,820	-1,593,271	-1.18%	490,170	-1.55%
12. Irrigated	1,169,645,297	1,274,824,462	105,179,165	8.99%		
13. Dryland	239,048,438	227,655,634	-11,392,804	-4.77%		
14. Grassland	1,052,497,250	1,226,208,863	173,711,613	16.50%		
15. Wasteland	159,462	159,845	383	0.24%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	2,461,350,447	2,728,848,804	267,498,357	10.87%		
18. Total Value of all Real Property (Locally Assessed)	3,542,855,792	3,857,398,647	314,542,855	8.88%	2,999,843	8.79%

2026 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$311,457.90
7.	Adopted budget, or granted budget if different from above:
	\$311,457.90
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$93,133
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:
	The clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$26,870.28

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The maintenance of the cadastral maps is maintained by the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, custer.gworks.com
8.	Who maintains the GIS software and maps?
	The office staff maintain the GIS system, the vendor will also assist with maintenance.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Ansley, Arnold, and Broken Bow are zoned in Custer County.
4.	When was zoning implemented?
	2005

D. Contracted Services

1.	Appraisal Services:
	The county contracts with Central Plains Valuation LLC for the commercial class of property only.
2.	GIS Services:
	gWorks
3.	Other services:
	none

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, with Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The contract does not specify certifications or qualifications; however, the appraisal service does employ both a Certified General and a Licensed appraiser who will both work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Generally, the appraiser will establish valuation models, with final valuation determinations being made by the county assessor.

2026 Residential Assessment Survey for Custer County

1.	Valuation data collection done by:
	By office staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used to estimate the market value of residential properties in the county.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The physical depreciation table is Marshall & Swift depreciation developed with the help of the contract appraiser; economic depreciation is 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.
	Individual depreciation tables for all valuation groups.
5.	Describe the methodology used to determine the residential lot values?
	Lot values are established using a price per square foot analysis.
6.	How are rural residential site values developed?
	Rural residential site values are developed based on sales and through local market information.
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?
	Vacant lots being held for sale or resale are valued the same as any other lot within the same neighborhood.

2026 Commercial Assessment Survey for Custer County

1.	Valuation data collection done by:
	Contract appraisal firm
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	All three approaches were developed by the contract appraisal service this year for commercial property in Broken Bow; however within the Villages, the cost approach is primarily relied upon.
2a.	Describe the process used to determine the value of unique commercial properties.
	Unique commercial properties are valued by the contract appraisal service using sales data from outside the county when appropriate and available.
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 is developed using Marshall & Swift physical depreciation with additional forms of depreciation arrived from the local market.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	A depreciation study was used for all properties in the county with economic depreciation applied by location.
5.	Describe the methodology used to determine the commercial lot values.
	A sales price per square foot analysis is used to determine commercial lot values.

2026 Agricultural Assessment Survey for Custer County

1.	Valuation data collection done by:
	Assessor
2.	Describe the process used to determine and monitor market areas.
	When the market areas were established, factors such as soil type, irrigation potential, land use, and topography were considered.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued using the same tables; however, there are different home site values based on proximity to Broken Bow, the different villages, and in the sandhills in Market Area 2.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Areas of intensive use are valued based on the dry land value.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Yes, Canyon Grass- used to distinguish canyons from flatter rangeland, Sandy soils- used to spot areas outside of market area 2. Frequently flooded- grassland areas that are often flooded.
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

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

CUSTER COUNTY
PLAN OF ASSESSMENT
& METHODOLOGY
FOR 2025 &
ASSESSMENT YEARS 2026, 2027 & 2028

INTRODUCTION

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2025. 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. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is define by law as “the market value of real property in the ordinary course of trade” NE Rev. Stat. 77-112. Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;*
- 2) 75% of actual value for agricultural and horticultural land; and*
- 3) 75% of special value for agricultural and horticultural land that meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as define in 77-1343 when the land is disqualified for special valuation under 77-1347*

GENERAL DESCRIPTION OF REAL PROPERTY IN CUSTER COUNTY

Per the 2025 county abstract, Custer County consists of the following real property types:

<i>Residential</i>	<i>5,313</i>
<i>Commercial</i>	<i>854</i>
<i>Recreational</i>	<i>0</i>
<i>Agricultural</i>	<i>9,248</i>
<i>Special Value</i>	<i>0</i>

CURRENT RESOURCES

A. Staff/Budget/Training

Assessor/\$68,352/I hold the assessor's certificate passing the test in February of 2019. To date, I have 61.5 of my required 60 credit hours that are required to maintain my assessor's certificate.

Deputy Assessor/\$51,262/She holds an assessor's certificate. To date, the deputy assessor has 63 of the required 60 credit hours to maintain the assessor's certificate.

Office Clerk(s) – They completes Homesteads, Personal Property schedules, land use reviews and maintain certified irrigated acres.

Data Collector – She completes the data collecting for 6-year reviews and any pickup work for building permits on ag and residential properties.

B. Budgets

The assessor maintains two budgets:

Assessor's office budget for the 2024-2025 year is \$212,265

Reappraisal budget for the 2024-2025 year is \$69,345

C. *For 2025 the assessor's office will be using the MIPS cama system with Marshall & Swift for the costing. The abstract was filed March 17, 2025. The office has 5 terminals and one additional terminal used only for the GWorks ArcMap updates. TerraScan is still being used as a historical archive.*

D. *Custer County has two websites to access information, the Nebraska Assessors Online and Custer G Works.*

a. The GWorks website is maintained by the assessor's office. This program keeps track of land acres, soil types, sales references, situs and with many other available methods to collect data information. This is a helpful tool to explain practices to the property owners and county board members. 2014-2024 are the current imageries available.

b. The Nebraska Assessor Online website is offered through MIPS and is a reference tool for public. The information found on this website is linked to our current information within our cama system. The website is <https://nebraskaassessorsonline.us>

CURRENT ASSESSMENT PROCEDURES FOR REAL PROPERTY

A. Discovery:

The County has zoning and a zoning administrator for the rural areas. The cities and villages have their own zoning within the city limits and sub areas. Before building construction is allowed, the property owner is required to file a permit with the zoning administrator in their area and in turn the assessor is notified. At the beginning of the year each property is reviewed for completion and valued accordingly

B. Data Collection:

The county assessor is required to physically review each property in Custer County within a six-year time period. The county is divided into 6 parts to review a portion to stay within required statues. The data collector travels through the county area, reviewing measurements of each home and outbuildings and taking new pictures. Surveys are left at each improved property asking the property owner information about the interior of the property. In new construction & remodeling the property is inspected outside and with the owner's permission will be inspected on the inside.

C. Approaches to Value:

- 1. Market Approach: sales comparison: Using the sales of the various styles, conditions, and ages, to adjust the depreciation.*
- 2. Cost Approach: The RCN (replacement cost new) is figured with the 2017/2021 Marshal and Swift costing manual.*
- 3. Income Approach: income and expense data collection/analysis from the market is done by the Commercial Appraiser hired to value commercial and industrial properties.*
- 4. Sales of agricultural land are mapped out and when a trend in sales indicate a market area change is required will be the only time areas are changed. One market area is set with soil type boundaries and one with natural boundaries such as rivers.*

On June 1, Notices of valuation changes were mailed to all property owners with property value change and a publication is noted in the local newspapers to notify landowners of value change.

LEVEL OF VALUE, QUALITY and UNIFORMITY OF ASSESSMENT YEAR 2025

PROPERTY CLASS	MEDIAN
<i>Residential</i>	94%
<i>Commercial</i>	95%
<i>Agricultural Land</i>	70%
<i>School Bond Value – Ag Land</i>	50%

For more information regarding statistical measures see 2025 Reports & Opinions at <https://revenue.nebraska.gov/PAD>

ACTION TAKEN

2025 Review began with the six-year cycle starting with Hayes Twp, Arnold Twp, Cliff Twp, Kilfoil Twp, Triumph Twp and Ryno Twp. Also being reviewed are Anselmo, Arnold and Merna Villages. Residential sales were reviewed and statical analysis was complete for the review area. Depreciation tables were updated to keep within the median set by the Nebraska Department of Revenue.

Commercial pick-up work was completed in February 2025 by Central Plains Valuation LLC. Commercial sales were reviewed, and a statistical analysis was complete.

For 2026 Assessment Year

2026 - The six-year review will consist of 1 village Sargent, along with 6 Victoria Twp, Milburn Twp, Lillian Twp, West Union Twp, Sargent Twp and Corner Twp.

For 2027 Assessment Year

2027 - The six-year review will consist of 2 Villages Ansley & Comstock 8 TWPS, Comstock Twp, Douglas Grove Twp, Garfield Twp, Westerville Twp, Myrtle Twp, Ansley Twp and Algernon Twp.

For 2028 Assessment year

2028 – The six-year review will consist of 2 Village/City Broken Bow City and Berwyn Village. 4 Twps, Broken Bow Twp, Berwyn Twp, East Custer Twp and Elk Creek Twp.

Villages are table driven and regrouped in six valuation groups. Sales in the villages reflected a need to regroup the tables to show consistency from the arm’s length residential sales that are reporting in the state sales files.

The village groups are as follows.

1. *BROKEN BOW*
2. *CALLAWAY, ARNOLD & MERNA*
3. *ANSLEY, ANSELMO & SARGENT*
4. *COMSTOCK & OCONTO*
5. *BERWYN & MASON CITY*
6. *RURAL*

Commercial properties filing building permits with the zoning dept. were reviewed by the Central Plains Valuation, LLC and valued.

Parcels with ag land are continually reviewed by the assessor clerks, using Gworks for reference and physical reviews are used.

This concludes the Methodology & Three-Year Plan for Custer County.

Respectfully submitted by Elise Taylor
Custer County Assessor