

NEBRASKA

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DEPARTMENT OF REVENUE

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

FURNAS COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Furnas 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 Furnas 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: Sherry Thooft, Furnas 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.

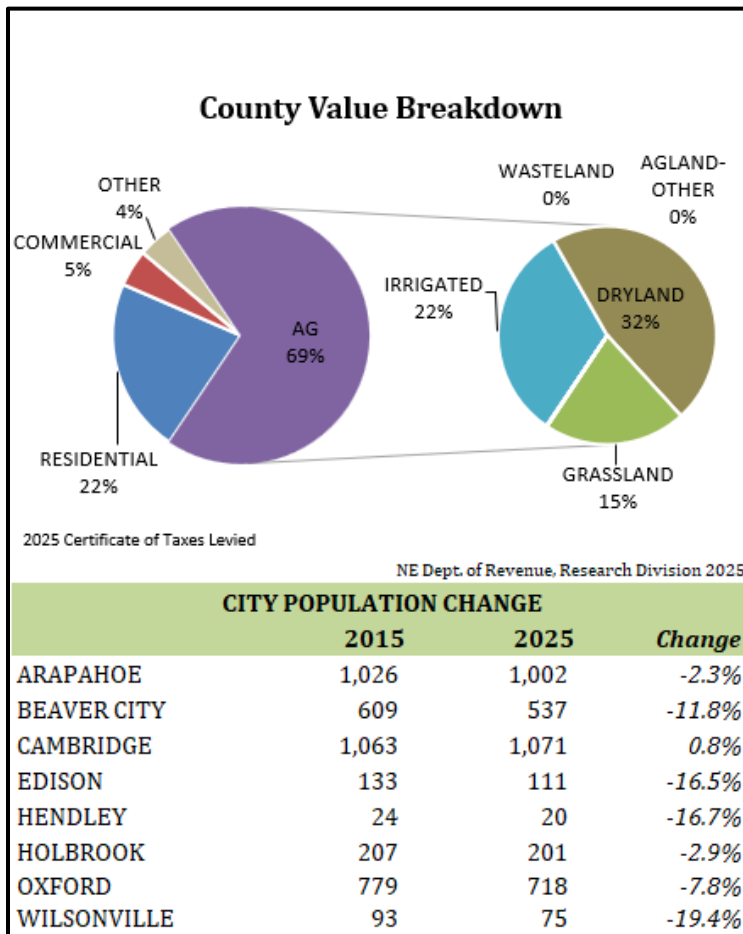
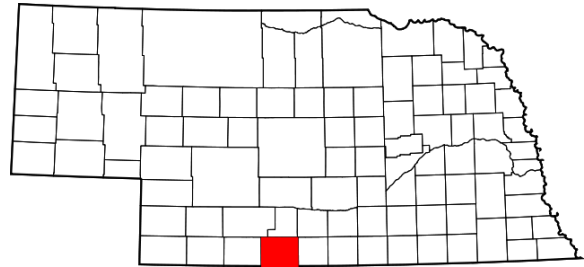
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 719 square miles, Furnas County has 4,468 residents, a 4% population decrease from the 2020 U.S. Census.¹ The report indicates that 76% of county housing is owner occupied and 88% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$116,695.²



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According to the latest information from the U.S. Census Bureau, there are 148 employer establishments with a total employment figure of 1,229. This represents a 5% total employment increase from 2022-2023.¹

Agricultural land is the largest contributor to the county's valuation base. A mix of dry and irrigated land makes up a majority of the agricultural land in the county. Furnas County is included in the Lower Republican Natural Resources District (NRD).

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

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 Furnas County

Assessment Practices & Actions

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

The sales usability ratio for Furnas County is near the statewide average. Upon review of sales, it was determined that all available arm’s-length transactions were used for measurement purposes. Sales questionnaires are sent on all improved sales with consideration.

For valuation groups, there are four valuation groups that stratify the eight towns/villages into three valuation groups based on economic viability. The rural properties make up the fourth valuation group. The six-year inspection and review cycle is current. To complete the review cycle, physical review is utilized. The county assessor has been sending letters with a questionnaire asking about property characteristics in advance of a physical inspection.

The Furnas County Assessor does have a written valuation methodology on file.

2026 Residential Assessment Details for Furnas 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	Arapahoe/Cambridge	*2026	2022	2023	2023	Applied new depreciation tables this year
2	Beaver City/Oxford	*2026	2022	2023	2021&2024	10% economic adjustment decrease
4	Edison/Hendley Holbrook/Wilsonville	*2026	2022	2023	2020-2024	45% economic adjustment decrease
5	Rural Residential	*2026	2022	2023	2020-2025*	10% economic adjustment increase
<u>Additional comments:</u> Rural precincts 322, 323, 324, and 325 were physically reviewed in 2025 for the 2026 assessment year. Pickup work and routine maintenance was completed for the entire residential class.						
* = assessment action for current year						

Description of Analysis

There are 125 qualified sales in the statistical profile for Furnas County. All three measures of central tendency are within the acceptable range. For the qualitative statistics the COD is within the recommended range while the PRD is high. The confidence interval is entirely within the acceptable range, supporting that an acceptable level of value has been achieved.

The Review of the valuation groups show all with medians within the acceptable range. Valuations Groups 1, 2 and 4 have high PRD’s, as a result of extremes ratios at both the high and low price

2026 Residential Correlation for Furnas County

levels; however, there is not a regressive pattern throughout the valuation groups. Substats of Valuation Groups 1, 2, and 4 are available in the appendix of this report.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the values changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range and are considered equalized. The quality of assessment of the residential property class in Furnas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	84	96.59	98.36	93.89	16.94	104.76
2	20	96.65	96.41	92.92	14.68	103.76
4	8	96.87	91.96	79.13	16.42	116.21
5	13	93.39	94.78	92.68	18.10	102.27
____ALL____	125	96.12	97.26	93.13	16.71	104.43

Level of Value

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

2026 Commercial Correlation for Furnas 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 qualified to commercial sales usability ratio for Furnas County is below the statewide average; however, all arm’s-length transactions were made available for measurement.

For valuation groups, Furnas County has one valuation group that is adequately stratified. The six-year inspection and review cycle is current. Physical review is utilized to complete the review cycle.

2026 Commercial Assessment Details for Furnas 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	Entire County	2023	2023	2023	2023	
Additional comments: Pickup work and routine maintenance was completed for the entire commercial class.						
* = assessment action for current year						

Description of Analysis

There are 19 qualified sales in the statistical profile for the commercial class. Two of the three measures of central tendency are within the acceptable range while the weighted mean is only slightly low. The qualitative statistics show the COD within the recommended range, and the PRD is high. Review of the sales price substratum does not show a pattern of regressivity but rather outliers impacting the statistics.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows that minimal changes occurred in either the sales file or the population, which is consistent with the county assessor’s report of only routine maintenance for the current year.

Equalization and Quality of Assessment

The quality of assessment for the commercial class of real property in Furnas County complies with generally accepted mass appraisal techniques.

2026 Commercial Correlation for Furnas County

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Furnas County is 99%.

2026 Agricultural Correlation for Furnas 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 agricultural sales usability ratio for Furnas County is near the statewide average. All available arm’s-length transactions were utilized.

The Furnas County Assessor only utilizes one market area, as there are not discernable geographic differences throughout the county. The six-year inspection and review cycle is current. Physical reviews are utilized to complete the review cycle.

2026 Agricultural Assessment Details for Furnas 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	2021	2022	2023	*2020-2025	
AB DW	Agricultural dwellings	*2026	2022	2023	*2020-2025	10% economic adjustment increase
Additional comments: Rural precincts 322, 323, 324, and 325 were physically reviewed in 2025 for 2026. Pick-up work and routine maintenance was completed for the agricultural class.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	*2020-2025	Irrigated increased 12% and Dry increased 7%
Additional comments: Rural precincts 322, 323, 324, and 325 were physically reviewed in 2025 for 2026. Pick-up work and routine maintenance was completed for the agricultural class.			
* = assessment action for current year			

Description of Analysis

The statistical profile for the agricultural class consists of 53 qualified sales. All three measures of central tendency as well as the COD are within the acceptable range. Review of the 80% Majority Land Use (MLU) shows that all three subclasses are within the acceptable range.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflect the reported assessment actions.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land

2026 Agricultural Correlation for Furnas County

values are equalized at uniform portions of market value; all values have been determined to be acceptable and are comparable to adjoining counties. The quality of assessment of agricultural land in Furnas County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	2	70.01	70.01	74.43	14.74	94.06
1	2	70.01	70.01	74.43	14.74	94.06
____Dry____						
County	19	71.02	72.76	74.07	21.84	98.23
1	19	71.02	72.76	74.07	21.84	98.23
____Grass____						
County	8	69.26	64.08	68.00	17.57	94.24
1	8	69.26	64.08	68.00	17.57	94.24
____ALL____	53	71.02	72.07	72.06	20.08	100.01

Level of Value

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

2026 Opinions of the Property Tax Administrator for Furnas 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	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Furnas County

Residential Real Property - Current

Number of Sales	125	Median	96.12
Total Sales Price	\$21,457,880	Mean	97.26
Total Adj. Sales Price	\$21,457,880	Wgt. Mean	93.13
Total Assessed Value	\$19,983,070	Average Assessed Value of the Base	\$89,796
Avg. Adj. Sales Price	\$171,663	Avg. Assessed Value	\$159,865

Confidence Interval - Current

95% Median C.I	92.92 to 98.95
95% Wgt. Mean C.I	89.44 to 96.81
95% Mean C.I	93.55 to 100.97
% of Value of the Class of all Real Property Value in the County	18.45
% of Records Sold in the Study Period	4.43
% of Value Sold in the Study Period	7.89

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	130	94	93.82
2024	139	95	95.06
2023	136	98	97.87
2022	130	96	96.11

2026 Commission Summary for Furnas County

Commercial Real Property - Current

Number of Sales	19	Median	99.12
Total Sales Price	\$2,177,079	Mean	95.44
Total Adj. Sales Price	\$2,177,079	Wgt. Mean	91.38
Total Assessed Value	\$1,989,420	Average Assessed Value of the Base	\$134,144
Avg. Adj. Sales Price	\$114,583	Avg. Assessed Value	\$104,706

Confidence Interval - Current

95% Median C.I	76.00 to 106.16
95% Wgt. Mean C.I	72.92 to 109.84
95% Mean C.I	78.40 to 112.48
% of Value of the Class of all Real Property Value in the County	4.44
% of Records Sold in the Study Period	4.18
% of Value Sold in the Study Period	3.26

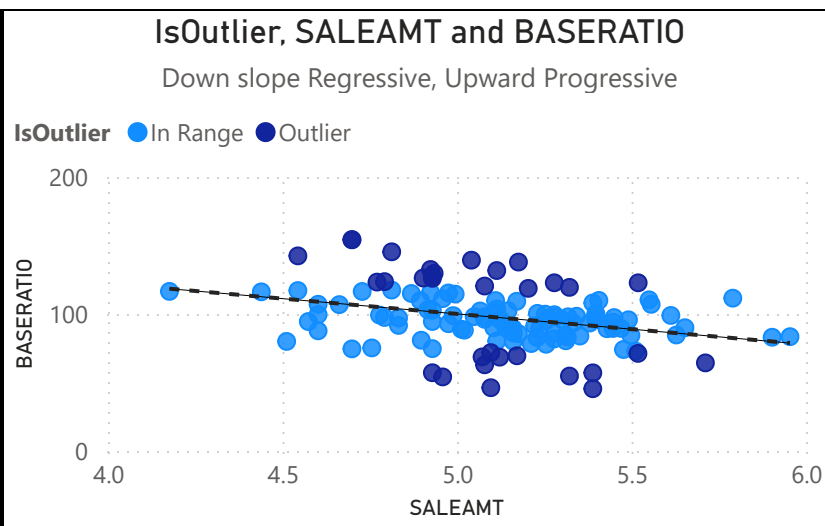
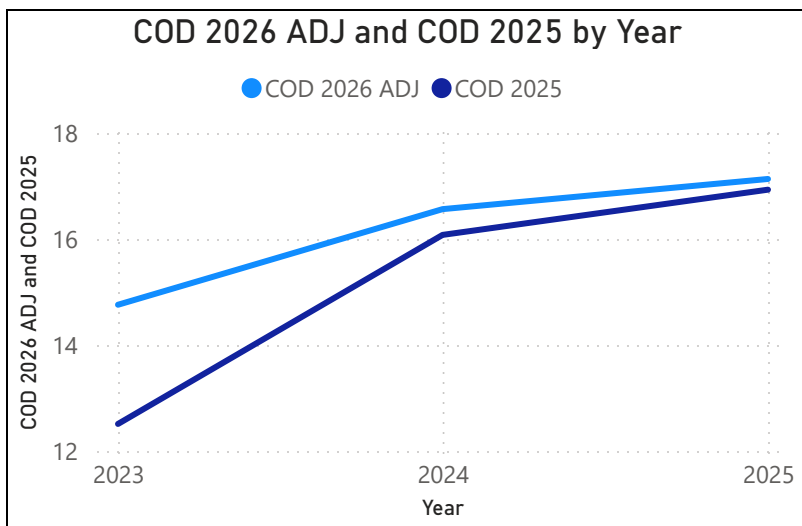
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	34	99	98.86
2024	12	98	97.90
2023	11	100	94.51
2022	13	100	93.32

Furnas 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	84	96.59	88.55	9.08%	98.36	90.13	9.12%	93.89	86.75	8.23%
2	20	96.65	89.91	7.49%	96.41	88.52	8.91%	92.92	87.23	6.53%
4	8	96.87	87.72	10.43%	91.95	83.38	10.29%	79.13	76.02	4.09%
5	13	93.39	94.78	-1.47%	94.78	89.15	6.32%	92.68	87.36	6.10%
Total	125	96.12	89.27	7.68%	97.26	89.34	8.87%	93.13	86.69	7.42%

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	84	16.94	17.75	-4.59%	104.76	103.90	0.83%	54.08	41.82	29.32%	154.33	132.39	16.57%
2	20	14.69	13.71	7.13%	103.75	101.48	2.24%	62.92	57.58	9.28%	132.48	140.58	-5.76%
4	8	16.42	12.64	29.96%	116.21	109.68	5.96%	46.20	53.96	-14.38%	116.50	100.78	15.60%
5	13	18.10	10.11	79.01%	102.26	102.05	0.21%	45.46	70.15	-35.19%	137.91	105.28	31.00%
Total	125	16.71	16.19	3.24%	104.44	103.06	1.35%	45.46	41.82	8.72%	154.33	140.58	9.78%



33 Furnas
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 : 125
 Total Sales Price : 21,457,880
 Total Adj. Sales Price : 21,457,880
 Total Assessed Value : 19,983,070
 Avg. Adj. Sales Price : 171,663
 Avg. Assessed Value : 159,865

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 97
 COD : 16.71
 PRD : 104.43

COV : 21.75
 STD : 21.15
 Avg. Abs. Dev : 16.06
 MAX Sales Ratio : 154.33
 MIN Sales Ratio : 45.46

95% Median C.I. : 92.92 to 98.95
 95% Wgt. Mean C.I. : 89.44 to 96.81
 95% Mean C.I. : 93.55 to 100.97

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	12	97.38	102.45	96.71	14.76	105.94	80.23	154.14	84.68 to 115.61	153,417	148,373	
01-JAN-24 To 31-MAR-24	8	112.73	112.02	98.24	19.60	114.03	54.71	145.38	54.71 to 145.38	115,606	113,566	
01-APR-24 To 30-JUN-24	32	94.27	94.08	91.40	15.60	102.93	54.08	127.57	84.68 to 107.05	164,119	150,006	
01-JUL-24 To 30-SEP-24	17	95.83	95.85	95.17	13.49	100.71	62.92	137.91	83.20 to 109.92	156,882	149,312	
01-OCT-24 To 31-DEC-24	9	91.40	99.69	91.83	16.18	108.56	74.72	126.04	83.44 to 119.44	231,444	212,532	
01-JAN-25 To 31-MAR-25	15	100.72	100.62	101.53	18.15	99.10	46.20	154.33	91.68 to 118.71	143,533	145,724	
01-APR-25 To 30-JUN-25	15	89.59	92.06	85.94	19.89	107.12	45.46	139.29	78.44 to 110.36	238,883	205,307	
01-JUL-25 To 30-SEP-25	17	95.04	94.42	94.02	13.98	100.43	57.12	131.72	80.45 to 102.77	173,764	163,372	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	69	95.95	98.05	93.85	16.35	104.48	54.08	154.14	90.00 to 99.49	154,850	145,326	
01-OCT-24 To 30-SEP-25	56	97.23	96.30	92.41	16.96	104.21	45.46	154.33	89.59 to 100.72	192,379	177,778	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	66	95.82	97.47	92.98	16.56	104.83	54.08	145.38	89.98 to 99.49	165,555	153,936	
<u>ALL</u>	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505	
2	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568	
4	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257	
5	13	93.39	94.78	92.68	18.10	102.27	45.46	137.91	83.04 to 111.56	422,883	391,945	
<u>ALL</u>	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865	
06												
07												
<u>ALL</u>	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865	

33 Furnas
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 : 125
 Total Sales Price : 21,457,880
 Total Adj. Sales Price : 21,457,880
 Total Assessed Value : 19,983,070
 Avg. Adj. Sales Price : 171,663
 Avg. Assessed Value : 159,865

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 97
 COD : 16.71
 PRD : 104.43

COV : 21.75
 STD : 21.15
 Avg. Abs. Dev : 16.06
 MAX Sales Ratio : 154.33
 MIN Sales Ratio : 45.46

95% Median C.I. : 92.92 to 98.95
 95% Wgt. Mean C.I. : 89.44 to 96.81
 95% Mean C.I. : 93.55 to 100.97

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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	2	116.33	116.33	116.28	00.15	100.04	116.16	116.50	N/A	21,250	24,710
Ranges Excl. Low \$											
Greater Than 4,999	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865
Greater Than 14,999	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865
Greater Than 29,999	123	95.95	96.95	93.08	16.66	104.16	45.46	154.33	91.68 to 98.81	174,109	162,062
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	116.33	116.33	116.28	00.15	100.04	116.16	116.50	N/A	21,250	24,710
30,000 TO 59,999	14	106.98	109.52	110.09	19.79	99.48	74.55	154.33	79.98 to 142.43	44,679	49,186
60,000 TO 99,999	27	109.78	105.72	105.23	15.38	100.47	54.08	145.38	97.06 to 117.47	80,567	84,781
100,000 TO 149,999	28	90.12	92.09	91.84	16.53	100.27	46.20	139.29	86.14 to 100.72	128,138	117,678
150,000 TO 249,999	30	92.37	91.38	90.38	15.00	101.11	45.46	137.91	83.90 to 97.96	195,775	176,935
250,000 TO 499,999	20	94.90	93.79	93.62	10.36	100.18	71.25	122.78	89.26 to 98.95	316,074	295,905
500,000 TO 999,999	4	83.24	85.59	85.98	14.31	99.55	64.31	111.56	N/A	708,000	608,709
1,000,000 +											
ALL	125	96.12	97.26	93.13	16.71	104.43	45.46	154.33	92.92 to 98.95	171,663	159,865

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	84	Median :	97	COV :	22.00	95% Median C.I. :	90.24 to 99.87
Total Sales Price :	13,018,100	Wgt. Mean :	94	STD :	21.64	95% Wgt. Mean C.I. :	89.41 to 98.36
Total Adj. Sales Price :	13,018,100	Mean :	98	Avg. Abs. Dev :	16.36	95% Mean C.I. :	93.73 to 102.99
Total Assessed Value :	12,222,380						
Avg. Adj. Sales Price :	154,977	COD :	16.94	MAX Sales Ratio :	154.33		
Avg. Assessed Value :	145,505	PRD :	104.76	MIN Sales Ratio :	54.08		

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	10	97.38	102.91	97.28	14.53	105.79	80.23	154.14	82.87 to 129.69	155,200	150,978
01/01/2024 To 03/31/2024	5	109.29	110.83	94.37	23.93	117.44	54.71	145.38	N/A	119,670	112,930
04/01/2024 To 06/30/2024	22	94.92	94.27	92.31	17.49	102.12	54.08	127.57	80.09 to 109.78	161,523	149,104
07/01/2024 To 09/30/2024	11	94.54	94.19	94.26	10.22	99.93	69.50	120.41	83.20 to 109.92	170,909	161,100
10/01/2024 To 12/31/2024	5	117.10	108.44	107.01	11.25	101.34	88.22	126.04	N/A	120,400	128,842
01/01/2025 To 03/31/2025	10	105.37	108.74	106.32	15.67	102.28	68.49	154.33	92.92 to 123.29	108,800	115,677
04/01/2025 To 06/30/2025	9	87.73	91.50	83.78	18.26	109.21	64.31	139.29	68.66 to 111.24	186,194	155,989
07/01/2025 To 09/30/2025	12	92.64	92.97	91.40	14.41	101.72	57.12	131.72	77.92 to 100.27	172,375	157,558
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	48	96.04	97.78	93.97	16.74	104.05	54.08	154.14	89.26 to 102.21	157,997	148,475
10/01/2024 To 09/30/2025	36	97.23	99.13	93.77	17.17	105.72	57.12	154.33	89.51 to 107.10	150,951	141,544
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	43	96.12	97.82	94.38	17.34	103.64	54.08	145.38	89.26 to 108.07	154,276	145,610
<u>ALL</u>											
10/01/2023 To 09/30/2025	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505
<u>ALL</u>											
10/01/2023 To 09/30/2025	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	84	Median :	97	COV :	22.00	95% Median C.I. :	90.24 to 99.87
Total Sales Price :	13,018,100	Wgt. Mean :	94	STD :	21.64	95% Wgt. Mean C.I. :	89.41 to 98.36
Total Adj. Sales Price :	13,018,100	Mean :	98	Avg. Abs. Dev :	16.36	95% Mean C.I. :	93.73 to 102.99
Total Assessed Value :	12,222,380						
Avg. Adj. Sales Price :	154,977	COD :	16.94	MAX Sales Ratio :	154.33		
Avg. Assessed Value :	145,505	PRD :	104.76	MIN Sales Ratio :	54.08		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	84	Median :	97	COV :	22.00	95% Median C.I. :	90.24 to 99.87
Total Sales Price :	13,018,100	Wgt. Mean :	94	STD :	21.64	95% Wgt. Mean C.I. :	89.41 to 98.36
Total Adj. Sales Price :	13,018,100	Mean :	98	Avg. Abs. Dev :	16.36	95% Mean C.I. :	93.73 to 102.99
Total Assessed Value :	12,222,380						
Avg. Adj. Sales Price :	154,977	COD :	16.94	MAX Sales Ratio :	154.33		
Avg. Assessed Value :	145,505	PRD :	104.76	MIN Sales Ratio :	54.08		

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	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505
Greater Than 15,000	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505
Greater Than 30,000	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	10	116.77	115.78	116.57	19.25	99.32	75.24	154.33	79.98 to 154.14	45,200	52,692
60,000 TO 99,999	16	110.51	105.65	104.58	18.10	101.02	54.08	145.38	92.92 to 126.26	82,938	86,740
100,000 TO 149,999	23	95.81	95.95	95.49	14.11	100.48	68.49	139.29	88.22 to 102.35	128,254	122,475
150,000 TO 249,999	21	95.04	92.60	92.31	13.86	100.31	54.71	122.79	83.20 to 99.87	190,393	175,747
250,000 TO 499,999	13	94.02	92.18	91.86	08.87	100.35	71.25	109.92	84.40 to 100.27	290,462	266,832
500,000 TO 999,999	1	64.31	64.31	64.31		100.00	64.31	64.31	N/A	515,000	331,215
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	84	96.59	98.36	93.89	16.94	104.76	54.08	154.33	90.24 to 99.87	154,977	145,505

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

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	97	COV :	18.26	95% Median C.I. :	83.90 to 106.85
Total Sales Price :	2,444,300	Wgt. Mean :	93	STD :	17.60	95% Wgt. Mean C.I. :	86.00 to 99.85
Total Adj. Sales Price :	2,444,300	Mean :	96	Avg. Abs. Dev :	14.19	95% Mean C.I. :	88.17 to 104.65
Total Assessed Value :	2,271,350						
Avg. Adj. Sales Price :	122,215	COD :	14.68	MAX Sales Ratio :	132.48		
Avg. Assessed Value :	113,568	PRD :	103.76	MIN Sales Ratio :	62.92		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	2	100.15	100.15	93.67	15.45	106.92	84.68	115.61	N/A	144,500	135,350
01/01/2024 To 03/31/2024	2	112.91	112.91	104.33	17.34	108.22	93.33	132.48	N/A	149,500	155,968
04/01/2024 To 06/30/2024	4	102.24	98.50	99.68	15.89	98.82	74.55	114.97	N/A	90,200	89,910
07/01/2024 To 09/30/2024	5	95.83	91.09	87.81	14.66	103.74	62.92	117.47	N/A	127,400	111,868
10/01/2024 To 12/31/2024	2	90.79	90.79	86.00	17.70	105.57	74.72	106.85	N/A	65,500	56,333
01/01/2025 To 03/31/2025	1	100.72	100.72	100.72		100.00	100.72	100.72	N/A	130,000	130,935
04/01/2025 To 06/30/2025	1	103.13	103.13	103.13		100.00	103.13	103.13	N/A	82,500	85,080
07/01/2025 To 09/30/2025	3	83.90	89.04	85.64	08.87	103.97	80.45	102.77	N/A	171,667	147,018
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	13	95.83	98.12	94.69	16.48	103.62	62.92	132.48	81.78 to 115.61	121,985	115,509
10/01/2024 To 09/30/2025	7	100.72	93.22	89.66	10.45	103.97	74.72	106.85	74.72 to 106.85	122,643	109,962
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	13	95.83	96.68	94.10	16.58	102.74	62.92	132.48	74.72 to 114.97	109,831	103,352
<u>ALL</u>											
10/01/2023 To 09/30/2025	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568
<u>ALL</u>											
10/01/2023 To 09/30/2025	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	97	COV :	18.26	95% Median C.I. :	83.90 to 106.85
Total Sales Price :	2,444,300	Wgt. Mean :	93	STD :	17.60	95% Wgt. Mean C.I. :	86.00 to 99.85
Total Adj. Sales Price :	2,444,300	Mean :	96	Avg. Abs. Dev :	14.19	95% Mean C.I. :	88.17 to 104.65
Total Assessed Value :	2,271,350						
Avg. Adj. Sales Price :	122,215	COD :	14.68	MAX Sales Ratio :	132.48		
Avg. Assessed Value :	113,568	PRD :	103.76	MIN Sales Ratio :	62.92		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	97	COV :	18.26	95% Median C.I. :	83.90 to 106.85
Total Sales Price :	2,444,300	Wgt. Mean :	93	STD :	17.60	95% Wgt. Mean C.I. :	86.00 to 99.85
Total Adj. Sales Price :	2,444,300	Mean :	96	Avg. Abs. Dev :	14.19	95% Mean C.I. :	88.17 to 104.65
Total Assessed Value :	2,271,350						
Avg. Adj. Sales Price :	122,215	COD :	14.68	MAX Sales Ratio :	132.48		
Avg. Assessed Value :	113,568	PRD :	103.76	MIN Sales Ratio :	62.92		

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	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568
Greater Than 15,000	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568
Greater Than 30,000	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	90.70	90.70	90.03	17.81	100.74	74.55	106.85	N/A	48,000	43,213
60,000 TO 99,999	9	114.52	108.13	108.20	09.94	99.94	74.72	132.48	97.47 to 117.47	80,033	86,596
100,000 TO 149,999	3	89.95	84.53	85.20	14.01	99.21	62.92	100.72	N/A	129,333	110,192
150,000 TO 249,999	6	84.29	86.66	86.69	05.48	99.97	80.45	95.83	80.45 to 95.83	206,667	179,164
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	20	96.65	96.41	92.92	14.68	103.76	62.92	132.48	83.90 to 106.85	122,215	113,568

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	97	COV :	25.36	95% Median C.I. :	46.20 to 116.50
Total Sales Price :	498,000	Wgt. Mean :	79	STD :	23.32	95% Wgt. Mean C.I. :	55.14 to 103.11
Total Adj. Sales Price :	498,000	Mean :	92	Avg. Abs. Dev :	15.91	95% Mean C.I. :	72.46 to 111.46
Total Assessed Value :	394,055						
Avg. Adj. Sales Price :	62,250	COD :	16.42	MAX Sales Ratio :	116.50		
Avg. Assessed Value :	49,257	PRD :	116.21	MIN Sales Ratio :	46.20		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	116.16	116.16	116.16		100.00	116.16	116.16	N/A	27,500	31,945
04/01/2024 To 06/30/2024	2	96.87	96.87	97.42	02.44	99.44	94.51	99.23	N/A	48,750	47,490
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	3	71.80	69.89	65.98	21.11	105.93	46.20	91.68	N/A	106,000	69,943
04/01/2025 To 06/30/2025	1	116.50	116.50	116.50		100.00	116.50	116.50	N/A	15,000	17,475
07/01/2025 To 09/30/2025	1	99.56	99.56	99.56		100.00	99.56	99.56	N/A	40,000	39,825
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	3	99.23	103.30	101.54	07.28	101.73	94.51	116.16	N/A	41,667	42,308
10/01/2024 To 09/30/2025	5	91.68	85.15	71.62	21.39	118.89	46.20	116.50	N/A	74,600	53,426
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	3	99.23	103.30	101.54	07.28	101.73	94.51	116.16	N/A	41,667	42,308
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	97	COV :	25.36	95% Median C.I. :	46.20 to 116.50
Total Sales Price :	498,000	Wgt. Mean :	79	STD :	23.32	95% Wgt. Mean C.I. :	55.14 to 103.11
Total Adj. Sales Price :	498,000	Mean :	92	Avg. Abs. Dev :	15.91	95% Mean C.I. :	72.46 to 111.46
Total Assessed Value :	394,055						
Avg. Adj. Sales Price :	62,250	COD :	16.42	MAX Sales Ratio :	116.50		
Avg. Assessed Value :	49,257	PRD :	116.21	MIN Sales Ratio :	46.20		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	97	COV :	25.36	95% Median C.I. :	46.20 to 116.50
Total Sales Price :	498,000	Wgt. Mean :	79	STD :	23.32	95% Wgt. Mean C.I. :	55.14 to 103.11
Total Adj. Sales Price :	498,000	Mean :	92	Avg. Abs. Dev :	15.91	95% Mean C.I. :	72.46 to 111.46
Total Assessed Value :	394,055						
Avg. Adj. Sales Price :	62,250	COD :	16.42	MAX Sales Ratio :	116.50		
Avg. Assessed Value :	49,257	PRD :	116.21	MIN Sales Ratio :	46.20		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	116.33	116.33	116.28	00.15	100.04	116.16	116.50	N/A	21,250	24,710
__Ranges Excl. Low \$__											
Greater Than 4,999	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257
Greater Than 15,000	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257
Greater Than 30,000	6	93.10	83.83	75.66	14.97	110.80	46.20	99.56	46.20 to 99.56	75,917	57,439
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	116.33	116.33	116.28	00.15	100.04	116.16	116.50	N/A	21,250	24,710
30,000 TO 59,999	2	97.04	97.04	97.12	02.61	99.92	94.51	99.56	N/A	38,750	37,633
60,000 TO 99,999	2	95.46	95.46	95.22	03.96	100.25	91.68	99.23	N/A	64,000	60,940
100,000 TO 149,999	2	59.00	59.00	59.00	21.69	100.00	46.20	71.80	N/A	125,000	73,745
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	8	96.87	91.96	79.13	16.42	116.21	46.20	116.50	46.20 to 116.50	62,250	49,257

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

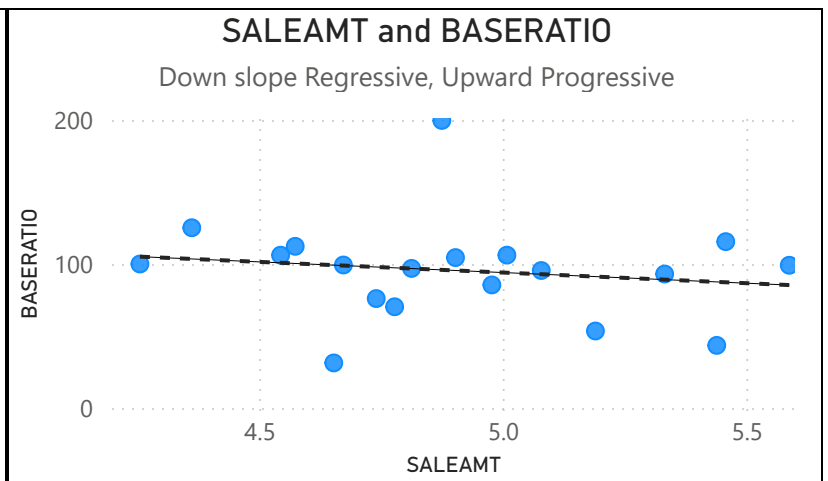
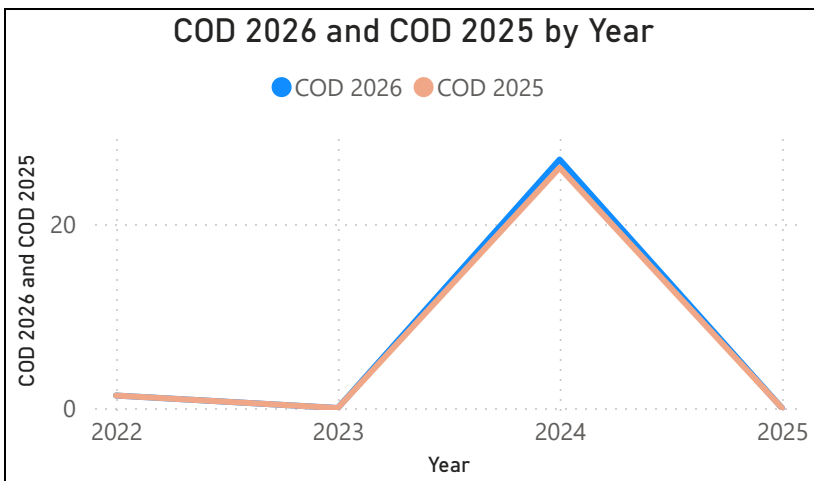
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

Furnas 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	19	99.12	98.87	0.25%	95.44	94.76	0.72%	91.38	91.09	0.32%
Total	19	99.12	98.87	0.25%	95.44	94.76	0.72%	91.38	91.09	0.32%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	19	22.47	21.86	2.83%	104.44	104.03	0.72%	31.30	31.30	0.00%	199.71	199.71	0.00%
Total	19	22.47	21.86	2.83%	104.44	104.03	0.72%	31.30	31.30	0.00%	199.71	199.71	0.00%



33 Furnas
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 : 19
Total Sales Price : 2,177,079
Total Adj. Sales Price : 2,177,079
Total Assessed Value : 1,989,420
Avg. Adj. Sales Price : 114,583
Avg. Assessed Value : 104,706

MEDIAN : 99
WGT. MEAN : 91
MEAN : 95
COD : 22.48
PRD : 104.44

COV : 37.04
STD : 35.35
Avg. Abs. Dev : 22.28
MAX Sales Ratio : 199.71
MIN Sales Ratio : 31.30

95% Median C.I. : 76.00 to 106.16
95% Wgt. Mean C.I. : 72.92 to 109.84
95% Mean C.I. : 78.40 to 112.48

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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	3	95.47	95.15	94.41	01.36	100.78	93.05	96.94	N/A	133,333	125,880
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	104.46	104.46	104.46	00.00	100.00	104.46	104.46	N/A	80,000	83,565
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	4	82.88	102.24	72.69	64.86	140.65	43.48	199.71	N/A	135,625	98,583
01-APR-24 To 30-JUN-24	4	87.56	80.49	99.62	30.65	80.80	31.30	115.53	N/A	193,622	192,883
01-JUL-24 To 30-SEP-24	2	99.66	99.66	99.50	00.35	100.16	99.31	100.00	N/A	32,545	32,383
01-OCT-24 To 31-DEC-24	4	106.15	105.73	100.16	09.35	105.56	85.47	125.17	N/A	63,750	63,853
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25	1	70.30	70.30	70.30	00.00	100.00	70.30	70.30	N/A	60,000	42,180
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	4	96.21	97.48	96.08	03.35	101.46	93.05	104.46	N/A	120,000	115,301
01-OCT-23 To 30-SEP-24	10	99.22	93.02	89.04	32.59	104.47	31.30	199.71	43.48 to 115.53	138,208	123,063
01-OCT-24 To 30-SEP-25	5	106.13	98.65	94.47	14.24	104.42	70.30	125.17	N/A	63,000	59,518
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	1	104.46	104.46	104.46	00.00	100.00	104.46	104.46	N/A	80,000	83,565
01-JAN-24 To 31-DEC-24	14	99.66	96.65	90.77	27.01	106.48	31.30	199.71	53.48 to 115.53	116,934	106,145
<u>ALL</u>	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706
<u>ALL</u>	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706
04											
<u>ALL</u>	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706

**33 Furnas
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 : 19
 Total Sales Price : 2,177,079
 Total Adj. Sales Price : 2,177,079
 Total Assessed Value : 1,989,420
 Avg. Adj. Sales Price : 114,583
 Avg. Assessed Value : 104,706

MEDIAN : 99
 WGT. MEAN : 91
 MEAN : 95
 COD : 22.48
 PRD : 104.44

COV : 37.04
 STD : 35.35
 Avg. Abs. Dev : 22.28
 MAX Sales Ratio : 199.71
 MIN Sales Ratio : 31.30

95% Median C.I. : 76.00 to 106.16
 95% Wgt. Mean C.I. : 72.92 to 109.84
 95% Mean C.I. : 78.40 to 112.48

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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	2	112.59	112.59	114.12	11.18	98.66	100.00	125.17	N/A	20,500	23,395
Ranges Excl. Low \$											
Greater Than 4,999	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706
Greater Than 14,999	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706
Greater Than 29,999	17	96.94	93.42	90.94	23.91	102.73	31.30	199.71	70.30 to 106.16	125,652	114,272
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	112.59	112.59	114.12	11.18	98.66	100.00	125.17	N/A	20,500	23,395
30,000 TO 59,999	5	99.31	85.00	82.83	22.37	102.62	31.30	112.27	N/A	43,918	36,379
60,000 TO 99,999	5	96.94	111.38	111.93	30.62	99.51	70.30	199.71	N/A	75,000	83,946
100,000 TO 149,999	2	100.82	100.82	100.38	05.31	100.44	95.47	106.16	N/A	111,000	111,423
150,000 TO 249,999	2	73.27	73.27	76.47	27.01	95.82	53.48	93.05	N/A	185,000	141,478
250,000 TO 499,999	3	99.12	86.04	87.96	24.23	97.82	43.48	115.53	N/A	316,496	278,402
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	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706

**33 Furnas
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 : 19
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 Total Assessed Value : 1,989,420
 Avg. Adj. Sales Price : 114,583
 Avg. Assessed Value : 104,706

MEDIAN : 99
 WGT. MEAN : 91
 MEAN : 95
 COD : 22.48
 PRD : 104.44

COV : 37.04
 STD : 35.35
 Avg. Abs. Dev : 22.28
 MAX Sales Ratio : 199.71
 MIN Sales Ratio : 31.30

95% Median C.I. : 76.00 to 106.16
 95% Wgt. Mean C.I. : 72.92 to 109.84
 95% Mean C.I. : 78.40 to 112.48

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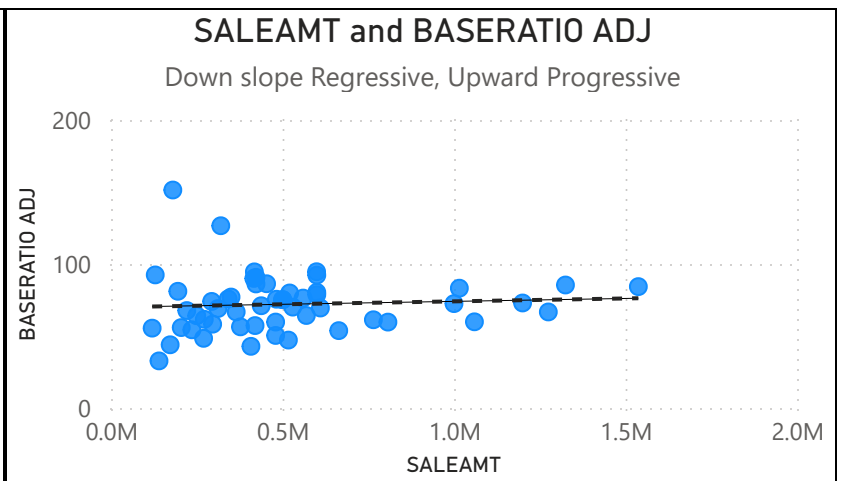
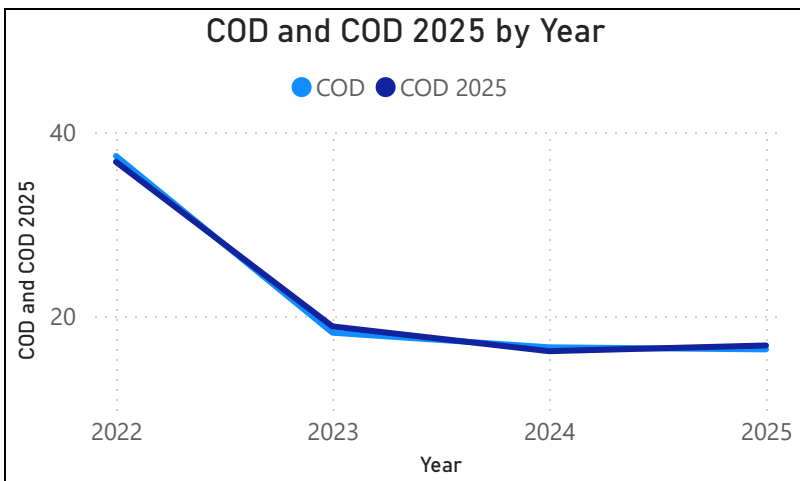
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
141	1	125.17	125.17	125.17	00.00	100.00	125.17	125.17	N/A	23,000	28,790
342	1	99.12	99.12	99.12	00.00	100.00	99.12	99.12	N/A	387,489	384,075
344	1	96.94	96.94	96.94	00.00	100.00	96.94	96.94	N/A	65,000	63,010
350	1	99.31	99.31	99.31	00.00	100.00	99.31	99.31	N/A	47,090	46,765
351	1	199.71	199.71	199.71	00.00	100.00	199.71	199.71	N/A	75,000	149,780
352	1	106.16	106.16	106.16	00.00	100.00	106.16	106.16	N/A	102,000	108,280
353	3	95.47	77.63	82.90	26.12	93.64	31.30	106.13	N/A	66,667	55,265
362	1	85.47	85.47	85.47	00.00	100.00	85.47	85.47	N/A	95,000	81,195
384	1	76.00	76.00	76.00	00.00	100.00	76.00	76.00	N/A	55,000	41,800
386	1	93.05	93.05	93.05	00.00	100.00	93.05	93.05	N/A	215,000	200,065
406	1	112.27	112.27	112.27	00.00	100.00	112.27	112.27	N/A	37,500	42,100
418	1	115.53	115.53	115.53	00.00	100.00	115.53	115.53	N/A	287,000	331,570
444	1	70.30	70.30	70.30	00.00	100.00	70.30	70.30	N/A	60,000	42,180
528	1	104.46	104.46	104.46	00.00	100.00	104.46	104.46	N/A	80,000	83,565
530	1	43.48	43.48	43.48	00.00	100.00	43.48	43.48	N/A	275,000	119,560
538	1	53.48	53.48	53.48	00.00	100.00	53.48	53.48	N/A	155,000	82,890
555	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	18,000	18,000
<u>ALL</u>	19	99.12	95.44	91.38	22.48	104.44	31.30	199.71	76.00 to 106.16	114,583	104,706

Furnas 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	71.02	69.26	2.54%	72.07	68.23	5.63%	72.06	67.85	6.20%
Total	53	71.02	69.26	2.54%	72.07	68.23	5.63%	72.06	67.85	6.20%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	53	20.08	19.85	1.15%	100.02	100.56	-0.54%
Total	53	20.08	19.85	1.15%	100.02	100.56	-0.54%



33 Furnas
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 : 30,059,891
Total Adj. Sales Price : 30,059,891
Total Assessed Value : 21,660,775
Avg. Adj. Sales Price : 567,168
Avg. Assessed Value : 408,694

MEDIAN : 71
WGT. MEAN : 72
MEAN : 72
COD : 20.08
PRD : 100.01

COV : 27.60
STD : 19.89
Avg. Abs. Dev : 14.26
MAX Sales Ratio : 151.38
MIN Sales Ratio : 32.71

95% Median C.I. : 64.07 to 76.34
95% Wgt. Mean C.I. : 61.25 to 82.87
95% Mean C.I. : 66.72 to 77.42

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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	7	56.35	71.27	69.21	37.39	102.98	42.83	151.38	42.83 to 151.38	525,814	363,908	
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23	3	75.25	78.40	79.70	10.90	98.37	67.67	92.28	N/A	514,500	410,035	
01-JUL-23 To 30-SEP-23	3	75.21	73.23	74.10	09.72	98.83	61.27	83.21	N/A	760,206	563,283	
01-OCT-23 To 31-DEC-23	4	80.76	86.94	82.70	27.92	105.13	59.69	126.57	N/A	310,278	256,611	
01-JAN-24 To 31-MAR-24	3	86.14	85.59	85.18	04.20	100.48	79.89	90.75	N/A	455,395	387,925	
01-APR-24 To 30-JUN-24	4	70.23	68.31	68.67	07.08	99.48	57.24	75.53	N/A	487,723	334,923	
01-JUL-24 To 30-SEP-24	5	72.49	64.57	70.00	15.57	92.24	32.71	77.06	N/A	523,904	366,753	
01-OCT-24 To 31-DEC-24	12	65.38	66.53	66.26	19.41	100.41	43.90	94.54	48.38 to 80.33	722,753	478,878	
01-JAN-25 To 31-MAR-25	4	69.84	70.84	69.94	15.19	101.29	53.73	89.97	N/A	661,375	462,561	
01-APR-25 To 30-JUN-25												
01-JUL-25 To 30-SEP-25	8	72.89	72.99	79.65	16.81	91.64	55.46	94.64	55.46 to 94.64	507,353	404,127	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	13	67.67	73.37	72.85	27.22	100.71	42.83	151.38	54.30 to 85.41	577,294	420,562	
01-OCT-23 To 30-SEP-24	16	74.01	75.04	74.73	17.63	100.41	32.71	126.57	64.24 to 86.14	448,607	335,230	
01-OCT-24 To 30-SEP-25	24	68.40	69.40	70.43	18.25	98.54	43.90	94.64	59.65 to 80.33	640,724	451,241	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	10	75.23	80.27	77.91	18.18	103.03	59.69	126.57	61.27 to 92.42	506,523	394,640	
01-JAN-24 To 31-DEC-24	24	71.76	68.80	69.02	16.40	99.68	32.71	94.54	59.85 to 78.70	608,735	420,157	
<u>ALL</u>	53	71.02	72.07	72.06	20.08	100.01	32.71	151.38	64.07 to 76.34	567,168	408,694	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	53	71.02	72.07	72.06	20.08	100.01	32.71	151.38	64.07 to 76.34	567,168	408,694	
<u>ALL</u>	53	71.02	72.07	72.06	20.08	100.01	32.71	151.38	64.07 to 76.34	567,168	408,694	

33 Furnas
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 : 30,059,891
Total Adj. Sales Price : 30,059,891
Total Assessed Value : 21,660,775
Avg. Adj. Sales Price : 567,168
Avg. Assessed Value : 408,694

MEDIAN : 71
WGT. MEAN : 72
MEAN : 72
COD : 20.08
PRD : 100.01

COV : 27.60
STD : 19.89
Avg. Abs. Dev : 14.26
MAX Sales Ratio : 151.38
MIN Sales Ratio : 32.71

95% Median C.I. : 64.07 to 76.34
95% Wgt. Mean C.I. : 61.25 to 82.87
95% Mean C.I. : 66.72 to 77.42

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	59.69	59.69	59.69	00.00	100.00	59.69	59.69	N/A	480,000	286,500
1	1	59.69	59.69	59.69	00.00	100.00	59.69	59.69	N/A	480,000	286,500
Dry											
County	7	64.24	68.18	67.39	15.50	101.17	53.73	94.64	53.73 to 94.64	519,931	350,367
1	7	64.24	68.18	67.39	15.50	101.17	53.73	94.64	53.73 to 94.64	519,931	350,367
Grass											
County	4	69.26	61.31	66.55	15.03	92.13	32.71	74.01	N/A	339,013	225,619
1	4	69.26	61.31	66.55	15.03	92.13	32.71	74.01	N/A	339,013	225,619
ALL	53	71.02	72.07	72.06	20.08	100.01	32.71	151.38	64.07 to 76.34	567,168	408,694

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	70.01	70.01	74.43	14.74	94.06	59.69	80.33	N/A	840,000	625,245
1	2	70.01	70.01	74.43	14.74	94.06	59.69	80.33	N/A	840,000	625,245
Dry											
County	19	71.02	72.76	74.07	21.84	98.23	43.90	126.57	56.35 to 86.14	458,739	339,773
1	19	71.02	72.76	74.07	21.84	98.23	43.90	126.57	56.35 to 86.14	458,739	339,773
Grass											
County	8	69.26	64.08	68.00	17.57	94.24	32.71	86.29	32.71 to 86.29	363,831	247,409
1	8	69.26	64.08	68.00	17.57	94.24	32.71	86.29	32.71 to 86.29	363,831	247,409
ALL	53	71.02	72.07	72.06	20.08	100.01	32.71	151.38	64.07 to 76.34	567,168	408,694

Furnas County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	5,205	5,205	4,210	3,950	n/a	2,920	2,785	2,785	4,673
Frontier	1	4,334	4,352	4,278	4,339	4,300	4,275	4,217	4,155	4,327
Gosper	4	7,648	7,648	6,495	5,462	n/a	n/a	4,669	4,368	6,487
Harlan	2	5,550	5,550	5,000	3,440	n/a	3,440	3,354	3,354	4,903
Harlan	3	6,568	4,726	4,024	3,600	n/a	n/a	3,318	3,318	4,603
Phelps	1	8,847	8,847	7,225	6,597	6,300	6,150	5,950	5,384	8,299
Red Willow	1	4,025	4,025	3,849	3,770	3,645	2,270	3,135	3,102	3,934

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	2,670	2,670	1,830	1,830	1,830	n/a	1,670	1,670	2,341
Frontier	1	2,000	2,000	1,950	1,950	1,900	n/a	1,850	1,850	1,977
Gosper	4	n/a	2,351	2,191	2,055	n/a	1,587	1,559	1,559	2,173
Harlan	2	4,492	3,374	2,867	2,695	2,695	2,695	2,490	2,490	3,152
Harlan	3	3,258	3,258	2,768	2,768	n/a	n/a	2,410	2,410	3,041
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,052
Red Willow	1	1,870	1,870	1,815	1,815	1,690	1,690	1,595	1,595	1,833

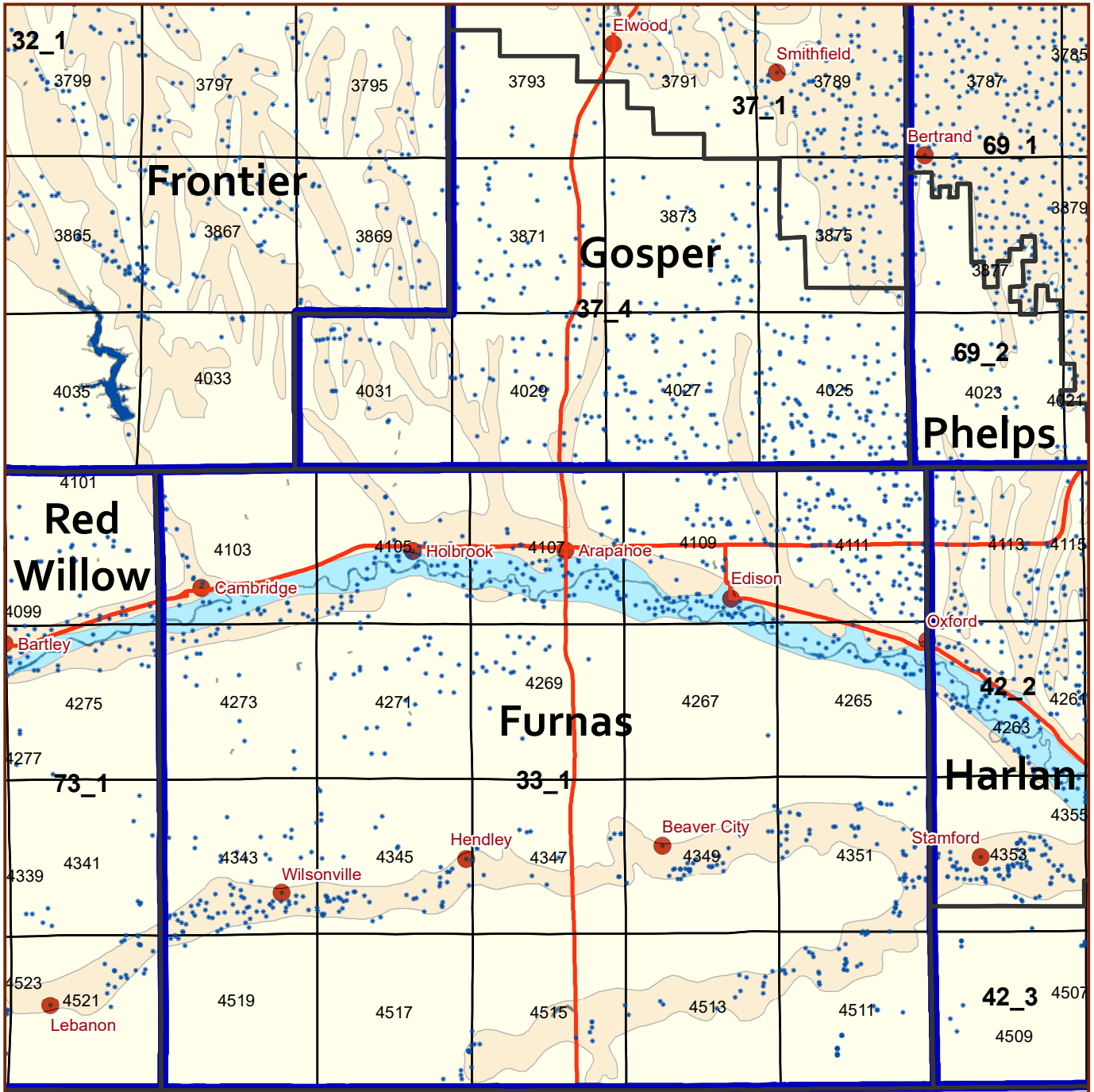
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	1,065	1,065	1,065	1,065	1,065	n/a	1,065	n/a	1,065
Frontier	1	765	765	765	n/a	765	765	765	765	765
Gosper	4	1,158	1,158	1,071	1,072	1,500	n/a	1,072	1,500	1,092
Harlan	2	1,500	1,500	1,500	1,500	1,500	1,500	n/a	1,500	1,500
Harlan	3	1,500	1,500	1,500	1,500	1,500	1,500	n/a	n/a	1,500
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,278	1,062	1,150	1,420
Red Willow	1	1,121	1,045	848	838	835	842	846	949	879

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	1,400	1,065	75
Frontier	1	1,504	n/a	n/a
Gosper	4	1,986	n/a	100
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Phelps	1	1,500	1,000	100
Red Willow	1	1,454	835	100

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.

FURNAS COUNTY



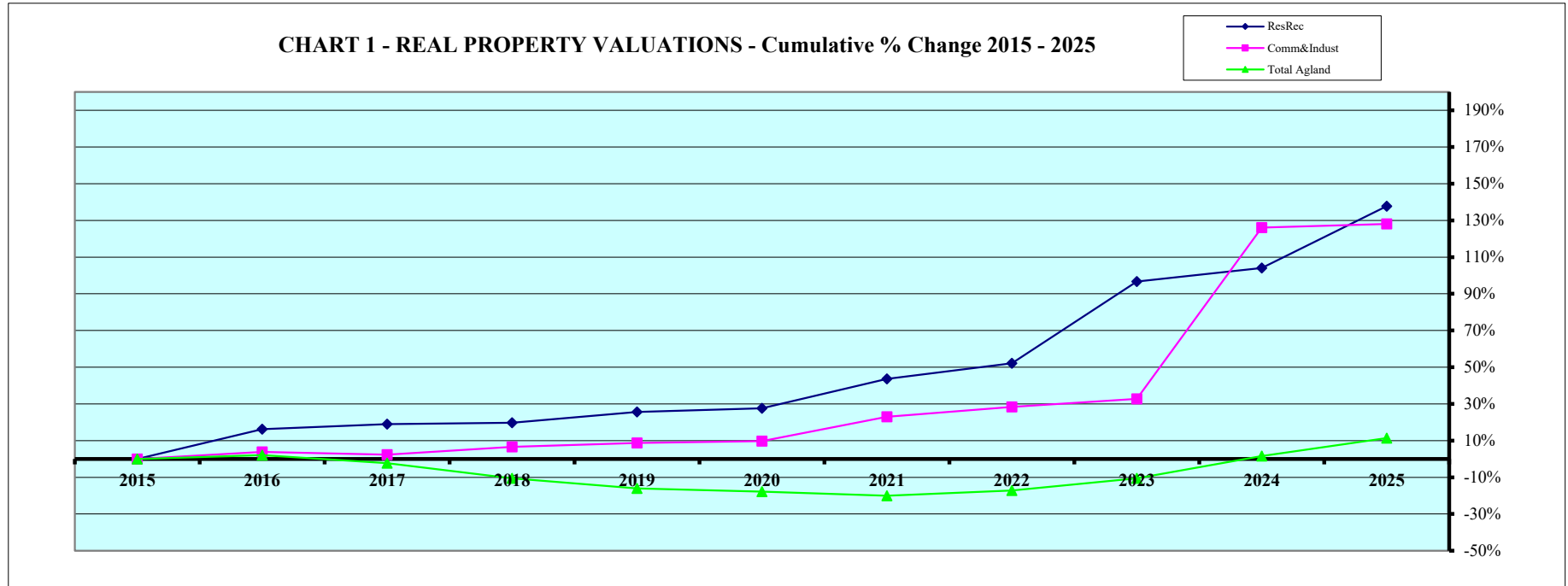
Legend

- 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	97,800,675	-	-	-	26,317,140	-	-	-	797,544,170	-	-	-
2016	113,645,565	15,844,890	16.20%	16.20%	27,318,550	1,001,410	3.81%	3.81%	813,859,550	16,315,380	2.05%	2.05%
2017	116,316,040	2,670,475	2.35%	18.93%	26,920,309	-398,241	-1.46%	2.29%	779,580,400	-34,279,150	-4.21%	-2.25%
2018	117,150,025	833,985	0.72%	19.78%	28,044,150	1,123,841	4.17%	6.56%	712,966,505	-66,613,895	-8.54%	-10.60%
2019	122,906,592	5,756,567	4.91%	25.67%	28,601,160	557,010	1.99%	8.68%	669,248,270	-43,718,235	-6.13%	-16.09%
2020	124,769,950	1,863,358	1.52%	27.58%	28,868,885	267,725	0.94%	9.70%	655,204,585	-14,043,685	-2.10%	-17.85%
2021	140,419,150	15,649,200	12.54%	43.58%	32,382,955	3,514,070	12.17%	23.05%	637,775,460	-17,429,125	-2.66%	-20.03%
2022	148,782,535	8,363,385	5.96%	52.13%	33,781,755	1,398,800	4.32%	28.36%	660,610,350	22,834,890	3.58%	-17.17%
2023	192,421,040	43,638,505	29.33%	96.75%	34,946,640	1,164,885	3.45%	32.79%	713,017,655	52,407,305	7.93%	-10.60%
2024	199,559,125	7,138,085	3.71%	104.05%	59,490,619	24,543,979	70.23%	126.05%	809,788,610	96,770,955	13.57%	1.54%
2025	232,531,641	32,972,516	16.52%	137.76%	60,016,434	525,815	0.88%	128.05%	888,371,270	78,582,660	9.70%	11.39%

Rate Annual %chg: Residential & Recreational **9.05%**

Commercial & Industrial **8.59%**

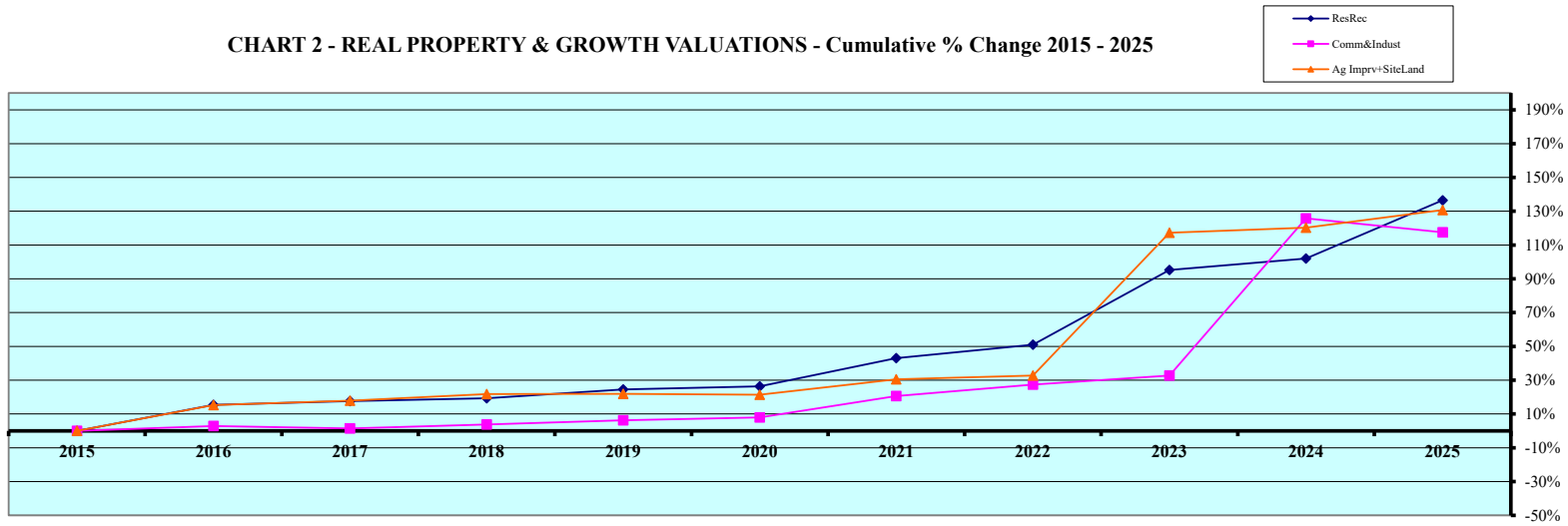
Agricultural Land **1.08%**

Cnty# **33**
County **FURNAS**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	97,800,675	895,440	0.92%	96,905,235	--	--	26,317,140	371,950	1.41%	25,945,190	--	--
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	15.36%	27,318,550	245,415	0.90%	27,073,135	2.87%	2.87%
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	17.61%	26,920,309	232,985	0.87%	26,687,324	-2.31%	1.41%
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	19.26%	28,044,150	721,440	2.57%	27,322,710	1.49%	3.82%
2019	122,906,592	1,082,710	0.88%	121,823,882	3.99%	24.56%	28,601,160	628,570	2.20%	27,972,590	-0.26%	6.29%
2020	124,769,950	1,138,280	0.91%	123,631,670	0.59%	26.41%	28,868,885	439,825	1.52%	28,429,060	-0.60%	8.02%
2021	140,419,150	548,865	0.39%	139,870,285	12.10%	43.02%	32,382,955	646,415	2.00%	31,736,540	9.93%	20.59%
2022	148,782,535	1,032,665	0.69%	147,749,870	5.22%	51.07%	33,781,755	248,455	0.74%	33,533,300	3.55%	27.42%
2023	192,421,040	1,431,622	0.74%	190,989,418	28.37%	95.28%	34,946,640	10,355	0.03%	34,936,285	3.42%	32.75%
2024	199,559,125	2,026,225	1.02%	197,532,900	2.66%	101.97%	59,490,619	68,830	0.12%	59,421,789	70.04%	125.79%
2025	232,531,641	1,241,480	0.53%	231,290,161	15.90%	136.49%	60,016,434	2,761,530	4.60%	57,254,904	-3.76%	117.56%
Rate Ann%chg	9.05%		Resid & Recreat w/o growth			8.57%	8.59%		C & I w/o growth			8.44%

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	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	--	--
2016	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	15.22%
2017	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	17.83%
2018	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	21.85%
2019	26,254,195	31,517,850	57,772,045	268,890	0.47%	57,503,155	0.00%	21.98%
2020	25,915,785	31,466,090	57,381,875	141,945	0.25%	57,239,930	-0.92%	21.43%
2021	29,428,515	33,167,620	62,596,135	1,046,250	1.67%	61,549,885	7.26%	30.57%
2022	28,818,820	34,471,620	63,290,440	738,520	1.17%	62,551,920	-0.07%	32.69%
2023	43,359,510	59,362,315	102,721,825	319,135	0.31%	102,402,690	61.80%	117.23%
2024	43,885,440	60,738,650	104,624,090	764,875	0.73%	103,859,215	1.11%	120.32%
2025	52,624,665	56,764,900	109,389,565	619,260	0.57%	108,770,305	3.96%	130.74%
Rate Ann%chg	9.40%	8.24%	8.78%	Ag Imprv+Site w/o growth		9.18%		

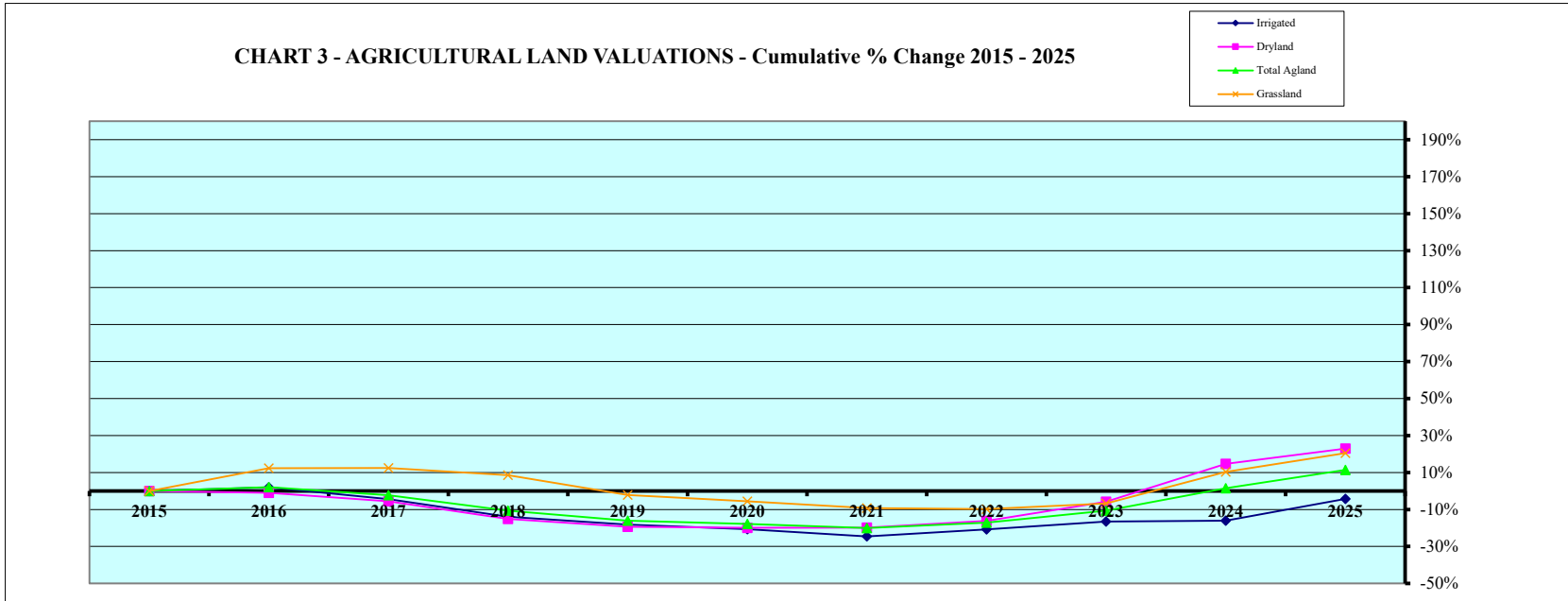
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 33
County FURNAS

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	300,548,940	-	-	-	335,424,800	-	-	-	155,676,645	-	-	-
2016	306,501,810	5,952,870	1.98%	1.98%	331,959,680	-3,465,120	-1.03%	-1.03%	174,892,130	19,215,485	12.34%	12.34%
2017	287,455,530	-19,046,280	-6.21%	-4.36%	316,640,090	-15,319,590	-4.61%	-5.60%	174,979,075	86,945	0.05%	12.40%
2018	258,693,595	-28,761,935	-10.01%	-13.93%	284,835,440	-31,804,650	-10.04%	-15.08%	168,932,080	-6,046,995	-3.46%	8.51%
2019	245,791,130	-12,902,465	-4.99%	-18.22%	270,599,025	-14,236,415	-5.00%	-19.33%	152,354,100	-16,577,980	-9.81%	-2.13%
2020	238,574,200	-7,216,930	-2.94%	-20.62%	268,703,110	-1,895,915	-0.70%	-19.89%	146,940,625	-5,413,475	-3.55%	-5.61%
2021	226,686,975	-11,887,225	-4.98%	-24.58%	268,764,375	61,265	0.02%	-19.87%	141,334,385	-5,606,240	-3.82%	-9.21%
2022	237,972,490	11,285,515	4.98%	-20.82%	281,186,180	12,421,805	4.62%	-16.17%	140,462,030	-872,355	-0.62%	-9.77%
2023	251,018,495	13,046,005	5.48%	-16.48%	315,793,140	34,606,960	12.31%	-5.85%	145,208,045	4,746,015	3.38%	-6.72%
2024	252,390,275	1,371,780	0.55%	-16.02%	384,663,555	68,870,415	21.81%	14.68%	171,736,055	26,528,010	18.27%	10.32%
2025	287,558,085	35,167,810	13.93%	-4.32%	412,271,045	27,607,490	7.18%	22.91%	187,542,055	15,806,000	9.20%	20.47%

Rate Ann.%chg: Irrigated **-0.44%** Dryland **2.08%** Grassland **1.88%**

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	500,580	-	-	-	5,393,205	-	-	-	797,544,170	-	-	-
2016	499,380	-1,200	-0.24%	-0.24%	6,550	-5,386,655	-99.88%	-99.88%	813,859,550	16,315,380	2.05%	2.05%
2017	499,155	-225	-0.05%	-0.28%	6,550	0	0.00%	-99.88%	779,580,400	-34,279,150	-4.21%	-2.25%
2018	499,165	10	0.00%	-0.28%	6,225	-325	-4.96%	-99.88%	712,966,505	-66,613,895	-8.54%	-10.60%
2019	498,415	-750	-0.15%	-0.43%	5,600	-625	-10.04%	-99.90%	669,248,270	-43,718,235	-6.13%	-16.09%
2020	499,445	1,030	0.21%	-0.23%	487,205	481,605	8600.09%	-90.97%	655,204,585	-14,043,685	-2.10%	-17.85%
2021	500,420	975	0.20%	-0.03%	489,305	2,100	0.43%	-90.93%	637,775,460	-17,429,125	-2.66%	-20.03%
2022	500,345	-75	-0.01%	-0.05%	489,305	0	0.00%	-90.93%	660,610,350	22,834,890	3.58%	-17.17%
2023	508,545	8,200	1.64%	1.59%	489,430	125	0.03%	-90.93%	713,017,655	52,407,305	7.93%	-10.60%
2024	508,545	0	0.00%	1.59%	490,180	750	0.15%	-90.91%	809,788,610	96,770,955	13.57%	1.54%
2025	509,455	910	0.18%	1.77%	490,630	450	0.09%	-90.90%	888,371,270	78,582,660	9.70%	11.39%

Cnty# **33**
County **FURNAS**

Rate Ann.%chg: Total Agric Land **1.08%**

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	299,563,015	67,113	4,464			335,731,315	190,539	1,762			155,797,045	170,270	915		
2016	306,622,710	68,809	4,456	-0.17%	-0.17%	331,992,330	188,221	1,764	0.10%	0.10%	174,739,395	176,833	988	8.00%	8.00%
2017	287,144,000	67,783	4,236	-4.94%	-5.09%	317,175,485	189,257	1,676	-4.99%	-4.89%	174,537,800	176,717	988	-0.05%	7.94%
2018	258,783,085	67,881	3,812	-10.01%	-14.59%	284,871,845	188,928	1,508	-10.03%	-14.43%	168,838,775	176,923	954	-3.38%	4.30%
2019	245,789,130	67,889	3,620	-5.03%	-18.89%	270,594,785	188,846	1,433	-4.97%	-18.68%	152,357,955	176,972	861	-9.79%	-5.91%
2020	238,574,200	68,185	3,499	-3.36%	-21.61%	268,703,105	188,401	1,426	-0.46%	-19.06%	147,312,950	176,812	833	-3.22%	-8.94%
2021	226,694,995	68,226	3,323	-5.04%	-25.56%	268,763,470	188,444	1,426	0.00%	-19.06%	141,335,730	176,677	800	-3.98%	-12.57%
2022	238,717,290	68,427	3,489	4.99%	-21.84%	282,080,600	188,624	1,495	4.85%	-15.13%	141,017,680	176,279	800	0.00%	-12.57%
2023	250,971,695	68,555	3,661	4.94%	-17.98%	315,666,085	188,393	1,676	12.04%	-4.91%	145,339,480	176,176	825	3.13%	-9.84%
2024	252,390,275	68,934	3,661	0.01%	-17.97%	384,785,980	188,160	2,045	22.05%	16.06%	171,674,360	176,083	975	18.18%	6.55%
2025	287,515,780	68,887	4,174	13.99%	-6.49%	411,754,405	188,142	2,189	7.02%	24.21%	187,926,075	176,136	1,067	9.43%	16.61%

Rate Annual %chg Average Value/Acre: -0.41% 2.06% 1.89%

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	489,105	6,521	75			5,447,765	6,189	880			797,028,245	440,631	1,809		
2016	497,355	6,631	75	0.00%	0.00%	6,550	5	1,310	48.82%	48.82%	813,858,340	440,499	1,848	2.14%	2.14%
2017	499,155	6,655	75	0.00%	0.00%	6,550	5	1,310	0.00%	48.82%	779,362,990	440,418	1,770	-4.22%	-2.17%
2018	499,110	6,655	75	0.00%	0.00%	6,225	5	1,245	-4.96%	41.43%	712,999,040	440,392	1,619	-8.51%	-10.49%
2019	498,415	6,645	75	0.00%	0.00%	5,600	5	1,120	-10.04%	27.23%	669,245,885	440,358	1,520	-6.13%	-15.98%
2020	499,445	6,659	75	0.00%	0.00%	487,205	434	1,122	0.14%	27.42%	655,576,905	440,492	1,488	-2.07%	-17.72%
2021	500,495	6,673	75	0.00%	0.00%	489,305	436	1,121	-0.03%	27.38%	637,783,995	440,456	1,448	-2.71%	-19.95%
2022	500,345	6,671	75	0.00%	0.00%	489,305	436	1,121	0.00%	27.38%	662,805,220	440,438	1,505	3.93%	-16.80%
2023	499,745	6,663	75	0.00%	0.00%	489,430	436	1,122	0.03%	27.41%	712,966,435	440,224	1,620	7.62%	-10.46%
2024	508,545	6,780	75	0.00%	0.00%	490,180	436	1,123	0.15%	27.61%	809,849,340	440,394	1,839	13.54%	1.66%
2025	508,545	6,780	75	0.00%	0.00%	490,630	436	1,124	0.09%	27.72%	888,195,435	440,382	2,017	9.68%	11.50%

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FURNAS

Rate Annual %chg Average Value/Acre: 1.09%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,636	FURNAS	76,882,306	18,285,089	26,675,672	232,531,641	47,102,374	12,914,060	0	888,371,270	52,624,665	56,764,900	318,050	1,412,470,027
cnty sectorvalue % of total value:		5.44%	1.29%	1.89%	16.46%	3.33%	0.91%		62.89%	3.73%	4.02%	0.02%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,002	ARAPAHOE	2,115,855	2,531,296	727,866	53,399,080	0	0	11,095,365	0	56,505	0	0	69,925,967
21.61%	%sector of county sector	2.75%	13.84%	2.73%	22.96%					0.11%			4.95%
	%sector of municipality	3.03%	3.62%	1.04%	76.37%			15.87%		0.08%			100.00%
537	BEAVER CITY	152,168	847,924	87,963	22,639,620	0	0	2,611,815	1,948,045	0	0	0	28,287,535
11.58%	%sector of county sector	0.20%	4.64%	0.33%	9.74%				0.22%				2.00%
	%sector of municipality	0.54%	3.00%	0.31%	80.03%			9.23%	6.89%				100.00%
1,071	CAMBRIDGE	12,718,067	1,803,606	1,338,033	56,441,351	0	0	6,539,474	9,583,795	0	0	0	88,424,326
23.10%	%sector of county sector	16.54%	9.86%	5.02%	24.27%				1.08%				6.26%
	%sector of municipality	14.38%	2.04%	1.51%	63.83%			7.40%	10.84%				100.00%
111	EDISON	10,576,460	1,221,351	825,819	3,224,535	0	0	15,230,085	0	123,205	19,085	0	31,220,540
2.39%	%sector of county sector	13.76%	6.68%	3.10%	1.39%					0.23%	0.03%		2.21%
	%sector of municipality	33.88%	3.91%	2.65%	10.33%			48.78%		0.39%	0.06%		100.00%
20	HENDLEY	3,818	63,770	14,240	644,055	0	0	99,780	0	27,525	146,390	0	999,578
0.43%	%sector of county sector	0.00%	0.35%	0.05%	0.28%					0.05%	0.26%		0.07%
	%sector of municipality	0.38%	6.38%	1.42%	64.43%			9.98%		2.75%	14.65%		100.00%
201	HOLBROOK	17,382	363,775	416,593	6,283,125	0	0	2,920,620	0	0	0	0	10,001,495
4.34%	%sector of county sector	0.02%	1.99%	1.56%	2.70%								0.71%
	%sector of municipality	0.17%	3.64%	4.17%	62.82%			29.20%					100.00%
718	OXFORD	232,905	779,138	1,232,986	23,818,700	0	0	3,491,220	0	0	0	0	29,554,949
15.49%	%sector of county sector	0.30%	4.26%	4.62%	10.24%								2.09%
	%sector of municipality	0.79%	2.64%	4.17%	80.59%			11.81%					100.00%
75	WILSONVILLE	157,069	242,344	39,338	2,599,880	0	0	183,880	0	14,970	0	0	3,237,481
1.62%	%sector of county sector	0.20%	1.33%	0.15%	1.12%					0.03%			0.23%
	%sector of municipality	4.85%	7.49%	1.22%	80.31%			5.68%		0.46%			100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,736	Total Municipalities	25,973,725	7,853,205	4,682,838	169,050,352	0	0	42,172,240	11,531,840	222,205	165,475	0	261,651,879
80.58%	%all municip.sectors of cnty	33.78%	42.95%	17.55%	72.70%			#DIV/0!	1.30%	0.42%	0.29%		18.52%

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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 : 6,435	Value : 1,373,152,138	Growth 6,493,260	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	377	2,060,945	52	858,140	230	5,907,625	659	8,826,710	
02. Res Improve Land	1,883	11,564,425	49	1,415,965	207	6,967,395	2,139	19,947,785	
03. Res Improvements	1,873	167,892,270	56	14,168,145	233	42,479,515	2,162	224,539,930	
04. Res Total	2,250	181,517,640	108	16,442,250	463	55,354,535	2,821	253,314,425	2,335,075
% of Res Total	79.76	71.66	3.83	6.49	16.41	21.85	43.84	18.45	35.96
05. Com UnImp Land	87	442,905	5	26,265	6	26,090	98	495,260	
06. Com Improve Land	314	2,021,595	10	95,985	13	743,195	337	2,860,775	
07. Com Improvements	314	40,233,063	12	1,926,605	20	2,605,950	346	44,765,618	
08. Com Total	401	42,697,563	17	2,048,855	26	3,375,235	444	48,121,653	2,569,725
% of Com Total	90.32	88.73	3.83	4.26	5.86	7.01	6.90	3.50	39.58
09. Ind UnImp Land	4	8,870	0	0	3	122,505	7	131,375	
10. Ind Improve Land	2	294,880	1	9,450	1	303,000	4	607,330	
11. Ind Improvements	2	11,228,090	1	847,265	1	100,000	4	12,175,355	
12. Ind Total	6	11,531,840	1	856,715	4	525,505	11	12,914,060	0
% of Ind Total	54.55	89.30	9.09	6.63	36.36	4.07	0.17	0.94	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,250	181,517,640	108	16,442,250	463	55,354,535	2,821	253,314,425	2,335,075
% of Res & Rec Total	79.76	71.66	3.83	6.49	16.41	21.85	43.84	18.45	35.96
Com & Ind Total	407	54,229,403	18	2,905,570	30	3,900,740	455	61,035,713	2,569,725
% of Com & Ind Total	89.45	88.85	3.96	4.76	6.59	6.39	7.07	4.44	39.58
17. Taxable Total	2,657	235,747,043	126	19,347,820	493	59,255,275	3,276	314,350,138	4,904,800
% of Taxable Total	81.11	75.00	3.85	6.15	15.05	18.85	50.91	22.89	75.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	23	380,325	7,803,550	0	0	0
19. Commercial	16	685,185	14,510,335	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	23	380,325	7,803,550
19. Commercial	0	0	0	16	685,185	14,510,335
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				39	1,065,510	22,313,885

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	10	230,420	10	230,420	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	230,420	10	230,420	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	289	4	339	632

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	1,219,255	1	73,090	2,557	769,195,680	2,573	770,488,025
28. Ag-Improved Land	2	53,520	2	158,710	557	206,763,605	561	206,975,835
29. Ag Improvements	2	140,640	2	1,392,005	572	79,575,075	576	81,107,720

30. Ag Total				3,149	1,058,571,580
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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	1	1.00	35,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	750,600	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.00	25,000	2	5.00	24,500	
37. FarmSite Improvements	2	0.00	140,640	2	0.00	641,405	
38. FarmSite Total							
39. Road & Ditches	2	6.00	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	33	33.00	1,155,000	33	33.00	1,155,000	
32. HomeSite Improv Land	279	282.30	9,880,500	280	283.30	9,915,500	
33. HomeSite Improvements	289	0.00	44,820,690	290	0.00	45,571,290	220,120
34. HomeSite Total				323	316.30	56,641,790	
35. FarmSite UnImp Land	42	100.34	947,970	42	100.34	947,970	
36. FarmSite Improv Land	484	1,325.20	14,624,055	488	1,332.20	14,673,555	
37. FarmSite Improvements	559	0.00	34,754,385	563	0.00	35,536,430	1,368,340
38. FarmSite Total				605	1,432.54	51,157,955	
39. Road & Ditches	2,357	7,465.46	0	2,359	7,471.46	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				928	9,220.30	107,799,745	1,588,460

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	23,312.92	33.85%	121,343,785	37.70%	5,205.00
46. 1A	24,253.45	35.21%	126,239,225	39.22%	5,205.00
47. 2A1	6,152.20	8.93%	25,900,760	8.05%	4,210.00
48. 2A	5,283.20	7.67%	20,868,640	6.48%	3,950.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	23.00	0.03%	67,160	0.02%	2,920.00
51. 4A1	4,315.00	6.26%	12,017,290	3.73%	2,785.00
52. 4A	5,540.39	8.04%	15,429,990	4.79%	2,785.00
53. Total	68,880.16	100.00%	321,866,850	100.00%	4,672.85
Dry					
54. 1D1	824.29	0.44%	2,200,860	0.50%	2,670.01
55. 1D	120,822.13	64.18%	322,595,120	73.20%	2,670.00
56. 2D1	8,649.16	4.59%	15,827,975	3.59%	1,830.00
57. 2D	18,789.01	9.98%	34,383,890	7.80%	1,830.00
58. 3D1	1,569.98	0.83%	2,873,065	0.65%	1,830.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	24,170.99	12.84%	40,365,565	9.16%	1,670.00
61. 4D	13,431.43	7.13%	22,430,510	5.09%	1,670.00
62. Total	188,256.99	100.00%	440,676,985	100.00%	2,340.83
Grass					
63. 1G1	13,783.46	7.86%	14,686,095	7.84%	1,065.49
64. 1G	32,970.46	18.79%	35,283,050	18.84%	1,070.14
65. 2G1	106,501.55	60.69%	113,528,705	60.64%	1,065.98
66. 2G	16,375.31	9.33%	17,507,735	9.35%	1,069.15
67. 3G1	3,759.83	2.14%	4,004,230	2.14%	1,065.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,083.00	1.19%	2,218,400	1.18%	1,065.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	175,473.61	100.00%	187,228,215	100.00%	1,066.99
Irrigated Total					
	68,880.16	15.66%	321,866,850	33.85%	4,672.85
Dry Total					
	188,256.99	42.80%	440,676,985	46.35%	2,340.83
Grass Total					
	175,473.61	39.90%	187,228,215	19.69%	1,066.99
72. Waste	6,788.57	1.54%	509,155	0.05%	75.00
73. Other	436.38	0.10%	490,630	0.05%	1,124.32
74. Exempt	4,197.49	0.95%	0	0.00%	0.00
75. Market Area Total	439,835.71	100.00%	950,771,835	100.00%	2,161.65

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	159.99	667,820	15.87	82,600	68,704.30	321,116,430	68,880.16	321,866,850
77. Dry Land	204.21	508,710	38.00	89,700	188,014.78	440,078,575	188,256.99	440,676,985
78. Grass	66.90	71,245	0.00	0	175,406.71	187,156,970	175,473.61	187,228,215
79. Waste	0.00	0	0.00	0	6,788.57	509,155	6,788.57	509,155
80. Other	0.00	0	0.00	0	436.38	490,630	436.38	490,630
81. Exempt	163.32	0	15.30	0	4,018.87	0	4,197.49	0
82. Total	431.10	1,247,775	53.87	172,300	439,350.74	949,351,760	439,835.71	950,771,835

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,880.16	15.66%	321,866,850	33.85%	4,672.85
Dry Land	188,256.99	42.80%	440,676,985	46.35%	2,340.83
Grass	175,473.61	39.90%	187,228,215	19.69%	1,066.99
Waste	6,788.57	1.54%	509,155	0.05%	75.00
Other	436.38	0.10%	490,630	0.05%	1,124.32
Exempt	4,197.49	0.95%	0	0.00%	0.00
Total	439,835.71	100.00%	950,771,835	100.00%	2,161.65

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	23	1,402,605	1	35,000	8	403,585	31	1,841,190	0
83.2 Arapahoe	62	741,040	453	4,590,755	454	49,622,335	516	54,954,130	309,595
83.3 Beaver City	80	334,545	313	1,042,420	315	23,405,370	395	24,782,335	202,385
83.4 Cambridge	65	681,395	489	4,789,470	473	57,915,240	538	63,386,105	347,680
83.5 Edison	22	16,305	93	137,545	93	3,348,675	115	3,502,525	153,025
83.6 Hendley	26	51,545	27	46,305	27	726,810	53	824,660	0
83.7 Holbrook	31	27,755	131	147,850	131	5,235,485	162	5,411,090	0
83.8 Oxford	43	124,040	284	686,775	286	24,711,250	329	25,522,065	83,070
83.9 Rural Residential	259	5,363,160	255	8,348,360	281	56,244,075	540	69,955,595	1,238,570
83.10 Wilsonville	48	84,320	93	123,305	94	2,927,105	142	3,134,730	750
84 Residential Total	659	8,826,710	2,139	19,947,785	2,162	224,539,930	2,821	253,314,425	2,335,075

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	6,500	1	127,120	1	133,620	0
85.2	Arapahoe Commercial	23	236,610	96	811,335	95	10,564,285	118	11,612,230	2,177,510
85.3	Beaver City	1	2,155	0	0	0	0	1	2,155	0
85.4	Beaver City Commercial	13	26,835	44	88,050	47	4,408,415	60	4,523,300	0
85.5	Cambridge Commercial	13	148,010	62	1,220,795	52	15,167,433	65	16,536,238	295,990
85.6	Edison Commercial	2	1,980	18	70,430	20	15,231,120	22	15,303,530	0
85.7	Hendley	0	0	1	1,540	1	42,725	1	44,265	0
85.8	Hendley Commercial	9	5,710	4	2,400	5	60,580	14	68,690	0
85.9	Holbrook Commercial	11	7,020	21	18,865	22	2,897,835	33	2,923,720	0
85.10	Oxford	0	0	1	820	1	105,865	1	106,685	0
85.11	Oxford Commercial	6	9,960	57	94,615	60	3,348,955	66	3,453,530	0
85.12	Rural Commercial	13	171,760	16	1,088,495	26	3,133,000	39	4,393,255	96,225
85.13	Suburban Commercial	0	0	6	39,210	6	1,708,715	6	1,747,925	0
85.14	Wilsonville Commercial	14	16,595	14	25,050	14	144,925	28	186,570	0
86	Commercial Total	105	626,635	341	3,468,105	350	56,940,973	455	61,035,713	2,569,725

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	10,066.46	5.98%	10,720,785	5.98%	1,065.00
88. 1G	30,526.30	18.13%	32,510,535	18.13%	1,065.00
89. 2G1	106,120.48	63.01%	113,018,355	63.01%	1,065.00
90. 2G	15,854.77	9.41%	16,885,325	9.41%	1,065.00
91. 3G1	3,755.83	2.23%	3,999,970	2.23%	1,065.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,083.00	1.24%	2,218,400	1.24%	1,065.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	168,406.84	100.00%	179,353,370	100.00%	1,065.00
CRP					
96. 1C1	20.00	1.92%	28,000	1.92%	1,400.00
97. 1C	505.94	48.60%	708,315	48.60%	1,400.00
98. 2C1	311.97	29.97%	436,760	29.97%	1,400.01
99. 2C	203.10	19.51%	284,340	19.51%	1,400.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,041.01	100.00%	1,457,415	100.00%	1,400.00
Timber					
105. 1T1	3,697.00	61.35%	3,937,310	61.35%	1,065.00
106. 1T	1,938.22	32.17%	2,064,200	32.17%	1,065.00
107. 2T1	69.10	1.15%	73,590	1.15%	1,064.98
108. 2T	317.44	5.27%	338,070	5.27%	1,064.99
109. 3T1	4.00	0.07%	4,260	0.07%	1,065.00
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	6,025.76	100.00%	6,417,430	100.00%	1,065.00
<hr/>					
Grass Total	168,406.84	95.97%	179,353,370	95.79%	1,065.00
CRP Total	1,041.01	0.59%	1,457,415	0.78%	1,400.00
Timber Total	6,025.76	3.43%	6,417,430	3.43%	1,065.00
<hr/>					
114. Market Area Total	175,473.61	100.00%	187,228,215	100.00%	1,066.99

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

33 Furnas

	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	232,531,641	253,314,425	20,782,784	8.94%	2,335,075	7.93%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	52,624,665	56,641,790	4,017,125	7.63%	220,120	7.22%
04. Total Residential (sum lines 1-3)	285,156,306	309,956,215	24,799,909	8.70%	2,555,195	7.80%
05. Commercial	47,102,374	48,121,653	1,019,279	2.16%	2,569,725	-3.29%
06. Industrial	12,914,060	12,914,060	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	60,016,434	61,035,713	1,019,279	1.70%	2,569,725	-2.58%
08. Ag-Farmsite Land, Outbuildings	56,764,900	51,157,955	-5,606,945	-9.88%	1,368,340	-12.29%
09. Minerals	318,050	230,420	-87,630	-27.55	0	-27.55%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	57,082,950	51,388,375	-5,694,575	-9.98%	1,368,340	-12.37%
12. Irrigated	287,558,085	321,866,850	34,308,765	11.93%		
13. Dryland	412,271,045	440,676,985	28,405,940	6.89%		
14. Grassland	187,542,055	187,228,215	-313,840	-0.17%		
15. Wasteland	509,455	509,155	-300	-0.06%		
16. Other Agland	490,630	490,630	0	0.00%		
17. Total Agricultural Land	888,371,270	950,771,835	62,400,565	7.02%		
18. Total Value of all Real Property (Locally Assessed)	1,290,626,960	1,373,152,138	82,525,178	6.39%	6,493,260	5.89%

2026 Assessment Survey for Furnas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1--shared with Treasurer's office
6.	Assessor's requested budget for current fiscal year:
	\$165,915.98
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$10,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the CAMA system and GIS is maintained in the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$6,500
12.	Amount of last year's assessor's budget not used:
	\$41,009.37

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	the Assessor's office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	furnas.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?
	mostly GIS, some Google Earth
10.	When was the aerial imagery last updated?
	GIS 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?
	Arapahoe, Beaver City, Cambridge, Holbrook, and Oxford are zoned.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests.
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
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
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?
	Yes

2026 Residential Assessment Survey for Furnas County

1.	Valuation data collection done by:
	The assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used to determine market value in the residential class.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are developed using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, one depreciation table is used for all valuation groups, and economic adjustments are utilized.
5.	Describe the methodology used to determine the residential lot values?
	The assessor has valued urban residential property by the square foot. (Previously, some areas were valued by front foot or by the acre.) Rural residential property is valued by the acre.
6.	How are rural residential site values developed?
	Rural residential site values are based on sales of improved parcels.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Furnas County

1.	Valuation data collection done by:
	The assessor and staff does pick up work and Central Plains does revaluation and review work when needed.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Only the cost approach is used, except for the Section 42 housing and the Assisted Living in Arapahoe which are valued using the income approach.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county contracts with an appraisal firm to value unique properties. All other commercial property is valued using the cost approach.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, Central Plains Valuation created the depreciation tables using a local market study.
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.
	N/A
5.	Describe the methodology used to determine the commercial lot values.
	All commercial lot values were established using the square foot method.

2026 Agricultural Assessment Survey for Furnas County

1.	Valuation data collection done by:
	The assessor and staff
2.	Describe the process used to determine and monitor market areas.
	The Assessor reviews sales to determine market areas.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, farm home sites and rural residential home sites are valued the same.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	EQIP, CREP, CRP, canal
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	204
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Assessor reviewed sales along the river for several years.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	Recreational--no longer influencing sales
7d.	Where is the influenced area located within the county?
	Along the Republican River

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Through sales analysis

2025 Plan of Assessment for Furnas County
Assessment Years 2026, 2027 and 2028
Date: June 2, 2025

Plan of Assessment Requirements:

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 and 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 emailed to the Department 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 “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. 77-201 (R.S.Supp 2004).

General Description of Real Property in Furnas County:

Per the 2025 County Abstract, Furnas County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.2	.02
Residential	2794	43.64	17.98
Commercial	440	6.86	3.80
Industrial	11	.16	1.0
Recreational	0	0	0
Agricultural	3145	49.14	77.20
Special Value	0	0	0

Agricultural land – 440,382.07 taxable acres. 15.65% irrigated, 42.72% dry, 40.09% grassland (including timber), 1.53% waste.

For more information see 2025 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor’s Office staff includes:

- Sherry Thooft, Assessor
- Patsy Janzen, Deputy Assessor
- Julie Sisson, Part-Time Office Clerk

The Assessor holds the Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel, checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification.

B Cadastral Maps and aerial photos are both over 42 years old. For 2021, the Assessor’s office is using GWorks and we continue to work on this to correct any errors found.

C Property Record Cards contain CAMA pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the MIPS PC based system for both the Administration usage and the CAMA pricing for the 2025 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS but no longer use for review.

E Furnas County is on line with parcel and tax information with Gworks. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is complete, and this is even more beneficial to those needing our property information.

Current Assessment Procedures for Real Property

- A Both Assessor and Staff handle transfers each month.
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division’s sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
 - 1) Market Approach: Sales comparison,
 - 2) Cost Approach: Marshall Swift manual - Commercial July 2022, Residential June 2022.
 - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

Level of value, Quality, and Uniformity of assessment year 2025

Property Class	Median	Cod*	PRD*
Residential	94	24.06	108.02
Commercial	99	20.43	103.90
Agricultural Land	72	21.30	100.89

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2025 Reports and Opinion.

Assessment actions planned for Assessment year 2026

2026 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year

Commercial

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2026
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update any land use changes, using review of four rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of all improvements in four rural precincts (3-22, 3-23, 3-24, 3-25) and take digital pictures of improvements as needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings.

Assessment actions Planned for Assessment year 2027

2027 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2027.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Review residential lot values.
5. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2027
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Review lot values.
5. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2027
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Wilsonville, Hendley, and rural improvements in 3 rural precincts (2-25, 2-24, 2-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2028

2028 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2028.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2028
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2028
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Beaver City and rural improvements in three rural precincts (2-22, 2-21, 1-21). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

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

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 432 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 211 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information

13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Sherry Thooft Date: June 2, 2025

Sherry Thooft
Furnas County Assessor
PO Box 368
Beaver City NE 68926
PH. 308-268-3145
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2026 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.