

NEBRASKA

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DEPARTMENT OF REVENUE

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

DUNDY COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Dundy 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 Dundy County.

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Tish Burrell, Dundy 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.

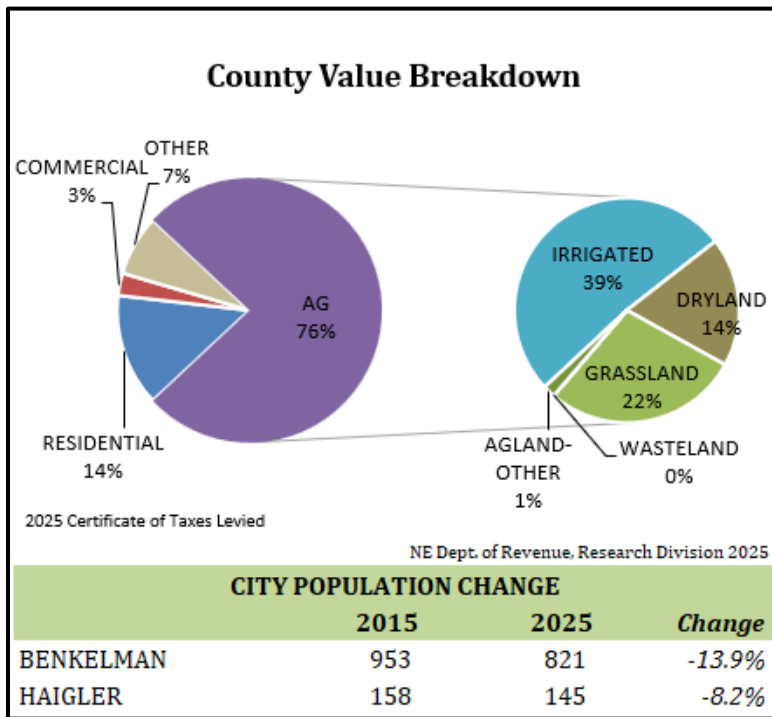
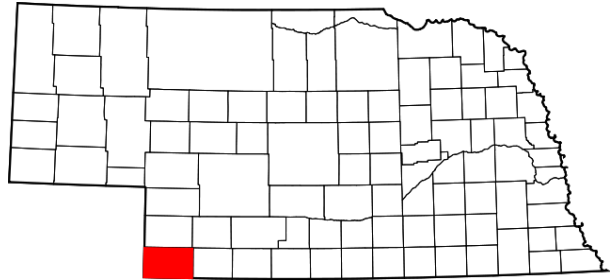
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 920 square miles, Dundy County has 1,581 residents, an overall population decrease from the 2020 U.S. Census of 4%.¹ The report indicates that 74% of county housing is owner occupied and 90% of residents occupy the same house as in the prior year.¹ The average home value in the County is \$124,459.²



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there are 57 employer establishments with a total employment figure of 341. This represents a 2% increase in total employment from 2022-2023.¹

Agricultural land is the largest contributor to the valuation base of Dundy County. Grassland and irrigated land make up a majority of the agricultural land in the county. Dundy County is included in the Upper Republican Natural Resources District (NRD).

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

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 Dundy County

Assessment Practices & Actions

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

Review of the sales verification and qualification processes of the county assessor were conducted. The usability for the residential class was near the state average. The county assessor thoroughly reviews all transactions, contacting parties involved in a transaction if further clarification is required for qualification purposes. The non-qualified sales show sufficient comments for disqualification. All arm’s-length transactions are currently being used for measurement purposes.

The residential class is currently divided into three valuation groups. Valuation Group 1 is Benkelman, the county seat and the largest village. Valuation Group 2 is comprised of Haigler and the unincorporated areas of Max and Parks. Valuation Group 3 contains all other rural residential parcels throughout the county.

For the six-year inspection and review cycle, the county hires a contract appraisal firm, Lake Mac Appraisals, to complete the inspection and revaluation of parcels in the county. The inspection process involves on-site inspections, new photos, and interviews when possible. The rural residential and agricultural parcels were inspected for the 2026 assessment year. A valuation methodology is kept on-site in the assessor’s office.

2026 Residential Assessment Details for Dundy 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	Benkelman	*2025	2024	2024	2024	
2	Haigler Village, Unincorporated villages of Max & Parks	*2025	2024	2024	2024	Max & Parks received a 25% economic depreciation.
3	Rural Residential	*2025	2024	*2025	*2025	
Additional comments: All pickup work is completed, and building permits are done as well.						
* = assessment action for current year						

Description of Analysis

Dundy County has 35 qualified residential sales within the two-year time frame for the current study period. All three measures of central tendency are within the acceptable range. For the assessment quality, the overall PRD is slightly high, and the overall COD is within the IAAO

2026 Residential Correlation for Dundy County

recommended range. The sale price substratum does not display a clearly regressive pattern, but two low dollar outlier sales do exist.

For Valuation Group 1, which has the majority of the sales, reflects the same statistical pattern as the overall class, where all measures are within prescribed parameters, except the PRD. A substat of Valuation Group 1 has been included in the appendix of this report and shows that previously described outliers and their impact on the PRD.

The 2026 County Abstract of Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), supports that the state sales file data and abstract data changed similarly.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments for residential property in Dundy County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	96.08	97.32	93.92	11.95	103.62
2	3	101.42	105.45	83.41	31.15	126.42
3	2	97.51	97.51	98.12	02.16	99.38
____ALL____	35	96.09	98.02	93.66	13.34	104.66

Level of Value

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

2026 Commercial Correlation for Dundy 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 in the commercial class is near the statewide average. Non-qualified sales contain adequate comments for disqualification. The county assessor’s qualification practices support that all arm’s-length transactions are available for measurement of the commercial.

Only one valuation group is recognized for the commercial class in Dundy County given the limited number of commercial parcels within the county, especially outside of Benkelman, the county seat.

Review of the six-year inspection and review cycle shows that the entire commercial class is physically inspected in the same year. The last physical inspection was completed for the 2021 assessment year. For the current year, the costing year was updated to the 2022 tables. The depreciation model was updated for the 2025 assessment year to reflect changes in the market for income producing properties.

2026 Commercial Assessment Details for Dundy 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	All commercial properties within Dundy County	*2025	*2022	2021	2021	Increased land; Updated Depreciation Tables; Created a depreciation table for occupancy codes 470 and 528.
<u>Additional comments:</u> All pick-up work is completed, and building permits are done as well. * = assessment action for current year						

Description of Analysis

Six commercial sales are represented within the three-year study period for Dundy County. The median is low, but none of the measures of central tendency correlate well. The COD is within the IAAO standard range, and the PRD is high. A single outlier is inflating the qualitative statistics when removed, the PRD falls into the acceptable range, and the COD of the remaining five sales is only 4% after reappraisal. The low dispersion after removal of the single sale raises concerns about the lack of representativeness in the remaining data. What if statistics are included in the appendix of the report to reflect that a six percent increase would be needed to move the median ratio into the acceptable range. Given the lack of dispersion, and the small sample size a recommendation is not realistic.

2026 Commercial Correlation for Dundy County

A comparison of the assessment actions represented in the sample size versus the changes reflected in the 2026 County Abstract of Real Property Form 45 and the 2025 Certificate of Taxes Levied Report (CTL) reflects significantly more changes in the small sample; however, given that the sample is not reliable or representative this comparison is of limited value. The only meaningful conclusion that can be drawn is that the reappraisal activity significantly increased the value of commercial property in the county.

Equalization and Quality of Assessment

All available information supports that equalization has been reached, and that the quality of assessment for the commercial class of real property in Dundy County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	90.39	103.67	94.38	17.68	109.84
____ALL____	6	90.39	103.67	94.38	17.68	109.84

Level of Value

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

2026 Agricultural Correlation for Dundy 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 of the agricultural land class aligns with the statewide average. All arm's-length sales have been included in the state sales file for measurement purposes.

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. The county assessor hires a contract appraiser to inspect improved parcels. This involves on-site review, new pictures and surveys with owners when possible. Land use is inspected using aerial imagery. Physical inspection of the improved parcels was completed for the 2026 assessment year. The county assessor complies with the six-year inspection and review cycle for the agricultural class.

Feedlots have been identified as intensive use. The county assessor has also identified acres in the Conservation Reserve Program (CRP) and is valuing the subclass at approximately 76% of the lower end dryland values. Likewise, Conservation Reserve Enhancement Program (CREP) acres are identified and valued at 75% of irrigated values.

2026 Agricultural Assessment Details for Dundy County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	*2025	*2024	*2025	*2025	
AB DW	Agricultural dwellings	*2025	*2024	*2025	*2025	
<u>Additional comments:</u> All rural properties were inspected and updated by Lake Mac Assessments. All pick-up work is done, and building permits are done as well. * = assessment action for current year						

2026 Agricultural Correlation for Dundy County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Dundy County contains no unique characteristics that would warrant more than one market area	2020	Irrigated land 5% increase Dryland 2.5% increase CREP 75% of irrigated values CRP \$805-850/acre
<u>Additional comments:</u> Feed lots were reviewed by Lake Mac Assessments, and they were classified within three categories.			

Description of Analysis

With 53 agricultural sales in the three-year study period, the three measures of central tendency show that the overall median and mean are both within the acceptable range, while the weighted mean is low. The COD supports the median as an indicator of the level of value. For the 80% majority land use, all subclasses have a median and a COD within the acceptable range, suggesting that agricultural property values are equalized.

The 2026 County Abstract of Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), supports that the assessment actions are reflected in the abstract and the sales file similarly.

Equalization and Quality of Assessment

Agricultural outbuildings and dwellings are valued the same as rural residential property, achieving equalization. Agricultural land values are also assessed uniformly. The quality of assessment in Dundy County meets generally accepted mass appraisal techniques as well.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	10	69.38	70.41	70.80	13.92	99.45
1	10	69.38	70.41	70.80	13.92	99.45
<u> Dry </u>						
County	10	69.20	76.28	76.54	11.40	99.66
1	10	69.20	76.28	76.54	11.40	99.66
<u> Grass </u>						
County	18	69.41	69.40	57.88	15.42	119.90
1	18	69.41	69.40	57.88	15.42	119.90
<u> ALL </u>	53	70.14	73.72	66.13	17.12	111.48

Level of Value

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

2026 Opinions of the Property Tax Administrator for Dundy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 Dundy County

Residential Real Property - Current

Number of Sales	35	Median	96.09
Total Sales Price	\$4,102,000	Mean	98.02
Total Adj. Sales Price	\$4,102,000	Wgt. Mean	93.66
Total Assessed Value	\$3,841,795	Average Assessed Value of the Base	\$90,297
Avg. Adj. Sales Price	\$117,200	Avg. Assessed Value	\$109,766

Confidence Interval - Current

95% Median C.I	93.97 to 100.51
95% Wgt. Mean C.I	85.80 to 101.51
95% Mean C.I	91.29 to 104.75
% of Value of the Class of all Real Property Value in the County	8.45
% of Records Sold in the Study Period	3.65
% of Value Sold in the Study Period	4.44

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	49	97	96.96
2024	52	97	96.54
2023	46	99	98.83
2022	60	98	98.12

2026 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	6	Median	90.39
Total Sales Price	\$865,500	Mean	103.67
Total Adj. Sales Price	\$865,500	Wgt. Mean	94.38
Total Assessed Value	\$816,850	Average Assessed Value of the Base	\$155,204
Avg. Adj. Sales Price	\$144,250	Avg. Assessed Value	\$136,142

Confidence Interval - Current

95% Median C.I	83.39 to 167.54
95% Wgt. Mean C.I	78.84 to 109.92
95% Mean C.I	70.32 to 137.02
% of Value of the Class of all Real Property Value in the County	3.04
% of Records Sold in the Study Period	2.99
% of Value Sold in the Study Period	2.62

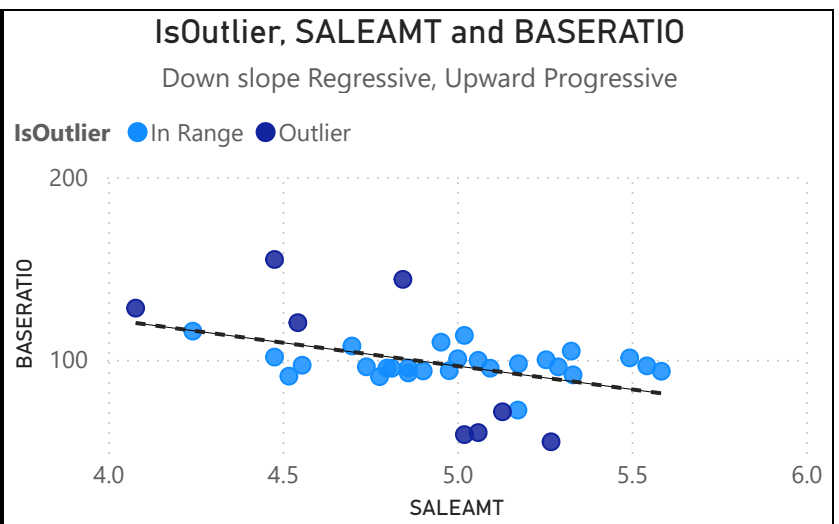
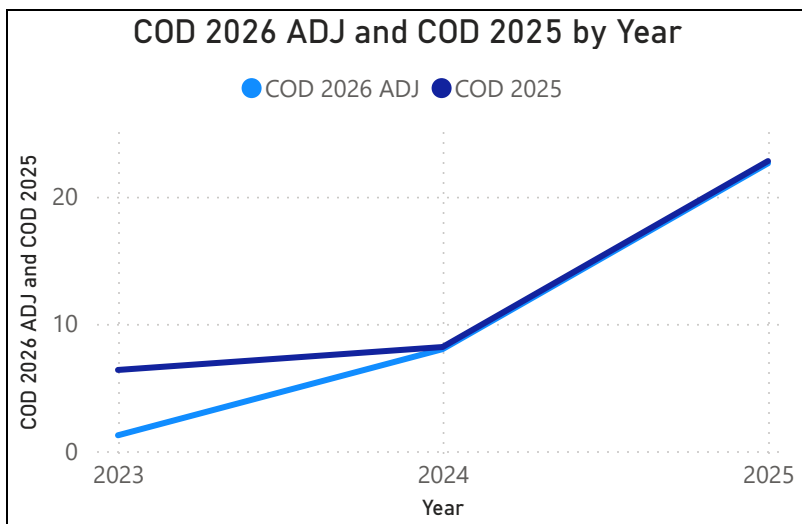
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	18	92	92.49
2024	18	94	94.10
2023	15	93	92.69
2022	11	100	92.69

Dundy 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	30	96.07	96.07	0.00%	97.32	97.05	0.28%	93.92	93.72	0.22%
2	3	101.42	99.07	2.37%	105.45	104.44	0.96%	83.41	82.90	0.62%
3	2	97.51	105.87	-7.90%	97.51	105.87	-7.90%	98.12	102.37	-4.15%
Total	35	96.09	96.09	0.00%	98.03	98.19	-0.16%	93.66	93.63	0.03%

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	30	11.95	11.98	-0.23%	103.61	103.56	0.06%	55.04	54.72	0.58%	143.96	143.96	0.00%
2	3	31.15	31.66	-1.63%	126.42	125.99	0.34%	60.08	60.08	0.00%	154.85	154.18	0.43%
3	2	2.16	11.33	-80.96%	99.37	103.42	-3.92%	95.40	93.87	1.63%	99.61	117.87	-15.49%
Total	35	13.34	13.86	-3.77%	104.66	104.87	-0.19%	55.04	54.72	0.58%	154.85	154.18	0.43%



29 Dundy
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 : 35
Total Sales Price : 4,102,000
Total Adj. Sales Price : 4,102,000
Total Assessed Value : 3,841,795
Avg. Adj. Sales Price : 117,200
Avg. Assessed Value : 109,766

MEDIAN : 96
WGT. MEAN : 94
MEAN : 98
COD : 13.34
PRD : 104.66

COV : 20.72
STD : 20.31
Avg. Abs. Dev : 12.82
MAX Sales Ratio : 154.85
MIN Sales Ratio : 55.04

95% Median C.I. : 93.97 to 100.51
95% Wgt. Mean C.I. : 85.80 to 101.51
95% Mean C.I. : 91.29 to 104.75

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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	4	96.34	96.92	96.83	01.24	100.09	95.40	99.61	N/A	180,750	175,028	
01-JAN-24 To 31-MAR-24	3	95.28	100.84	101.94	06.76	98.92	93.97	113.28	N/A	88,333	90,048	
01-APR-24 To 30-JUN-24	9	99.94	101.32	98.89	08.23	102.46	90.71	128.21	91.67 to 109.58	113,611	112,353	
01-JUL-24 To 30-SEP-24	2	96.22	96.22	95.97	00.77	100.26	95.48	96.96	N/A	54,250	52,065	
01-OCT-24 To 31-DEC-24	4	94.50	86.29	88.48	09.97	97.52	60.08	96.09	N/A	169,875	150,308	
01-JAN-25 To 31-MAR-25	4	99.39	91.31	93.59	13.00	97.56	58.98	107.49	N/A	154,375	144,479	
01-APR-25 To 30-JUN-25	5	72.40	84.12	70.89	26.30	118.66	55.04	120.26	N/A	107,100	75,922	
01-JUL-25 To 30-SEP-25	4	129.78	126.35	131.22	17.77	96.29	90.98	154.85	N/A	37,625	49,370	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	18	96.34	99.69	98.42	06.01	101.29	90.71	128.21	93.97 to 100.51	117,722	115,864	
01-OCT-24 To 30-SEP-25	17	96.09	96.26	88.56	21.08	108.69	55.04	154.85	71.46 to 115.60	116,647	103,308	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	18	95.41	97.33	95.72	08.01	101.68	60.08	128.21	93.66 to 100.51	115,306	110,371	
<u>ALL</u>	35	96.09	98.02	93.66	13.34	104.66	55.04	154.85	93.97 to 100.51	117,200	109,766	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372	
2	3	101.42	105.45	83.41	31.15	126.42	60.08	154.85	N/A	58,333	48,658	
3	2	97.51	97.51	98.12	02.16	99.38	95.40	99.61	N/A	89,000	87,330	
<u>ALL</u>	35	96.09	98.02	93.66	13.34	104.66	55.04	154.85	93.97 to 100.51	117,200	109,766	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	35	96.09	98.02	93.66	13.34	104.66	55.04	154.85	93.97 to 100.51	117,200	109,766	
06												
07												
<u>ALL</u>	35	96.09	98.02	93.66	13.34	104.66	55.04	154.85	93.97 to 100.51	117,200	109,766	

29 Dundy
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 : 35
 Total Sales Price : 4,102,000
 Total Adj. Sales Price : 4,102,000
 Total Assessed Value : 3,841,795
 Avg. Adj. Sales Price : 117,200
 Avg. Assessed Value : 109,766

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 98
 COD : 13.34
 PRD : 104.66

COV : 20.72
 STD : 20.31
 Avg. Abs. Dev : 12.82
 MAX Sales Ratio : 154.85
 MIN Sales Ratio : 55.04

95% Median C.I. : 93.97 to 100.51
 95% Wgt. Mean C.I. : 85.80 to 101.51
 95% Mean C.I. : 91.29 to 104.75

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	128.21	128.21	128.21	00.00	100.00	128.21	128.21	N/A	12,000	15,385
Less Than 30,000	2	121.91	121.91	120.73	05.18	100.98	115.60	128.21	N/A	14,750	17,808
Ranges Excl. Low \$											
Greater Than 4,999	35	96.09	98.02	93.66	13.34	104.66	55.04	154.85	93.97 to 100.51	117,200	109,766
Greater Than 14,999	34	96.08	97.14	93.56	12.75	103.83	55.04	154.85	93.83 to 100.51	120,294	112,541
Greater Than 29,999	33	96.06	96.58	93.46	12.52	103.34	55.04	154.85	93.83 to 99.94	123,409	115,339
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	128.21	128.21	128.21	00.00	100.00	128.21	128.21	N/A	12,000	15,385
15,000 TO 29,999	1	115.60	115.60	115.60	00.00	100.00	115.60	115.60	N/A	17,500	20,230
30,000 TO 59,999	7	101.42	109.72	107.99	13.88	101.60	90.98	154.85	90.98 to 154.85	38,429	41,499
60,000 TO 99,999	9	95.28	101.21	101.29	08.53	99.92	90.71	143.96	92.71 to 109.58	74,222	75,181
100,000 TO 149,999	8	83.87	83.96	83.09	21.74	101.05	58.98	113.28	58.98 to 113.28	118,688	98,617
150,000 TO 249,999	6	96.93	90.87	90.98	10.25	99.88	55.04	104.69	55.04 to 104.69	189,750	172,642
250,000 TO 499,999	3	96.61	97.08	96.83	02.53	100.26	93.66	100.97	N/A	349,167	338,092
500,000 TO 999,999											
1,000,000 +											
ALL	35	96.09	98.02	93.66	13.34	104.66	55.04	154.85	93.97 to 100.51	117,200	109,766

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	96	COV :	18.42	95% Median C.I. :	93.83 to 100.51
Total Sales Price :	3,749,000	Wgt. Mean :	94	STD :	17.93	95% Wgt. Mean C.I. :	87.88 to 99.97
Total Adj. Sales Price :	3,749,000	Mean :	97	Avg. Abs. Dev :	11.48	95% Mean C.I. :	90.63 to 104.01
Total Assessed Value :	3,521,160						
Avg. Adj. Sales Price :	124,967	COD :	11.95	MAX Sales Ratio :	143.96		
Avg. Assessed Value :	117,372	PRD :	103.62	MIN Sales Ratio :	55.04		

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>											
10/01/2023 To 12/31/2023	2	96.34	96.34	96.41	00.29	99.93	96.06	96.61	N/A	272,500	262,725
01/01/2024 To 03/31/2024	3	95.28	100.84	101.94	06.76	98.92	93.97	113.28	N/A	88,333	90,048
04/01/2024 To 06/30/2024	9	99.94	101.32	98.89	08.23	102.46	90.71	128.21	91.67 to 109.58	113,611	112,353
07/01/2024 To 09/30/2024	2	96.22	96.22	95.97	00.77	100.26	95.48	96.96	N/A	54,250	52,065
10/01/2024 To 12/31/2024	3	95.33	95.03	94.27	00.85	100.81	93.66	96.09	N/A	188,167	177,378
01/01/2025 To 03/31/2025	4	99.39	91.31	93.59	13.00	97.56	58.98	107.49	N/A	154,375	144,479
04/01/2025 To 06/30/2025	4	71.93	79.79	69.08	22.99	115.50	55.04	120.26	N/A	126,375	87,296
07/01/2025 To 09/30/2025	3	115.60	116.85	125.33	15.28	93.23	90.98	143.96	N/A	40,167	50,342
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	16	96.34	99.97	98.45	06.49	101.54	90.71	128.21	93.83 to 104.69	121,313	119,431
10/01/2024 To 09/30/2025	14	95.71	94.29	89.06	18.23	105.87	55.04	143.96	71.46 to 115.60	129,143	115,019
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	17	95.48	99.52	97.81	06.29	101.75	90.71	128.21	93.66 to 104.69	115,324	112,799
<u>ALL</u>											
10/01/2023 To 09/30/2025	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372
<u>ALL</u>											
10/01/2023 To 09/30/2025	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	96	COV :	18.42	95% Median C.I. :	93.83 to 100.51
Total Sales Price :	3,749,000	Wgt. Mean :	94	STD :	17.93	95% Wgt. Mean C.I. :	87.88 to 99.97
Total Adj. Sales Price :	3,749,000	Mean :	97	Avg. Abs. Dev :	11.48	95% Mean C.I. :	90.63 to 104.01
Total Assessed Value :	3,521,160						
Avg. Adj. Sales Price :	124,967	COD :	11.95	MAX Sales Ratio :	143.96		
Avg. Assessed Value :	117,372	PRD :	103.62	MIN Sales Ratio :	55.04		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	96	COV :	18.42	95% Median C.I. :	93.83 to 100.51
Total Sales Price :	3,749,000	Wgt. Mean :	94	STD :	17.93	95% Wgt. Mean C.I. :	87.88 to 99.97
Total Adj. Sales Price :	3,749,000	Mean :	97	Avg. Abs. Dev :	11.48	95% Mean C.I. :	90.63 to 104.01
Total Assessed Value :	3,521,160						
Avg. Adj. Sales Price :	124,967	COD :	11.95	MAX Sales Ratio :	143.96		
Avg. Assessed Value :	117,372	PRD :	103.62	MIN Sales Ratio :	55.04		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	128.21	128.21	128.21		100.00	128.21	128.21	N/A	12,000	15,385
Less Than 30,000	2	121.91	121.91	120.73	05.18	100.98	115.60	128.21	N/A	14,750	17,808
__ Ranges Excl. Low \$ __											
Greater Than 4,999	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372
Greater Than 15,000	29	96.06	96.25	93.81	11.21	102.60	55.04	143.96	93.66 to 100.51	128,862	120,889
Greater Than 30,000	28	95.77	95.56	93.71	10.91	101.97	55.04	143.96	93.66 to 99.94	132,839	124,484
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	128.21	128.21	128.21		100.00	128.21	128.21	N/A	12,000	15,385
15,000 TO 29,999	1	115.60	115.60	115.60		100.00	115.60	115.60	N/A	17,500	20,230
30,000 TO 59,999	5	96.96	102.36	102.21	08.40	100.15	90.98	120.26	N/A	41,800	42,723
60,000 TO 99,999	8	94.63	101.94	101.90	09.66	100.04	90.71	143.96	90.71 to 143.96	75,625	77,065
100,000 TO 149,999	6	83.87	85.33	84.13	21.12	101.43	58.98	113.28	58.98 to 113.28	119,917	100,881
150,000 TO 249,999	6	96.93	90.87	90.98	10.25	99.88	55.04	104.69	55.04 to 104.69	189,750	172,642
250,000 TO 499,999	3	96.61	97.08	96.83	02.53	100.26	93.66	100.97	N/A	349,167	338,092
500,000 TO 999,999											
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	30	96.08	97.32	93.92	11.95	103.62	55.04	143.96	93.83 to 100.51	124,967	117,372

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

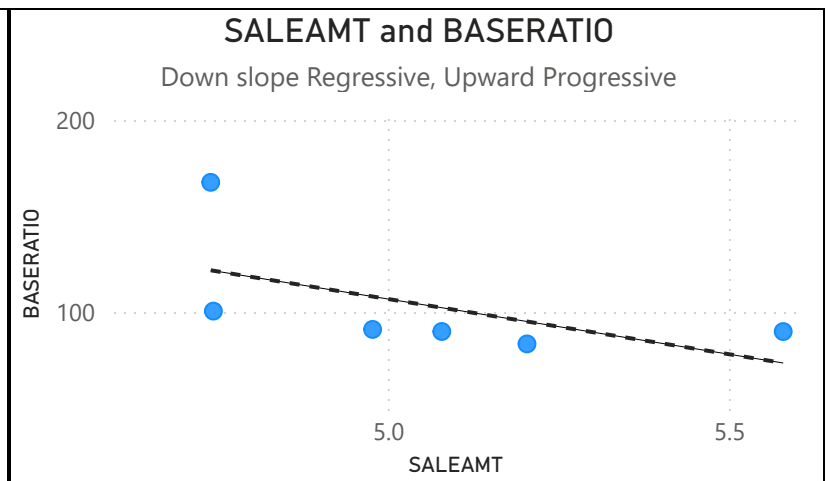
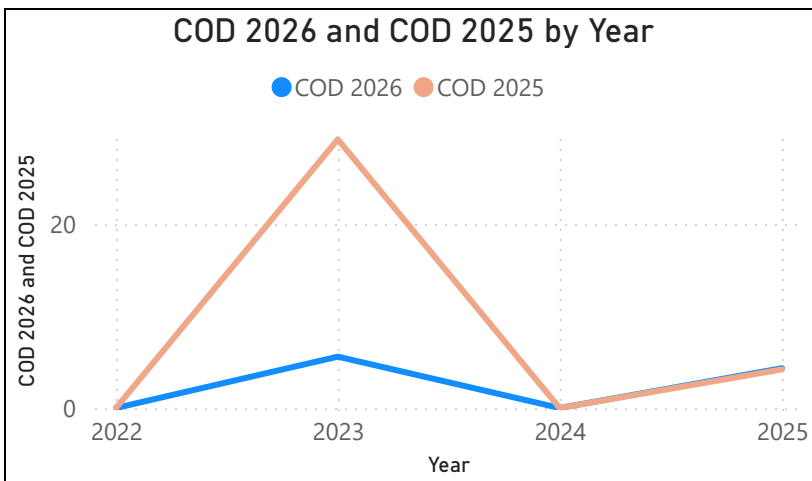
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

Dundy 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	6	90.39	69.20	30.61%	103.67	75.65	37.04%	94.38	71.88	31.31%
Total	6	90.39	69.20	30.61%	103.67	75.65	37.04%	94.38	71.88	31.31%

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	6	17.68	31.41	-43.71%	109.84	105.25	37.04%	83.39	49.61	68.09%	167.54	121.63	37.75%
Total	6	17.68	31.41	-43.71%	109.84	105.25	37.04%	83.39	49.61	68.09%	167.54	121.63	37.75%



29 Dundy
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 : 6
Total Sales Price : 865,500
Total Adj. Sales Price : 865,500
Total Assessed Value : 816,850
Avg. Adj. Sales Price : 144,250
Avg. Assessed Value : 136,142

MEDIAN : 90
WGT. MEAN : 94
MEAN : 104
COD : 17.68
PRD : 109.84

COV : 30.65
STD : 31.77
Avg. Abs. Dev : 15.98
MAX Sales Ratio : 167.54
MIN Sales Ratio : 83.39

95% Median C.I. : 83.39 to 167.54
95% Wgt. Mean C.I. : 78.84 to 109.92
95% Mean C.I. : 70.32 to 137.02

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	1	167.54	167.54	167.54	00.00	100.00	167.54	167.54	N/A	55,000	92,145	
01-JAN-23 To 31-MAR-23	2	95.16	95.16	93.21	05.58	102.09	89.85	100.47	N/A	87,750	81,788	
01-APR-23 To 30-JUN-23												
01-JUL-23 To 30-SEP-23												
01-OCT-23 To 31-DEC-23												
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24												
01-JUL-24 To 30-SEP-24	1	89.82	89.82	89.82	00.00	100.00	89.82	89.82	N/A	380,000	341,325	
01-OCT-24 To 31-DEC-24												
01-JAN-25 To 31-MAR-25	1	83.39	83.39	83.39	00.00	100.00	83.39	83.39	N/A	160,000	133,420	
01-APR-25 To 30-JUN-25	1	90.93	90.93	90.93	00.00	100.00	90.93	90.93	N/A	95,000	86,385	
01-JUL-25 To 30-SEP-25												
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	3	100.47	119.29	110.94	25.78	107.53	89.85	167.54	N/A	76,833	85,240	
01-OCT-23 To 30-SEP-24	1	89.82	89.82	89.82	00.00	100.00	89.82	89.82	N/A	380,000	341,325	
01-OCT-24 To 30-SEP-25	2	87.16	87.16	86.20	04.33	101.11	83.39	90.93	N/A	127,500	109,903	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	2	95.16	95.16	93.21	05.58	102.09	89.85	100.47	N/A	87,750	81,788	
01-JAN-24 To 31-DEC-24	1	89.82	89.82	89.82	00.00	100.00	89.82	89.82	N/A	380,000	341,325	
<u>ALL</u>	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142	
<u>ALL</u>	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142	
04												
<u>ALL</u>	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142	

29 Dundy
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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Total Adj. Sales Price : 865,500
Total Assessed Value : 816,850
Avg. Adj. Sales Price : 144,250
Avg. Assessed Value : 136,142

MEDIAN : 90
WGT. MEAN : 94
MEAN : 104
COD : 17.68
PRD : 109.84

COV : 30.65
STD : 31.77
Avg. Abs. Dev : 15.98
MAX Sales Ratio : 167.54
MIN Sales Ratio : 83.39

95% Median C.I. : 83.39 to 167.54
95% Wgt. Mean C.I. : 78.84 to 109.92
95% Mean C.I. : 70.32 to 137.02

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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											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142
Greater Than 14,999	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142
Greater Than 29,999	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	134.01	134.01	133.85	25.03	100.12	100.47	167.54	N/A	55,250	73,953
60,000 TO 99,999	1	90.93	90.93	90.93	00.00	100.00	90.93	90.93	N/A	95,000	86,385
100,000 TO 149,999	1	89.85	89.85	89.85	00.00	100.00	89.85	89.85	N/A	120,000	107,815
150,000 TO 249,999	1	83.39	83.39	83.39	00.00	100.00	83.39	83.39	N/A	160,000	133,420
250,000 TO 499,999	1	89.82	89.82	89.82	00.00	100.00	89.82	89.82	N/A	380,000	341,325
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
343	1	89.82	89.82	89.82	00.00	100.00	89.82	89.82	N/A	380,000	341,325
350	1	100.47	100.47	100.47	00.00	100.00	100.47	100.47	N/A	55,500	55,760
470	3	90.93	113.95	100.63	30.85	113.24	83.39	167.54	N/A	103,333	103,983
528	1	89.85	89.85	89.85	00.00	100.00	89.85	89.85	N/A	120,000	107,815
ALL	6	90.39	103.67	94.38	17.68	109.84	83.39	167.54	83.39 to 167.54	144,250	136,142

PAD 2026 R&O Statistics 2026 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	96	COV :	30.64	95% Median C.I. :	88.39 to 177.59
Total Sales Price :	865,500	Wgt. Mean :	100	STD :	33.67	95% Wgt. Mean C.I. :	83.57 to 116.51
Total Adj. Sales Price :	865,500	Mean :	110	Avg. Abs. Dev :	16.94	95% Mean C.I. :	74.55 to 145.23
Total Assessed Value :	865,862						
Avg. Adj. Sales Price :	144,250	COD :	17.68	MAX Sales Ratio :	177.59		
Avg. Assessed Value :	144,310	PRD :	109.85	MIN Sales Ratio :	88.39		

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	1	177.59	177.59	177.59		100.00	177.59	177.59	N/A	55,000	97,674
01/01/2023 To 03/31/2023	2	100.87	100.87	98.80	05.58	102.10	95.24	106.50	N/A	87,750	86,695
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	95.21	95.21	95.21		100.00	95.21	95.21	N/A	380,000	361,805
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	88.39	88.39	88.39		100.00	88.39	88.39	N/A	160,000	141,425
04/01/2025 To 06/30/2025	1	96.39	96.39	96.39		100.00	96.39	96.39	N/A	95,000	91,568
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	3	106.50	126.44	117.60	25.77	107.52	95.24	177.59	N/A	76,833	90,355
10/01/2023 To 09/30/2024	1	95.21	95.21	95.21		100.00	95.21	95.21	N/A	380,000	361,805
10/01/2024 To 09/30/2025	2	92.39	92.39	91.37	04.33	101.12	88.39	96.39	N/A	127,500	116,497
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	2	100.87	100.87	98.80	05.58	102.10	95.24	106.50	N/A	87,750	86,695
01/01/2024 To 12/31/2024	1	95.21	95.21	95.21		100.00	95.21	95.21	N/A	380,000	361,805
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	96	COV :	30.64	95% Median C.I. :	88.39 to 177.59
Total Sales Price :	865,500	Wgt. Mean :	100	STD :	33.67	95% Wgt. Mean C.I. :	83.57 to 116.51
Total Adj. Sales Price :	865,500	Mean :	110	Avg. Abs. Dev :	16.94	95% Mean C.I. :	74.55 to 145.23
Total Assessed Value :	865,862						
Avg. Adj. Sales Price :	144,250	COD :	17.68	MAX Sales Ratio :	177.59		
Avg. Assessed Value :	144,310	PRD :	109.85	MIN Sales Ratio :	88.39		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310
04											
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	96	COV :	30.64	95% Median C.I. :	88.39 to 177.59
Total Sales Price :	865,500	Wgt. Mean :	100	STD :	33.67	95% Wgt. Mean C.I. :	83.57 to 116.51
Total Adj. Sales Price :	865,500	Mean :	110	Avg. Abs. Dev :	16.94	95% Mean C.I. :	74.55 to 145.23
Total Assessed Value :	865,862						
Avg. Adj. Sales Price :	144,250	COD :	17.68	MAX Sales Ratio :	177.59		
Avg. Assessed Value :	144,310	PRD :	109.85	MIN Sales Ratio :	88.39		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310
Greater Than 15,000	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310
Greater Than 30,000	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	142.05	142.05	141.88	25.03	100.12	106.50	177.59	N/A	55,250	78,390
60,000 TO 99,999	1	96.39	96.39	96.39		100.00	96.39	96.39	N/A	95,000	91,568
100,000 TO 149,999	1	95.24	95.24	95.24		100.00	95.24	95.24	N/A	120,000	114,284
150,000 TO 249,999	1	88.39	88.39	88.39		100.00	88.39	88.39	N/A	160,000	141,425
250,000 TO 499,999	1	95.21	95.21	95.21		100.00	95.21	95.21	N/A	380,000	361,805
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL											
10/01/2022 To 09/30/2025	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	96	COV :	30.64	95% Median C.I. :	88.39 to 177.59
Total Sales Price :	865,500	Wgt. Mean :	100	STD :	33.67	95% Wgt. Mean C.I. :	83.57 to 116.51
Total Adj. Sales Price :	865,500	Mean :	110	Avg. Abs. Dev :	16.94	95% Mean C.I. :	74.55 to 145.23
Total Assessed Value :	865,862						
Avg. Adj. Sales Price :	144,250	COD :	17.68	MAX Sales Ratio :	177.59		
Avg. Assessed Value :	144,310	PRD :	109.85	MIN Sales Ratio :	88.39		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
343	1	95.21	95.21	95.21		100.00	95.21	95.21	N/A	380,000	361,805
350	1	106.50	106.50	106.50		100.00	106.50	106.50	N/A	55,500	59,106
470	3	96.39	120.79	106.67	30.84	113.24	88.39	177.59	N/A	103,333	110,222
528	1	95.24	95.24	95.24		100.00	95.24	95.24	N/A	120,000	114,284
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	95.82	109.89	100.04	17.68	109.85	88.39	177.59	88.39 to 177.59	144,250	144,310

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

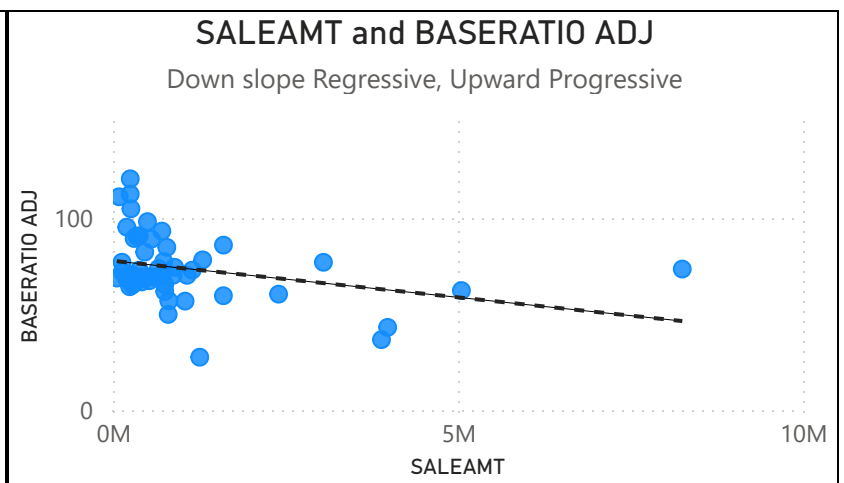
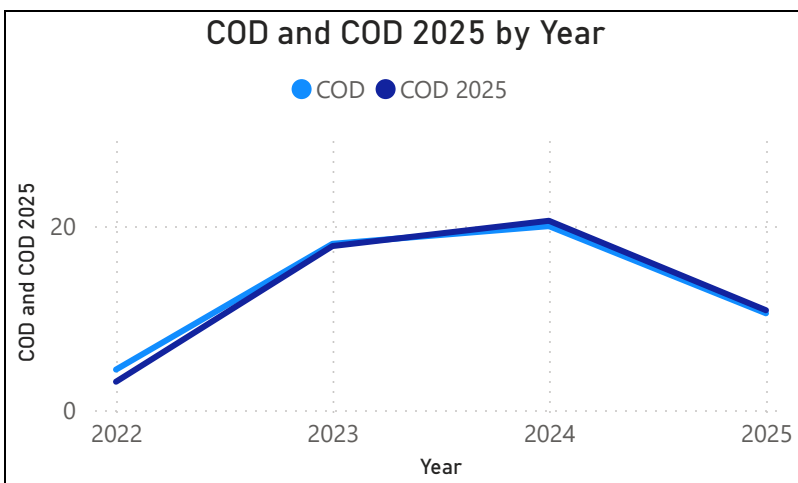
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	6%

What IF

Dundy 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	53	70.14	69.49	0.94%	73.72	72.22	2.07%	66.13	64.25	2.92%
Total	53	70.14	69.49	0.94%	73.72	72.22	2.07%	66.13	64.25	2.92%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	53	17.13	16.93	1.18%	111.48	112.41	-0.83%
Total	53	17.13	16.93	1.18%	111.48	112.41	-0.83%



29 Dundy
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 : 53
Total Sales Price : 53,444,739
Total Adj. Sales Price : 53,444,739
Total Assessed Value : 35,340,880
Avg. Adj. Sales Price : 1,008,391
Avg. Assessed Value : 666,809

MEDIAN : 70
WGT. MEAN : 66
MEAN : 74
COD : 17.12
PRD : 111.48

COV : 23.66
STD : 17.44
Avg. Abs. Dev : 12.01
MAX Sales Ratio : 120.41
MIN Sales Ratio : 27.51

95% Median C.I. : 68.71 to 74.33
95% Wgt. Mean C.I. : 60.05 to 72.21
95% Mean C.I. : 69.02 to 78.42

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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	5	71.99	71.88	73.59	04.39	97.68	66.39	78.20	N/A	2,099,480	1,544,906
01-JAN-23 To 31-MAR-23	8	70.78	60.66	46.37	23.58	130.82	27.51	82.25	27.51 to 82.25	1,457,110	675,719
01-APR-23 To 30-JUN-23	7	74.33	77.92	77.96	11.07	99.95	68.34	98.11	68.34 to 98.11	792,857	618,114
01-JUL-23 To 30-SEP-23	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	394,000	269,880
01-OCT-23 To 31-DEC-23	8	71.52	79.21	72.25	19.77	109.63	56.71	111.05	56.71 to 111.05	533,732	385,642
01-JAN-24 To 31-MAR-24	6	80.52	79.92	81.04	14.37	98.62	65.11	93.18	65.11 to 93.18	449,625	364,390
01-APR-24 To 30-JUN-24	5	69.41	74.02	69.05	19.51	107.20	49.78	95.23	N/A	451,661	311,877
01-JUL-24 To 30-SEP-24	5	70.14	86.41	75.53	29.60	114.40	61.73	120.41	N/A	569,876	430,420
01-OCT-24 To 31-DEC-24	4	60.87	60.98	61.45	04.62	99.24	56.82	65.35	N/A	2,052,500	1,261,188
01-JAN-25 To 31-MAR-25	3	73.69	73.30	71.00	11.55	103.24	60.33	85.87	N/A	1,553,722	1,103,137
01-APR-25 To 30-JUN-25	1	69.20	69.20	69.20	00.00	100.00	69.20	69.20	N/A	400,000	276,800
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	21	71.99	69.46	63.09	14.07	110.10	27.51	98.11	68.50 to 76.97	1,338,013	844,141
01-OCT-23 To 30-SEP-24	24	70.32	79.81	74.39	21.06	107.29	49.78	120.41	67.33 to 90.68	503,137	374,290
01-OCT-24 To 30-SEP-25	8	63.79	66.63	65.04	10.82	102.44	56.82	85.87	56.82 to 85.87	1,658,896	1,078,870
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	24	71.52	72.21	59.84	18.06	120.67	27.51	111.05	68.50 to 77.33	911,281	545,315
01-JAN-24 To 31-DEC-24	20	69.45	76.28	68.33	19.99	111.63	49.78	120.41	65.11 to 90.60	800,772	547,129
<u>ALL</u>	53	70.14	73.72	66.13	17.12	111.48	27.51	120.41	68.71 to 74.33	1,008,391	666,809

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	53	70.14	73.72	66.13	17.12	111.48	27.51	120.41	68.71 to 74.33	1,008,391	666,809
<u>ALL</u>	53	70.14	73.72	66.13	17.12	111.48	27.51	120.41	68.71 to 74.33	1,008,391	666,809

29 Dundy
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 : 53
Total Sales Price : 53,444,739
Total Adj. Sales Price : 53,444,739
Total Assessed Value : 35,340,880
Avg. Adj. Sales Price : 1,008,391
Avg. Assessed Value : 666,809

MEDIAN : 70
WGT. MEAN : 66
MEAN : 74
COD : 17.12
PRD : 111.48

COV : 23.66
STD : 17.44
Avg. Abs. Dev : 12.01
MAX Sales Ratio : 120.41
MIN Sales Ratio : 27.51

95% Median C.I. : 68.71 to 74.33
95% Wgt. Mean C.I. : 60.05 to 72.21
95% Mean C.I. : 69.02 to 78.42

Printed:3/18/2026 1:29:06PM

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
<u> Dry </u>											
County	8	69.20	71.66	71.45	05.03	100.29	66.70	89.32	66.70 to 89.32	337,000	240,796
1	8	69.20	71.66	71.45	05.03	100.29	66.70	89.32	66.70 to 89.32	337,000	240,796
<u> Grass </u>											
County	16	69.45	72.03	60.05	13.53	119.95	43.04	111.05	65.11 to 76.97	902,895	542,153
1	16	69.45	72.03	60.05	13.53	119.95	43.04	111.05	65.11 to 76.97	902,895	542,153
<u> ALL </u>	53	70.14	73.72	66.13	17.12	111.48	27.51	120.41	68.71 to 74.33	1,008,391	666,809

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
<u> Irrigated </u>											
County	10	69.38	70.41	70.80	13.92	99.45	56.82	98.11	59.52 to 78.20	2,007,000	1,420,989
1	10	69.38	70.41	70.80	13.92	99.45	56.82	98.11	59.52 to 78.20	2,007,000	1,420,989
<u> Dry </u>											
County	10	69.20	76.28	76.54	11.40	99.66	66.70	104.81	68.34 to 89.32	373,600	285,952
1	10	69.20	76.28	76.54	11.40	99.66	66.70	104.81	68.34 to 89.32	373,600	285,952
<u> Grass </u>											
County	18	69.41	69.40	57.88	15.42	119.90	27.51	111.05	65.11 to 71.99	905,849	524,266
1	18	69.41	69.40	57.88	15.42	119.90	27.51	111.05	65.11 to 71.99	905,849	524,266
<u> ALL </u>	53	70.14	73.72	66.13	17.12	111.48	27.51	120.41	68.71 to 74.33	1,008,391	666,809

Dundy County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	3,570	3,416	1,780	3,485	3,465	2,773	3,386	2,064	3,415
Chase	1	4,992	4,988	4,809	4,861	4,724	4,725	4,707	4,623	4,876
Hayes	1	3,885	3,885	3,755	3,755	3,615	3,615	3,480	3,480	3,758
Hitchcock	1	4,527	4,547	4,425	4,374	4,222	4,250	4,054	4,081	4,483

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1,730	n/a	1,320	1,320	n/a	1,070	1,070	1,510
Chase	1	n/a	1,730	1,520	1,520	1,345	n/a	1,280	1,280	1,630
Hayes	1	n/a	1,670	1,500	1,500	1,455	1,455	1,390	1,390	1,611
Hitchcock	1	1,880	1,880	1,770	1,770	1,650	1,650	1,470	1,470	1,831

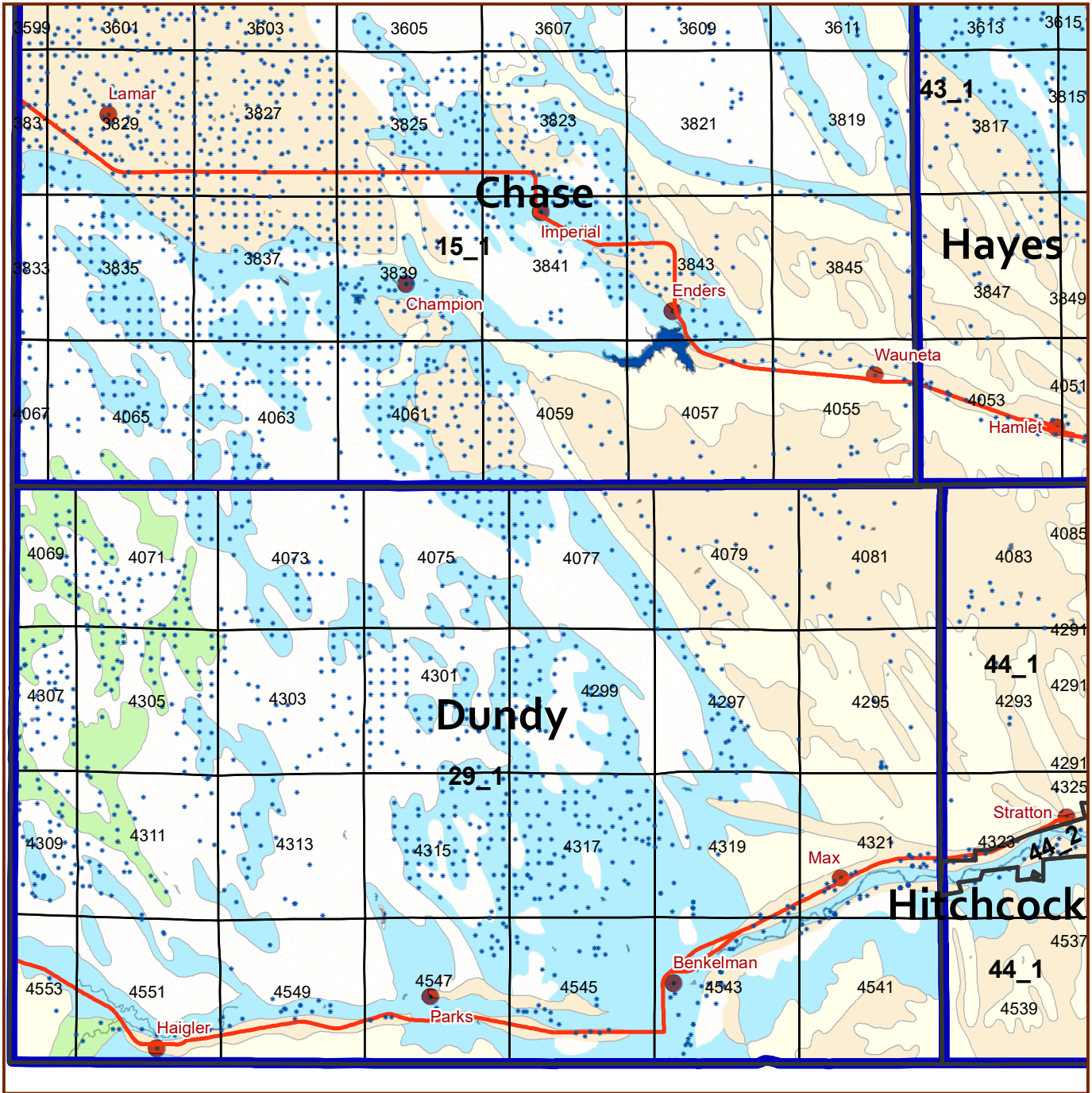
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Chase	1	878	n/a	1,138	905	760	801	784	777	797
Hayes	1	600	600	n/a	600	600	600	600	600	600
Hitchcock	1	715	715	715	715	n/a	715	715	715	715

County	Mkt Area	CRP	TIMBER	WASTE
Dundy	1	826	n/a	75
Chase	1	948	n/a	190
Hayes	1	1,185	n/a	294
Hitchcock	1	1,988	n/a	n/a

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.

DUNDY COUNTY



Legend

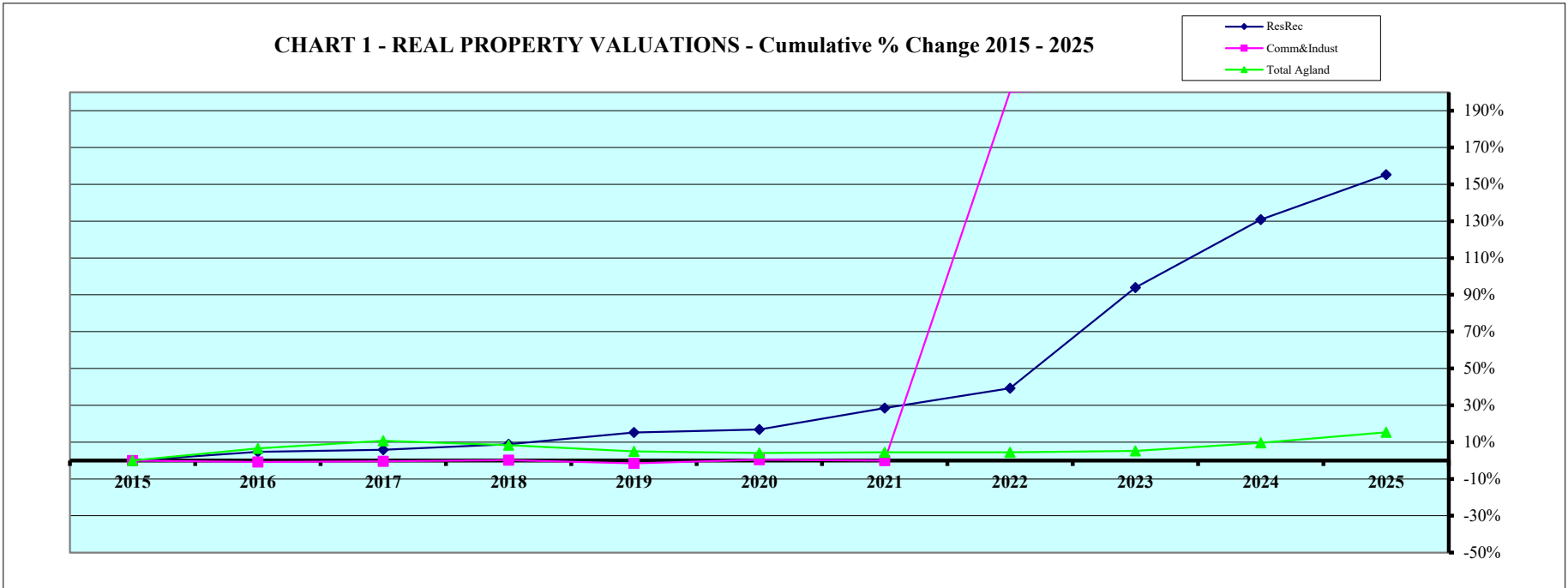
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	33,065,405	-	-	-	8,345,081	-	-	-	642,282,687	-	-	-
2016	34,617,669	1,552,264	4.69%	4.69%	8,277,883	-67,198	-0.81%	-0.81%	684,894,624	42,611,937	6.63%	6.63%
2017	34,981,465	363,796	1.05%	5.79%	8,311,975	34,092	0.41%	-0.40%	711,083,026	26,188,402	3.82%	10.71%
2018	35,996,913	1,015,448	2.90%	8.87%	8,363,394	51,419	0.62%	0.22%	696,059,925	-15,023,101	-2.11%	8.37%
2019	38,097,611	2,100,698	5.84%	15.22%	8,216,549	-146,845	-1.76%	-1.54%	674,489,574	-21,570,351	-3.10%	5.01%
2020	38,642,794	545,183	1.43%	16.87%	8,380,297	163,748	1.99%	0.42%	668,182,395	-6,307,179	-0.94%	4.03%
2021	42,502,902	3,860,108	9.99%	28.54%	8,343,626	-36,671	-0.44%	-0.02%	670,899,900	2,717,505	0.41%	4.46%
2022	46,044,486	3,541,584	8.33%	39.25%	25,068,737	16,725,111	200.45%	200.40%	670,831,362	-68,538	-0.01%	4.44%
2023	64,134,714	18,090,228	39.29%	93.96%	25,257,907	189,170	0.75%	202.67%	676,068,709	5,237,347	0.78%	5.26%
2024	76,334,084	12,199,370	19.02%	130.86%	25,714,778	456,871	1.81%	208.14%	704,201,022	28,132,313	4.16%	9.64%
2025	84,384,670	8,050,586	10.55%	155.21%	26,562,085	847,307	3.30%	218.30%	740,780,810	36,579,788	5.19%	15.34%

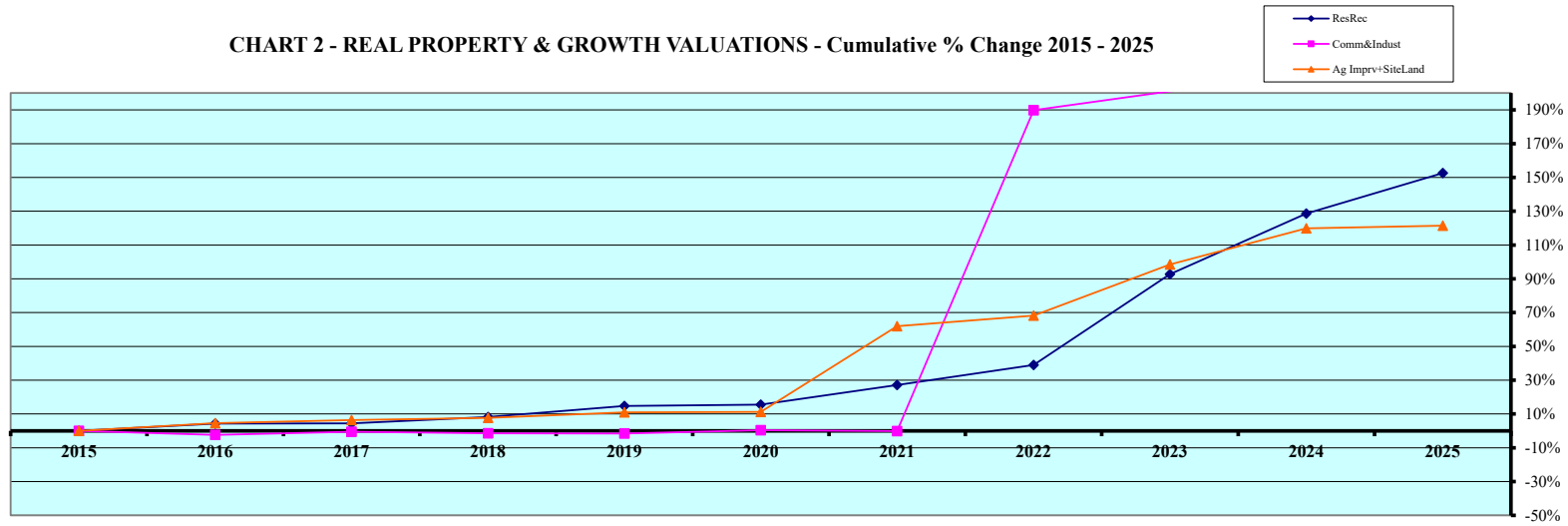
Rate Annual %chg: Residential & Recreational **9.82%** Commercial & Industrial **12.28%** Agricultural Land **1.44%**

Cnty# **29**
County **DUNDY**

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	33,065,405	356,919	1.08%	32,708,486	--	--	8,345,081	29,759	0.36%	8,315,322	--	--
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	4.34%	8,277,883	130,943	1.58%	8,146,940	-2.37%	-2.37%
2017	34,981,465	450,607	1.29%	34,530,858	-0.25%	4.43%	8,311,975	4,192	0.05%	8,307,783	0.36%	-0.45%
2018	35,996,913	193,520	0.54%	35,803,393	2.35%	8.28%	8,363,394	137,167	1.64%	8,226,227	-1.03%	-1.42%
2019	38,097,611	151,480	0.40%	37,946,131	5.41%	14.76%	8,216,549	0	0.00%	8,216,549	-1.76%	-1.54%
2020	38,642,794	441,210	1.14%	38,201,584	0.27%	15.53%	8,380,297	0	0.00%	8,380,297	1.99%	0.42%
2021	42,502,902	466,025	1.10%	42,036,877	8.78%	27.13%	8,343,626	5,415	0.06%	8,338,211	-0.50%	-0.08%
2022	46,044,486	99,125	0.22%	45,945,361	8.10%	38.95%	25,068,737	888,000	3.54%	24,180,737	189.81%	189.76%
2023	64,134,714	412,805	0.64%	63,721,909	38.39%	92.71%	25,257,907	138,180	0.55%	25,119,727	0.20%	201.01%
2024	76,334,084	723,245	0.95%	75,610,839	17.89%	128.67%	25,714,778	0	0.00%	25,714,778	1.81%	208.14%
2025	84,384,670	864,785	1.02%	83,519,885	9.41%	152.59%	26,562,085	7,580	0.03%	26,554,505	3.27%	218.21%
Rate Ann%chg	9.82%	Resid & Recreat w/o growth				9.47%	C & I w/o growth				19.18%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	--	--
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	4.62%
2017	21,665,530	13,001,668	34,667,198	614,022	1.77%	34,053,176	-0.74%	6.37%
2018	22,239,652	12,989,337	35,228,989	728,980	2.07%	34,500,009	-0.48%	7.76%
2019	22,409,442	13,239,122	35,648,564	138,305	0.39%	35,510,259	0.80%	10.92%
2020	22,423,599	13,539,831	35,963,430	341,750	0.95%	35,621,680	-0.08%	11.27%
2021	30,269,445	21,907,070	52,176,515	333,050	0.64%	51,843,465	44.16%	61.94%
2022	32,433,700	22,562,799	54,996,499	1,143,720	2.08%	53,852,779	3.21%	68.21%
2023	41,138,295	22,652,912	63,791,207	239,934	0.38%	63,551,273	15.56%	98.51%
2024	45,167,655	26,119,043	71,286,698	885,525	1.24%	70,401,173	10.36%	119.90%
2025	49,731,195	54,691,580	104,422,775	33,523,965	32.10%	70,898,810	-0.54%	121.46%
Rate Ann%chg	10.87%	14.37%	12.55%	Ag Imprv+Site w/o growth		7.69%		

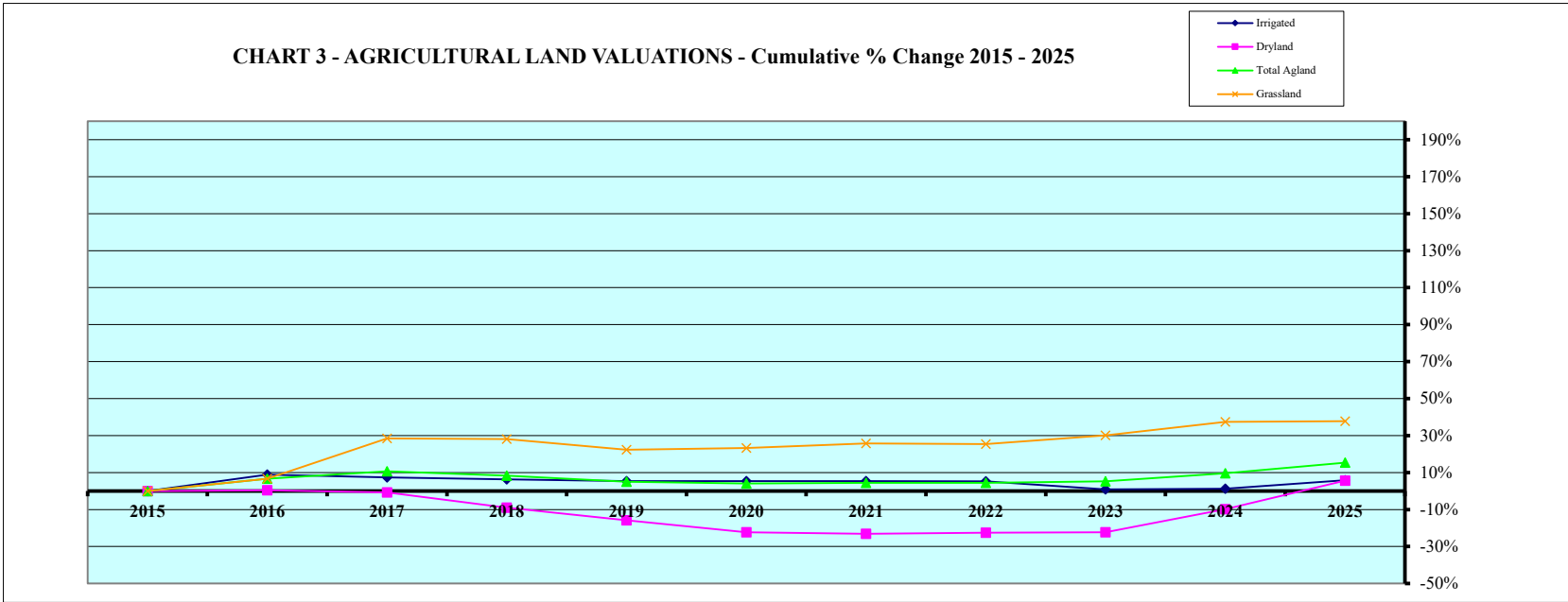
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 29
County DUNDY

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	359,830,001	-	-	-	130,400,753	-	-	-	151,770,177	-	-	-
2016	391,738,922	31,908,921	8.87%	8.87%	130,956,085	555,332	0.43%	0.43%	161,905,477	10,135,300	6.68%	6.68%
2017	386,470,783	-5,268,139	-1.34%	7.40%	129,369,859	-1,586,226	-1.21%	-0.79%	194,917,284	33,011,807	20.39%	28.43%
2018	382,646,529	-3,824,254	-0.99%	6.34%	118,630,998	-10,738,861	-8.30%	-9.03%	194,457,298	-459,986	-0.24%	28.13%
2019	379,053,166	-3,593,363	-0.94%	5.34%	109,758,076	-8,872,922	-7.48%	-15.83%	185,626,084	-8,831,214	-4.54%	22.31%
2020	379,245,603	192,437	0.05%	5.40%	101,271,041	-8,487,035	-7.73%	-22.34%	187,049,747	1,423,663	0.77%	23.25%
2021	379,252,930	7,327	0.00%	5.40%	100,237,617	-1,033,424	-1.02%	-23.13%	190,773,997	3,724,250	1.99%	25.70%
2022	378,773,666	-479,264	-0.13%	5.26%	101,009,427	771,810	0.77%	-22.54%	190,341,141	-432,856	-0.23%	25.41%
2023	363,219,666	-15,554,000	-4.11%	0.94%	101,323,051	313,624	0.31%	-22.30%	197,404,825	7,063,684	3.71%	30.07%
2024	364,335,158	1,115,492	0.31%	1.25%	117,550,773	16,227,722	16.02%	-9.85%	208,612,371	11,207,546	5.68%	37.45%
2025	380,939,375	16,604,217	4.56%	5.87%	137,725,230	20,174,457	17.16%	5.62%	209,100,785	488,414	0.23%	37.77%

Rate Ann.%chg: Irrigated **0.57%** Dryland **0.55%** Grassland **3.26%**

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	0	-	-	-	281,756	-	-	-	642,282,687	-	-	-
2016	0	0	-	-	294,140	12,384	4.40%	4.40%	684,894,624	42,611,937	6.63%	6.63%
2017	0	0	-	-	325,100	30,960	10.53%	15.38%	711,083,026	26,188,402	3.82%	10.71%
2018	0	0	-	-	325,100	0	0.00%	15.38%	696,059,925	-15,023,101	-2.11%	8.37%
2019	0	0	-	-	52,248	-272,852	-83.93%	-81.46%	674,489,574	-21,570,351	-3.10%	5.01%
2020	13,756	13,756	-	-	602,248	550,000	1052.67%	113.75%	668,182,395	-6,307,179	-0.94%	4.03%
2021	15,956	2,200	15.99%	-	619,400	17,152	2.85%	119.84%	670,899,900	2,717,505	0.41%	4.46%
2022	16,088	132	0.83%	-	691,040	71,640	11.57%	145.26%	670,831,362	-68,538	-0.01%	4.44%
2023	16,813	725	4.51%	-	14,104,354	13,413,314	1941.03%	4905.88%	676,068,709	5,237,347	0.78%	5.26%
2024	20,372	3,559	21.17%	-	13,682,348	-422,006	-2.99%	4756.10%	704,201,022	28,132,313	4.16%	9.64%
2025	19,845	-527	-2.59%	-	12,995,575	-686,773	-5.02%	4512.35%	740,780,810	36,579,788	5.19%	15.34%

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **1.44%**

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	361,243,944	121,217	2,980			130,401,420	97,195	1,342			150,347,195	357,790	420		
2016	392,747,097	120,991	3,246	8.92%	8.92%	130,443,833	97,026	1,344	0.21%	0.21%	161,723,276	357,982	452	7.51%	7.51%
2017	387,236,124	119,308	3,246	-0.01%	8.91%	129,369,859	95,877	1,349	0.37%	0.57%	194,037,549	360,823	538	19.04%	27.97%
2018	383,474,744	118,197	3,244	-0.04%	8.87%	118,223,858	95,115	1,243	-7.88%	-7.36%	197,925,578	362,673	546	1.48%	29.87%
2019	371,169,735	118,022	3,145	-3.07%	5.53%	109,440,259	95,407	1,147	-7.71%	-14.50%	194,190,971	356,081	545	-0.07%	29.78%
2020	379,245,603	120,566	3,146	0.02%	5.55%	101,271,040	92,831	1,091	-4.90%	-18.69%	187,049,747	356,285	525	-3.73%	24.94%
2021	379,252,930	121,074	3,132	-0.42%	5.11%	100,260,657	91,709	1,093	0.21%	-18.52%	190,764,367	356,569	535	1.90%	27.32%
2022	378,773,664	120,923	3,132	0.00%	5.11%	101,010,067	92,549	1,091	-0.17%	-18.65%	190,338,444	355,773	535	0.00%	27.32%
2023	363,968,304	116,254	3,131	-0.05%	5.06%	101,214,705	92,711	1,092	0.03%	-18.63%	197,444,647	355,756	555	3.74%	32.08%
2024	364,439,123	117,207	3,109	-0.68%	4.34%	117,438,108	92,835	1,265	15.87%	-5.71%	208,608,807	353,574	590	6.31%	40.41%
2025	380,939,375	117,130	3,252	4.60%	9.13%	137,725,230	93,315	1,476	16.67%	10.01%	209,106,425	352,071	594	0.67%	41.34%

Rate Annual %chg Average Value/Acre: 0.53%

0.55%

3.35%

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	0	0				281,756	521	541			642,274,315	576,723	1,114		
2016	0	0				294,140	521	564	4.40%	4.40%	685,208,346	576,520	1,189	6.72%	6.72%
2017	0	0				325,100	521	624	10.53%	15.38%	710,968,632	576,530	1,233	3.76%	10.73%
2018	0	0				325,100	521	624	0.00%	15.38%	699,949,280	576,507	1,214	-1.55%	9.02%
2019	0	0				326,675	524	623	-0.09%	15.28%	675,127,640	570,034	1,184	-2.45%	6.35%
2020	13,756	275	50			52,248	100	525	-15.76%	-2.89%	667,632,394	570,056	1,171	-1.11%	5.16%
2021	15,956	319	50	0.00%		619,400	622	996	89.68%	84.20%	670,913,310	570,293	1,176	0.45%	5.64%
2022	16,088	322	50	0.00%		691,040	722	958	-3.82%	77.17%	670,829,303	570,288	1,176	-0.01%	5.62%
2023	16,088	322	50	0.00%		14,104,354	5,371	2,626	174.19%	385.78%	676,748,098	570,413	1,186	0.86%	6.53%
2024	20,297	271	75	49.99%		13,682,348	5,352	2,556	-2.66%	372.85%	704,188,683	569,239	1,237	4.27%	11.08%
2025	19,845	265	75	-0.01%		12,995,575	6,424	2,023	-20.87%	274.18%	740,786,450	569,204	1,301	5.20%	16.86%

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DUNDY

Rate Annual %chg Average Value/Acre: 1.44%

(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	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,654	DUNDY	47,545,285	32,012,714	31,533,938	83,878,660	26,562,085	0	506,010	740,780,810	49,731,195	54,691,580	17,654,710	1,084,896,987
cnty sector value % of total value:		4.38%	2.95%	2.91%	7.73%	2.45%		0.05%	68.28%	4.58%	5.04%	1.63%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
821	BENKELMAN	2,070,869	1,651,236	893,545	51,495,040	0	0	20,886,370	0	0	0	0	76,997,060
49.64%	%sector of county sector	4.36%	5.16%	2.83%	61.39%			4127.66%					7.10%
	%sector of municipality	2.69%	2.14%	1.16%	66.88%			27.13%					100.00%
145	HAIGLER	42,312	316,979	669,897	7,085,105	0	0	736,695	0	0	0	0	8,850,988
8.77%	%sector of county sector	0.09%	0.99%	2.12%	8.45%			145.59%					0.82%
	%sector of municipality	0.48%	3.58%	7.57%	80.05%			8.32%					100.00%
	%sector of county sector												
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967	Total Municipalities	2,113,181	1,968,215	1,563,442	58,580,147	0	0	21,623,108	0	0	0	0	85,848,050
58.44%	%all municip.sectors of cnty	4.44%	6.15%	4.96%	69.84%			4273.26%					7.91%

29 DUNDY

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,093	Value : 1,024,711,170	Growth 25,651,495	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	124	992,725	0	0	54	332,310	178	1,325,035	
02. Res Improve Land	603	5,514,035	0	0	160	4,985,385	763	10,499,420	
03. Res Improvements	605	52,819,655	0	0	170	21,406,060	775	74,225,715	
04. Res Total	729	59,326,415	0	0	224	26,723,755	953	86,050,170	779,840
% of Res Total	76.50	68.94	0.00	0.00	23.50	31.06	23.28	8.40	3.04
05. Com UnImp Land	31	177,950	0	0	19	195,590	50	373,540	
06. Com Improve Land	110	1,347,375	0	0	29	699,495	139	2,046,870	
07. Com Improvements	114	22,952,770	0	0	37	5,822,890	151	28,775,660	
08. Com Total	145	24,478,095	0	0	56	6,717,975	201	31,196,070	247,005
% of Com Total	72.14	78.47	0.00	0.00	27.86	21.53	4.91	3.04	0.96
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	6	299,970	6	299,970	
15. Rec Improvements	0	0	0	0	6	245,125	6	245,125	
16. Rec Total	0	0	0	0	6	545,095	6	545,095	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.05	0.00
Res & Rec Total	729	59,326,415	0	0	230	27,268,850	959	86,595,265	779,840
% of Res & Rec Total	76.02	68.51	0.00	0.00	23.98	31.49	23.43	8.45	3.04
Com & Ind Total	145	24,478,095	0	0	56	6,717,975	201	31,196,070	247,005
% of Com & Ind Total	72.14	78.47	0.00	0.00	27.86	21.53	4.91	3.04	0.96
17. Taxable Total	874	83,804,510	0	0	286	33,986,825	1,160	117,791,335	1,026,845
% of Taxable Total	75.34	71.15	0.00	0.00	24.66	28.85	28.34	11.50	4.00

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	0	0	0	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	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	240	13,676,810	240	13,676,810	0
24. Non-Producing	0	0	0	0	191	198,510	191	198,510	0
25. Total	0	0	0	0	431	13,875,320	431	13,875,320	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	89	0	114	203

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,880	534,253,210	1,880	534,253,210
28. Ag-Improved Land	0	0	0	0	590	244,196,980	590	244,196,980
29. Ag Improvements	0	0	0	0	622	114,594,325	622	114,594,325

30. Ag Total				2,502	893,044,515
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	26	28.50	677,500	26	28.50	677,500	
32. HomeSite Improv Land	258	288.00	6,762,500	258	288.00	6,762,500	
33. HomeSite Improvements	271	0.00	42,570,945	271	0.00	42,570,945	46,240
34. HomeSite Total				297	316.50	50,010,945	
35. FarmSite UnImp Land	46	120.17	240,340	46	120.17	240,340	
36. FarmSite Improv Land	430	1,864.30	3,688,865	430	1,864.30	3,688,865	
37. FarmSite Improvements	605	0.00	72,023,380	605	0.00	72,023,380	24,578,410
38. FarmSite Total				651	1,984.47	75,952,585	
39. Road & Ditches	1,240	4,674.29	0	1,240	4,674.29	0	
40. Other- Non Ag Use	20	882.00	139,970	20	882.00	139,970	
41. Total Section VI				948	7,857.26	126,103,500	24,624,650

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,429.30	6.34%	26,522,595	6.63%	3,570.00
46. 1A	7,190.20	6.14%	24,559,395	6.14%	3,415.68
47. 2A1	112.00	0.10%	199,360	0.05%	1,780.00
48. 2A	16,446.38	14.04%	57,320,420	14.33%	3,485.29
49. 3A1	41,785.37	35.67%	144,801,410	36.20%	3,465.36
50. 3A	2,945.92	2.52%	8,169,050	2.04%	2,773.00
51. 4A1	40,378.94	34.47%	136,736,805	34.18%	3,386.34
52. 4A	841.62	0.72%	1,737,475	0.43%	2,064.44
53. Total	117,129.73	100.00%	400,046,510	100.00%	3,415.41
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,961.99	55.69%	89,894,230	63.81%	1,730.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,045.31	8.62%	10,619,800	7.54%	1,320.00
58. 3D1	18,969.60	20.33%	25,039,850	17.77%	1,320.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,192.60	2.35%	2,346,085	1.67%	1,070.00
61. 4D	12,133.01	13.00%	12,982,315	9.22%	1,070.00
62. Total	93,302.51	100.00%	140,882,280	100.00%	1,509.95
Grass					
63. 1G1	6,355.19	1.81%	3,749,560	1.79%	590.00
64. 1G	20.80	0.01%	18,720	0.01%	900.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	4,317.15	1.23%	2,554,565	1.22%	591.72
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	229,403.78	65.17%	136,354,750	65.16%	594.39
69. 4G1	107,766.62	30.61%	64,100,195	30.63%	594.81
70. 4G	4,170.37	1.18%	2,475,255	1.18%	593.53
71. Total	352,033.91	100.00%	209,253,045	100.00%	594.41
Irrigated Total					
Irrigated Total	117,129.73	20.58%	400,046,510	52.16%	3,415.41
Dry Total					
Dry Total	93,302.51	16.39%	140,882,280	18.37%	1,509.95
Grass Total					
Grass Total	352,033.91	61.85%	209,253,045	27.28%	594.41
72. Waste	261.63	0.05%	19,620	0.00%	74.99
73. Other	6,438.87	1.13%	16,739,560	2.18%	2,599.77
74. Exempt	6,929.70	1.22%	4,062,365	0.53%	586.23
75. Market Area Total	569,166.65	100.00%	766,941,015	100.00%	1,347.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	117,129.73	400,046,510	117,129.73	400,046,510
77. Dry Land	0.00	0	0.00	0	93,302.51	140,882,280	93,302.51	140,882,280
78. Grass	0.00	0	0.00	0	352,033.91	209,253,045	352,033.91	209,253,045
79. Waste	0.00	0	0.00	0	261.63	19,620	261.63	19,620
80. Other	0.00	0	0.00	0	6,438.87	16,739,560	6,438.87	16,739,560
81. Exempt	0.00	0	0.00	0	6,929.70	4,062,365	6,929.70	4,062,365
82. Total	0.00	0	0.00	0	569,166.65	766,941,015	569,166.65	766,941,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	117,129.73	20.58%	400,046,510	52.16%	3,415.41
Dry Land	93,302.51	16.39%	140,882,280	18.37%	1,509.95
Grass	352,033.91	61.85%	209,253,045	27.28%	594.41
Waste	261.63	0.05%	19,620	0.00%	74.99
Other	6,438.87	1.13%	16,739,560	2.18%	2,599.77
Exempt	6,929.70	1.22%	4,062,365	0.53%	586.23
Total	569,166.65	100.00%	766,941,015	100.00%	1,347.48

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	6	41,440	10	382,220	12	1,401,215	18	1,824,875	0
83.2 Benkelman-com (2505)	1	7,910	0	0	1	55,625	2	63,535	0
83.3 Benkelman-res (1505)	75	789,010	485	4,681,300	486	46,556,200	561	52,026,510	483,670
83.4 Benkelman-xmpt (9505)	0	0	1	0	1	70,125	1	70,125	0
83.5 Haigler-res (1555)	52	268,070	118	842,865	118	6,138,000	170	7,248,935	48,295
83.6 Max-res (1515)	15	64,190	41	272,150	41	1,615,930	56	1,952,270	100,990
83.7 Parks-res (1510)	18	72,875	20	156,740	21	739,180	39	968,795	0
83.8 Recreational-rural (7585)	0	0	6	299,970	6	245,125	6	545,095	0
83.9 Rural Home Site (1585)	11	81,540	88	4,164,145	95	17,649,440	106	21,895,125	146,885
84 Residential Total	178	1,325,035	769	10,799,390	781	74,470,840	959	86,595,265	779,840

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	N/a Or Error	0	0	1	31,595	1	223,990	1	255,585	0
85.2	Benkelman-com (2505)	18	120,910	100	1,376,320	102	22,798,520	120	24,295,750	25,065
85.3	Haigler-com (2555)	13	57,040	15	105,915	17	785,960	30	948,915	21,140
85.4	Max-com (2515)	3	25,475	6	33,360	7	168,395	10	227,230	0
85.5	Parks-com (2510)	2	5,840	4	18,485	5	26,195	7	50,520	0
85.6	Parks-res (1510)	1	2,940	0	0	0	0	1	2,940	0
85.7	Rural Home Site (1585)	1	16,400	0	0	0	0	1	16,400	0
85.8	Rural-ca (8585)	0	0	0	0	2	56,895	2	56,895	0
85.9	Rural-commercial (2585)	12	144,935	13	481,195	17	4,715,705	29	5,341,835	200,800
86	Commercial Total	50	373,540	139	2,046,870	151	28,775,660	201	31,196,070	247,005

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	6,355.19	1.84%	3,749,560	1.84%	590.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	4,293.15	1.24%	2,532,965	1.24%	590.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	225,120.92	65.17%	132,821,375	65.17%	590.00
93. 4G1	105,562.93	30.56%	62,282,135	30.56%	590.00
94. 4G	4,107.67	1.19%	2,423,525	1.19%	590.00
95. Total	345,439.86	100.00%	203,809,560	100.00%	590.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	20.80	0.32%	18,720	0.34%	900.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	24.00	0.36%	21,600	0.40%	900.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,282.86	64.95%	3,533,375	64.91%	825.00
102. 4C1	2,203.69	33.42%	1,818,060	33.40%	825.01
103. 4C	62.70	0.95%	51,730	0.95%	825.04
104. Total	6,594.05	100.00%	5,443,485	100.00%	825.51
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					
Grass Total	345,439.86	98.13%	203,809,560	97.40%	590.00
CRP Total					
CRP Total	6,594.05	1.87%	5,443,485	2.60%	825.51
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	352,033.91	100.00%	209,253,045	100.00%	594.41

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

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	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	83,878,660	86,050,170	2,171,510	2.59%	779,840	1.66%
02. Recreational	506,010	545,095	39,085	7.72%	0	7.72%
03. Ag-Homesite Land, Ag-Res Dwelling	49,731,195	50,010,945	279,750	0.56%	46,240	0.47%
04. Total Residential (sum lines 1-3)	134,115,865	136,606,210	2,490,345	1.86%	826,080	1.24%
05. Commercial	26,562,085	31,196,070	4,633,985	17.45%	247,005	16.52%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	26,562,085	31,196,070	4,633,985	17.45%	247,005	16.52%
08. Ag-Farmsite Land, Outbuildings	54,551,610	75,952,585	21,400,975	39.23%	24,578,410	-5.82%
09. Minerals	17,654,710	13,875,320	-3,779,390	-21.41	0	-21.41%
10. Non Ag Use Land	139,970	139,970	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	72,346,290	89,967,875	17,621,585	24.36%	24,578,410	-9.62%
12. Irrigated	380,939,375	400,046,510	19,107,135	5.02%		
13. Dryland	137,725,230	140,882,280	3,157,050	2.29%		
14. Grassland	209,100,785	209,253,045	152,260	0.07%		
15. Wasteland	19,845	19,620	-225	-1.13%		
16. Other Agland	12,995,575	16,739,560	3,743,985	28.81%		
17. Total Agricultural Land	740,780,810	766,941,015	26,160,205	3.53%		
18. Total Value of all Real Property (Locally Assessed)	973,805,050	1,024,711,170	50,906,120	5.23%	25,651,495	2.59%

2026 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$178,050
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$7,200 - Operating Minerals /\$63,000 for Lake Mac LLC
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,900 MIPS \$12,000 GIS maintenance/support \$2,500 computer/IT support
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$20,250

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS program and online thru MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, dundy.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
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?
	Benkelman is zoned.
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals Lake Mac Appraisals- reappraisal
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
	Pritchard & Abbott, Inc. - Operating Minerals Lake Mac Appraisals- reappraisal
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraisal services are to be conducted by a licensed appraiser
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?
	Operating Minerals: Appraisal service sets values. Lake Mac LLC set the values for residential parcels within the villages for 2025.

2026 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Lake Mac LLC
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The local market is used to derive depreciation models.
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.
	All use same depreciation table. Max and Parks 25% economic depreciation. Mobile homes use a separate table.
5.	Describe the methodology used to determine the residential lot values?
	A land study was completed by the contract appraiser for the villages for the 2025 assessment year.
6.	How are rural residential site values developed?
	Rural home site 1st acre and farm home site 1st acre are now the same value, \$25,000. Estimates for well drilling, septic and electricity were obtained to establish this value.
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?
	All lots are valued using the square foot method, similar to improved lots.

2026 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Assessor
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost and Sales Approach
2a.	Describe the process used to determine the value of unique commercial properties.
	There are few commercial sales in the county. The cost and sales approach are used to value commercial properties. Bryan Hill, certified appraiser, provided assistance with reviewing unique commercial properties in 2021, as well as helped with creating depreciation tables.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Assessor developed a straight line depreciation model based on a limited number of sales from the local market. A secondary depreciation model was created for income producing properties as the market indicated that they were selling differently than the other commercial sales.
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.
	There is just one valuation group. Straight line depreciation models is used throughout the county. The smaller villages of Haigler, Parks, and Max receive an additional 20% economic factor.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lot values were updated in 2026 based on the recently updated residential lot values. Square foot model is used for downtown. Rural commercial properties are valued similarly to rural residential sites, with a per acre basis.

2026 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Assessor
2.	Describe the process used to determine and monitor market areas.
	Sales analysis
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Land use review was conducted in 2020 and physical inspections were done if needed.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same, first acre \$25,000.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Lake Mac Assessment did a study for intensive use/feedlots
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP values are calculated based on 100% market value of grass.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Canal irrigation, CREP, CRP
	<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

2025 DUNDY COUNTY PLAN OF ASSESSMENT

Assessment Years 2026, 2027, 2028

Date: June 5, 2025

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue2003).

Assessment levels required for real property are as follows:

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

Office Staff

Dundy County Assessor’s office staff consist of the county assessor. The Assessor presently holds her State of Nebraska Assessor’s certificate and continues to attend the mandatory educational classes to maintain their certificate. All certificate holders must obtain 60 hours of approved continuing education within each four year period.

Software/Mapping

Dundy County Assessor’s office utilizes the CAMA system provided by MIPS. The Marshall & Swift costing manuals are used to estimate the replacement costs of the residential, commercial and agricultural improvements during the reappraisal process. Dundy County has also implemented a GIS mapping program in 2019.

Assessor's Duties and Responsibilities

- ❖ **Record Maintenance, Mapping, & Ownership Changes** - Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year. Record maintenance is performed via on-site parcel reviews, GIS and building permits.

Mapping is kept current electronically via GIS. GIS assists with splits and legal description identification.

- ❖ **Administrative Reports**

- Aircraft Information Report
- County Abstract of Assessment
- Annual Assessed Value Update
- Assessor Survey
- Sales information to PAD; rosters and annual Assessed Value Update w/Abstract and assessment actions
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Educational Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report

- ❖ **Personal Property**

- ❖ **Permissive Exemptions**

- ❖ **Taxable Government Owned Property**

- ❖ **Homestead Exemptions**

- ❖ **Centrally Assessed Properties**

- ❖ **Tax Increment Financing**

- ❖ **Tax Districts and Tax Rates**

- ❖ **Tax Lists/Corrections**

- ❖ **County Board of Equalization (CBOE)**

- ❖ **Tax Equalization and Review Commission (TERC) Appeals**

- ❖ **Tax Equalization and Review Commission (TERC) State wide Equalization**

Assessment Actions Planned for Assessment Year 2026

- Residential – Rural improved Properties will be physically inspected by Lake Mac Assessments, LLC. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2027

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – All Commercial Properties will be physically inspected by Lake Mac Assessments, LLC. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2028

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All commercial pick-up work and building permits will be reviewed and completed by March 1.

- Agricultural Land and Improvements – Agland will be reviewed for use changes using GIS. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales
- Exempt Properties – Exempt Properties will be physically inspected. Properties will be valued and assessed as similar residential and commercial properties.

Respectfully submitted:

_____ June 16, 2025
Tish Burrell
Dundy County Assessor