

NEBRASKA

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DEPARTMENT OF REVENUE

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

KEITH COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Keith 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 Keith 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: Shandra McNerney, Keith County Assessor

Table of Contents

2026 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

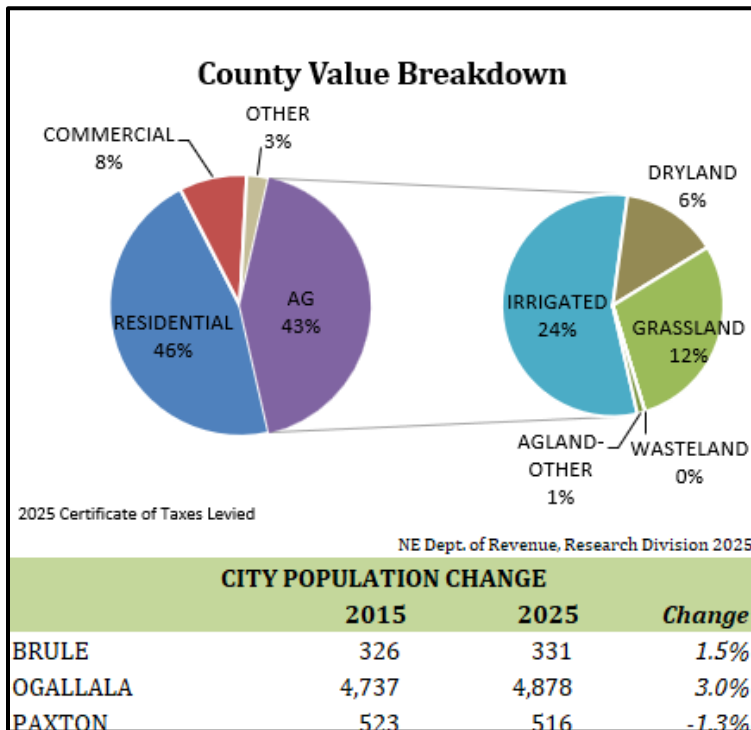
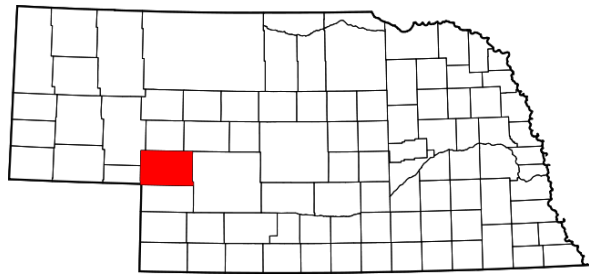
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,062 square miles, Keith County has 8,148 residents, a 2% population decrease from the 2020 U.S. Census.¹ The report indicates that 71% of county housing is owner occupied and 89% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$199,358.²



The majority of the commercial properties in Keith County are located in and around the county seat of Ogallala. According to the latest information available from the U.S. Census Bureau, there are 340 employer establishments with a total employment figure of 2,470. This represents a slight increase in total employment from 2022-2023.¹

Agricultural land contributes approximately 43% of the county's overall valuation base. Irrigated land makes up the majority of the agricultural land in the county. Keith County is included in the Twin Platte Natural Resources District.

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

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 Keith 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.

A review of the county assessor’s sales verification and qualification process indicates that all arm’s-length sales were made available for measurement purposes. The usability for the residential class was slightly above the statewide average.

Six valuation groups comprise the residential class. Valuation Group 1 is Ogallala, the county seat. Valuation Group 2 is the Village of Paxton, and the Village of Brule comprises Valuation Group 3. Valuation Group 4 contains the rural residential part of the lake and suburban Ogallala. Lake McConaughy (North & South) and K-Areas make up Valuation Group 5. The remaining Valuation Group 8 contains the three small villages of Keystone, Roscoe and Sarben.

The six-year review and inspection cycle is in compliance. The county assessor has provided a written valuation methodology to the Division.

2026 Residential Assessment Details for Keith 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	Ogallala and Ogallala MHP	2021	2024	2020	2020	Increase 13%
2	Village of Paxton	2022	2024	2022	2021	Increase 27%
3	Village of Brule	2022	2024	2022	2021	Increase 9%
4	Rural and Ogallala Suburban	2024	2024	2024	2024	No Change
5	Lake McConaughy (North, South and K areas)	2021	2024	2021	2025*	Increase 7%
8	Villages of Keystone, Roscoe and Sarben	2022	2024	2022	2021	No Change
<p><u>Additional comments:</u> Updated leasehold values at mobile home parks. Pickup work: Permits/New construction, discovery added. All 191 Vacant/Unimproved Lot applications reviewed and corrective actions taken.</p> <p>* = assessment action for current year</p>						

2026 Residential Correlation for Keith County

Description of Analysis

All three measures of central tendency are within the acceptable range. The COD is high and the PRD meets IAAO standards. There is dispersion in the sample, most significantly in Valuation Group 3 and the lake properties in Valuation Group 5. While all three measures of central tendency are within the acceptable range for the overall residential class, the median is at the low end and the mean and weighted mean are both near the high end.

When the valuation groups are analyzed individually, the median is within the acceptable range for all valuation groups with sufficient number of sales. Valuation Group 1 has the majority of sales in the county and all three measures of central tendency are in range, as well as the COD and PRD.

There is a high COD for Valuation Groups 3 and 5. There is a high PRD for Valuation Group 4. Valuation Group 3 is a small sample with dated tables. Due to the dispersion of ratios, an inspection is recommended for the 2027 assessment year. Valuation Group 4 is regressive, and a desktop review is recommended for the 2027 assessment year. A statistical profile has been added to the appendix of this report for Valuation Group 4. Valuation Group 5 has depreciation and lot models that are dated 2021, these should be updated for 2027 to improve assessment uniformity.

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) indicate that the population and the sales changed similarly.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Keith County are uniform across the residential class. The quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	155	92.25	97.72	95.78	20.75	102.03
2	20	92.07	97.58	99.47	24.83	98.10
3	10	91.79	108.08	104.59	33.38	103.34
4	23	92.85	95.61	90.16	19.05	106.04
5	48	95.55	102.08	101.77	31.32	100.30
8	4	105.95	101.99	104.17	09.50	97.91
<u>ALL</u>	260	92.40	98.79	97.14	23.45	101.70

2026 Residential Correlation for Keith County

Level of Value

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

2026 Commercial Correlation for Keith 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.

A review of the sales verification and qualification process indicated that all arm's-length sales were available for measurement purposes. The county assessor's sale usability for the commercial property class was slightly above the statewide average. The county assessor sends questionnaires to both buyers and sellers to assist with the qualification process.

For commercial class there are three valuation groups utilized. Valuation Group 1 is comprised of Ogallala, the county seat and commercial hub. Valuation Group 5 consists of Lake McConaughy. Valuation Group 10 contains all rural commercial properties as well as the suburban area, and the small villages of Brule, Keystone, Paxton, Roscoe and Sarben.

The six-year inspection and review cycle is in compliance.

2026 Commercial Assessment Details for Keith 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	City Of Ogallala	2023	2024	2019	2024	Decrease 5%
5	Lake McConaughy	2023	2024	2019	2024	Decrease 5%
10	Rural, Suburban and Villages	2023	2024	2019	2024	Decrease 5%
Additional comments: Local factor adjusted in all areas based on sales study. Pickup work: Permits/New construction, discovery added. * = assessment action for current year						

Description of Analysis

All three measures of central tendency are within the acceptable range for the commercial class. The COD is high and the PRD meets IAAO standards.

The median is in the acceptable range for all three valuation groups. Most of the sales occur in Valuation Group 1 where the weighted mean is also within the acceptable range, the COD is high and the PRD is slightly high. Four outlier sales within Valuation Group 1 are inflating both the COD and the PRD, however, their removal drops all measures of central tendency to the low end of the acceptable range in Valuation Group 1, but not the overall sample. Depreciation and land tables should be examined in the next assessment cycle if assessment quality within Valuation Group 1 continues to decline.

2026 Commercial Correlation for Keith County

With few sales, the COD is highest for Valuation Group 10 at 41%, highlighting the effect that outlier ratios can have on small samples of sales.

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied (CTL) Report indicate that the changes to the population and the sample reflect the stated assessment actions.

Equalization and Quality of Assessment

Based on the statistics and the assessment practices, the quality of assessment of commercial property complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	28	97.73	102.37	98.40	27.62	104.03
5	4	96.58	85.59	84.67	22.89	101.09
10	5	94.81	93.96	94.28	40.67	99.66
____ ALL ____	37	97.69	99.42	96.67	28.77	102.84

Level of Value

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

2026 Agricultural Correlation for Keith County

Assessment Practices & Actions

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

The sales verification and qualification process is reviewed and indicates that sale usability for the agricultural class is higher than the statewide average. Review of the disqualified sales further supports all arm's-length sales are being used.

Six market areas define agricultural land, Market Areas 1 through 3 are uninfluenced market areas. Market Area 1 lies in the northern portion of Keith County and is north of the North Platte River and Lake McConaughy. It is part of the sandhills region and consists primarily of native grasses suitable for grazing. Market Area 2 is located between the North and South Platte Rivers. Land use acres are predominantly grass and dryland. Market Area 3 is comprised of the South Platte River and extends to the southern boundary of Keith County. It consists of mainly irrigated and dry cropland with the remaining acres comprised of grass.

Special value has also been identified along the North and South Platte Rivers. The non-agricultural influence is primarily recreational in nature, along with some rural residential housing. Special values that match the agricultural market area that the special value submarket is located in are applied to qualifying parcels. Thus, Market Area 4 special value is based on the non-influenced agricultural Market Area 1 values by land class. Market Area 5 special value is based on the non-influenced agricultural Market Area 2 values, and Market Area 6 special value is based on non-influenced agricultural Market Area 3 values, again by land class.

The county is in compliance with the six-year review cycle. The review consists of physical review of improvements as well as the use of aerial imagery for land use. Intensive use has been identified for feedlots.

2026 Agricultural Assessment Details for Keith County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2024	2024	2021	2024	Adjustments made within residential.
AG DW	Agricultural dwellings	2024	2024	2021	2024	Adjustments made within residential.
Additional comments: Pickup work completed.						
* = assessment action for current year						

2026 Agricultural Correlation for Keith County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Northern part of the county.	2025*	No Change
2	South of North Platte River and Lake McConaughy	2025*	Grass increased 6%
3	Includes South Platte River to southern boarder.	2025*	Dry increase 12%
4	Special Value parcels in Market Area 1	2025*	No Change
5	Special Value parcels in Market Area 2	2025*	Grass increased 6%
6	Special Value parcels in Market Area 3	2025*	Dry increase 12%
<u>Additional comments:</u> Reviewed all Special Valuation Applications on file, corrective action taken as needed on. * = assessment action for current year			

Description of Analysis

The median and weighted mean are within the acceptable range for the agricultural class. The COD supports the median as an indicator of the level of value. Market Areas 2 and 3 are also within the acceptable range, Market Area 1 only has two sales, one is low and one is at the upper end of the acceptable range.

When stratified by 80% Majority Land Use (MLU), there are few grassland sales county-wide, although the median is within the acceptable range for both the county overall and each market area with grassland sales.

There are few dryland sales in Market Area 2 and 3 and no dryland sales in Market Area 1. The median is within the acceptable range for the county dryland sales and Market Area 2. However, dryland in Market Area 3 is slightly high with 6 sales, and a COD of 37%. The COD suggests significant dispersion in the small sample, this dispersion can be seen on a substat of Market Area 3 80% MLU dryland, found in the appendix of this report. Analysis of the 2026 Average Acre Value Comparison chart indicates that irrigated land and dryland are the lowest in surrounding counties while grassland is comparable, supporting that dryland is not over assessed.

Irrigated sales occurred only in Market Area 3, and the median and mean are within the acceptable range.

The statistical sample and the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) both reflect the stated valuation changes reported.

2026 Agricultural Correlation for Keith County

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same process that are used for rural residential properties across the county. Agricultural homes in Keith County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjacent counties, the values set in Keith County demonstrate comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Irrigated						
County	15	71.68	73.38	68.33	13.91	107.39
3	15	71.68	73.38	68.33	13.91	107.39
Dry						
County	11	73.71	89.54	91.35	29.40	98.02
2	5	72.36	79.27	82.45	18.97	96.14
3	6	76.14	98.10	106.31	36.84	92.28
Grass						
County	3	74.80	73.52	75.98	12.70	96.76
1	1	74.80	74.80	74.80	00.00	100.00
2	2	72.89	72.89	76.73	19.55	95.00
ALL	39	72.36	76.49	70.79	19.64	108.05

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Keith County is 72%.

Special Valuation Level of Value

A review of agricultural land values in Keith County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

2026 Opinions of the Property Tax Administrator for Keith County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	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 Keith County

Residential Real Property - Current

Number of Sales	260	Median	92.40
Total Sales Price	\$66,724,228	Mean	98.79
Total Adj. Sales Price	\$66,724,228	Wgt. Mean	97.14
Total Assessed Value	\$64,816,715	Average Assessed Value of the Base	\$177,705
Avg. Adj. Sales Price	\$256,632	Avg. Assessed Value	\$249,295

Confidence Interval - Current

95% Median C.I	89.97 to 96.74
95% Wgt. Mean C.I	93.46 to 100.82
95% Mean C.I	95.30 to 102.28
% of Value of the Class of all Real Property Value in the County	44.32
% of Records Sold in the Study Period	4.21
% of Value Sold in the Study Period	5.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	248	93	92.54
2024	249	96	96.26
2023	314	92	92.06
2022	338	94	94.24

2026 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	37	Median	97.69
Total Sales Price	\$17,997,798	Mean	99.42
Total Adj. Sales Price	\$17,997,798	Wgt. Mean	96.67
Total Assessed Value	\$17,398,610	Average Assessed Value of the Base	\$278,398
Avg. Adj. Sales Price	\$486,427	Avg. Assessed Value	\$470,233

Confidence Interval - Current

95% Median C.I	90.78 to 113.57
95% Wgt. Mean C.I	83.66 to 109.68
95% Mean C.I	87.75 to 111.09
% of Value of the Class of all Real Property Value in the County	8.06
% of Records Sold in the Study Period	5.16
% of Value Sold in the Study Period	8.72

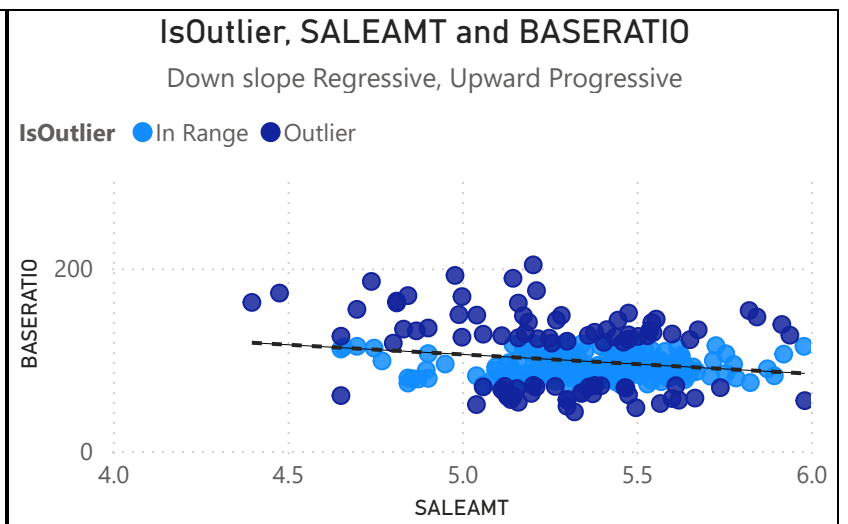
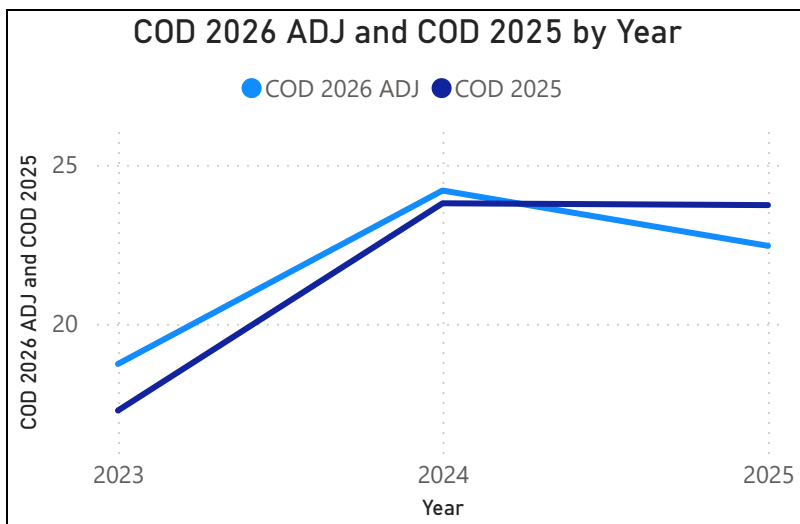
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	47	98	98.17
2024	39	96	96.48
2023	34	93	93.20
2022	27	92	92.01

Keith 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	155	92.25	82.12	12.35%	97.72	86.90	12.44%	95.78	85.21	12.40%
2	20	92.07	73.73	24.87%	97.58	78.52	24.27%	99.47	78.25	27.12%
3	10	91.78	80.05	14.65%	108.08	97.00	11.42%	104.59	95.62	9.38%
4	23	92.85	92.36	0.53%	95.61	94.57	1.11%	90.16	88.55	1.81%
5	48	95.55	87.55	9.13%	102.08	92.02	10.93%	101.77	94.49	7.71%
8	4	105.95	97.93	8.18%	101.99	97.18	4.94%	104.17	101.31	2.82%
Total	260	92.40	83.41	10.77%	98.79	88.43	11.72%	97.14	88.32	9.99%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	155	20.74	20.89	-0.71%	102.03	101.99	0.04%	42.84	38.88	10.18%	185.65	169.17	9.74%
2	20	24.83	23.67	4.91%	98.10	100.34	-2.24%	56.07	42.60	31.63%	162.68	143.84	13.10%
3	10	33.38	41.24	-19.07%	103.34	101.45	1.86%	70.20	37.76	85.91%	189.06	178.09	6.16%
4	23	19.06	20.07	-5.08%	106.05	106.79	-0.69%	55.14	53.27	3.51%	151.02	151.02	0.00%
5	48	31.33	32.44	-3.43%	100.30	97.39	2.99%	47.39	34.94	35.65%	203.79	190.03	7.24%
8	4	9.50	8.94	6.31%	97.91	95.93	2.06%	82.42	82.42	0.00%	113.63	110.46	2.87%
Total	260	23.45	24.22	-3.19%	101.70	100.13	1.57%	42.84	34.94	22.62%	203.79	190.03	7.24%



**51 Keith
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 : 260
 Total Sales Price : 66,724,228
 Total Adj. Sales Price : 66,724,228
 Total Assessed Value : 64,816,715
 Avg. Adj. Sales Price : 256,632
 Avg. Assessed Value : 249,295

MEDIAN : 92
 WGT. MEAN : 97
 MEAN : 99
 COD : 23.45
 PRD : 101.70

COV : 29.08
 STD : 28.73
 Avg. Abs. Dev : 21.67
 MAX Sales Ratio : 203.79
 MIN Sales Ratio : 42.84

95% Median C.I. : 89.97 to 96.74
 95% Wgt. Mean C.I. : 93.46 to 100.82
 95% Mean C.I. : 95.30 to 102.28

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-23 To 31-DEC-23	21	102.96	113.05	104.80	18.74	107.87	83.62	169.05	93.71 to 123.88	231,485	242,600
01-JAN-24 To 31-MAR-24	25	122.26	119.93	112.47	23.62	106.63	70.20	203.79	93.92 to 129.63	195,302	219,665
01-APR-24 To 30-JUN-24	42	104.31	105.05	102.49	20.20	102.50	53.39	170.13	91.26 to 113.73	232,417	238,195
01-JUL-24 To 30-SEP-24	31	87.62	93.08	95.15	19.89	97.82	42.84	164.11	83.88 to 102.33	301,264	286,638
01-OCT-24 To 31-DEC-24	24	87.96	89.09	90.69	18.10	98.24	52.00	138.51	79.54 to 93.79	254,000	230,361
01-JAN-25 To 31-MAR-25	33	94.08	100.17	105.11	21.49	95.30	60.15	175.58	81.69 to 110.47	262,588	276,000
01-APR-25 To 30-JUN-25	46	80.99	82.98	81.73	18.89	101.53	47.39	189.06	75.85 to 86.89	266,152	217,532
01-JUL-25 To 30-SEP-25	38	95.97	98.80	98.36	22.90	100.45	49.00	192.23	81.90 to 109.04	286,195	281,511
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	119	102.09	106.47	102.19	22.45	104.19	42.84	203.79	93.96 to 106.45	242,390	247,699
01-OCT-24 To 30-SEP-25	141	88.47	92.31	93.30	21.69	98.94	47.39	192.23	82.42 to 91.38	268,651	250,642
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	122	93.97	101.92	99.44	24.19	102.49	42.84	203.79	90.72 to 102.42	246,551	245,166
<u>ALL</u>	260	92.40	98.79	97.14	23.45	101.70	42.84	203.79	89.97 to 96.74	256,632	249,295

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	155	92.25	97.72	95.78	20.75	102.03	42.84	185.65	89.35 to 96.94	213,208	204,203
2	20	92.07	97.58	99.47	24.83	98.10	56.07	162.68	78.85 to 117.12	178,850	177,903
3	10	91.79	108.08	104.59	33.38	103.34	70.20	189.06	70.73 to 172.90	141,600	148,098
4	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754
5	48	95.55	102.08	101.77	31.32	100.30	47.39	203.79	79.98 to 115.35	381,083	387,829
8	4	105.95	101.99	104.17	09.50	97.91	82.42	113.63	N/A	252,500	263,019
<u>ALL</u>	260	92.40	98.79	97.14	23.45	101.70	42.84	203.79	89.97 to 96.74	256,632	249,295

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	257	92.36	98.73	96.80	23.57	101.99	42.84	203.79	89.90 to 96.63	251,223	243,196
06	3	106.06	103.78	107.19	07.51	96.82	90.69	114.58	N/A	720,000	771,792
07											
<u>ALL</u>	260	92.40	98.79	97.14	23.45	101.70	42.84	203.79	89.97 to 96.74	256,632	249,295

**51 Keith
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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MEDIAN : 92
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 MEAN : 99
 COD : 23.45
 PRD : 101.70

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 Avg. Abs. Dev : 21.67
 MAX Sales Ratio : 203.79
 MIN Sales Ratio : 42.84

95% Median C.I. : 89.97 to 96.74
 95% Wgt. Mean C.I. : 93.46 to 100.82
 95% Mean C.I. : 95.30 to 102.28

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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	1	162.68	162.68	162.68	00.00	100.00	162.68	162.68	N/A	25,000	40,670
Ranges Excl. Low \$											
Greater Than 4,999	260	92.40	98.79	97.14	23.45	101.70	42.84	203.79	89.97 to 96.74	256,632	249,295
Greater Than 14,999	260	92.40	98.79	97.14	23.45	101.70	42.84	203.79	89.97 to 96.74	256,632	249,295
Greater Than 29,999	259	92.36	98.54	97.12	23.26	101.46	42.84	203.79	89.97 to 96.63	257,526	250,101
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	162.68	162.68	162.68	00.00	100.00	162.68	162.68	N/A	25,000	40,670
30,000 TO 59,999	10	114.17	125.12	124.02	22.48	100.89	60.67	185.65	98.60 to 172.90	48,075	59,621
60,000 TO 99,999	17	118.12	119.88	120.52	27.66	99.47	74.39	192.23	79.51 to 162.14	76,151	91,776
100,000 TO 149,999	34	81.67	92.48	91.84	31.87	100.70	50.84	189.06	70.20 to 96.74	130,049	119,432
150,000 TO 249,999	88	91.29	95.44	94.47	20.23	101.03	42.84	203.79	85.93 to 96.06	193,728	183,014
250,000 TO 499,999	92	92.16	96.41	96.04	18.80	100.39	47.39	151.02	88.57 to 99.84	336,578	323,247
500,000 TO 999,999	18	96.93	101.15	101.81	22.57	99.35	55.14	153.76	81.96 to 115.35	693,833	706,389
1,000,000 +											
ALL	260	92.40	98.79	97.14	23.45	101.70	42.84	203.79	89.97 to 96.74	256,632	249,295

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	93	COV :	26.70	95% Median C.I. :	81.90 to 99.02
Total Sales Price :	9,382,000	Wgt. Mean :	90	STD :	25.53	95% Wgt. Mean C.I. :	78.95 to 101.36
Total Adj. Sales Price :	9,382,000	Mean :	96	Avg. Abs. Dev :	17.69	95% Mean C.I. :	84.57 to 106.65
Total Assessed Value :	8,458,345						
Avg. Adj. Sales Price :	407,913	COD :	19.05	MAX Sales Ratio :	151.02		
Avg. Assessed Value :	367,754	PRD :	106.04	MIN Sales Ratio :	55.14		

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	95.58	95.58	95.66	02.86	99.92	92.85	98.31	N/A	320,000	306,125
01/01/2024 To 03/31/2024	3	92.36	89.41	87.78	04.32	101.86	81.96	93.92	N/A	353,333	310,170
04/01/2024 To 06/30/2024	4	134.58	129.14	128.54	12.71	100.47	99.30	148.11	N/A	261,250	335,823
07/01/2024 To 09/30/2024	3	84.98	84.59	83.00	07.46	101.92	74.88	93.90	N/A	545,000	452,333
10/01/2024 To 12/31/2024	2	83.76	83.76	87.69	13.23	95.52	72.68	94.83	N/A	442,500	388,050
01/01/2025 To 03/31/2025	2	121.41	121.41	118.92	24.40	102.09	91.79	151.02	N/A	327,500	389,458
04/01/2025 To 06/30/2025	2	59.07	59.07	56.61	06.65	104.35	55.14	62.99	N/A	590,000	333,983
07/01/2025 To 09/30/2025	5	81.90	88.19	87.31	13.94	101.01	69.38	109.04	N/A	456,400	398,463
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	12	93.91	102.48	96.87	16.68	105.79	74.88	148.11	84.98 to 124.76	365,000	353,588
10/01/2024 To 09/30/2025	11	81.90	88.13	84.27	22.64	104.58	55.14	151.02	62.99 to 109.04	454,727	383,209
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	12	93.91	100.51	95.28	18.16	105.49	72.68	148.11	81.96 to 124.76	385,417	367,242
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	93	COV :	26.70	95% Median C.I. :	81.90 to 99.02
Total Sales Price :	9,382,000	Wgt. Mean :	90	STD :	25.53	95% Wgt. Mean C.I. :	78.95 to 101.36
Total Adj. Sales Price :	9,382,000	Mean :	96	Avg. Abs. Dev :	17.69	95% Mean C.I. :	84.57 to 106.65
Total Assessed Value :	8,458,345						
Avg. Adj. Sales Price :	407,913	COD :	19.05	MAX Sales Ratio :	151.02		
Avg. Assessed Value :	367,754	PRD :	106.04	MIN Sales Ratio :	55.14		

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	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	23	Median :	93	COV :	26.70	95% Median C.I. :	81.90 to 99.02
Total Sales Price :	9,382,000	Wgt. Mean :	90	STD :	25.53	95% Wgt. Mean C.I. :	78.95 to 101.36
Total Adj. Sales Price :	9,382,000	Mean :	96	Avg. Abs. Dev :	17.69	95% Mean C.I. :	84.57 to 106.65
Total Assessed Value :	8,458,345						
Avg. Adj. Sales Price :	407,913	COD :	19.05	MAX Sales Ratio :	151.02		
Avg. Assessed Value :	367,754	PRD :	106.04	MIN Sales Ratio :	55.14		

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	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754
Greater Than 15,000	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754
Greater Than 30,000	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	3	92.36	101.15	95.58	30.72	105.83	62.99	148.11	N/A	196,667	187,973
250,000 TO 499,999	13	93.92	102.73	101.92	17.38	100.79	72.68	151.02	81.90 to 124.76	338,615	345,113
500,000 TO 999,999	7	81.96	80.03	77.63	13.85	103.09	55.14	99.02	55.14 to 99.02	627,143	486,851
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	23	92.85	95.61	90.16	19.05	106.04	55.14	151.02	81.90 to 99.02	407,913	367,754

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

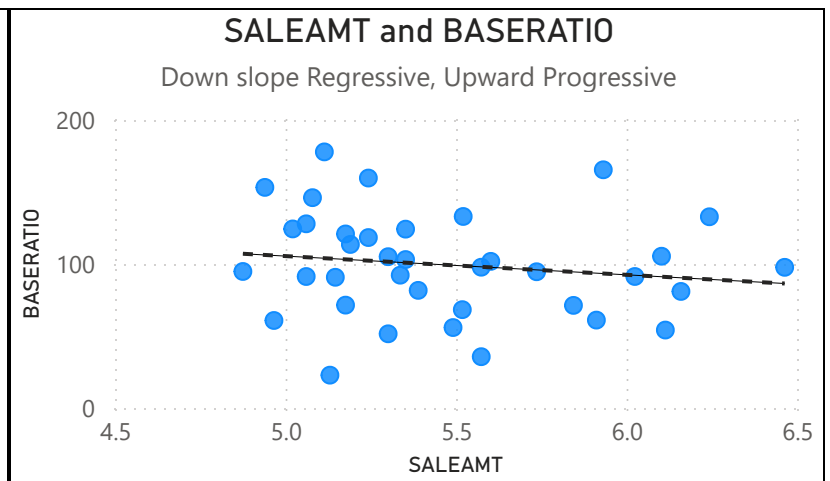
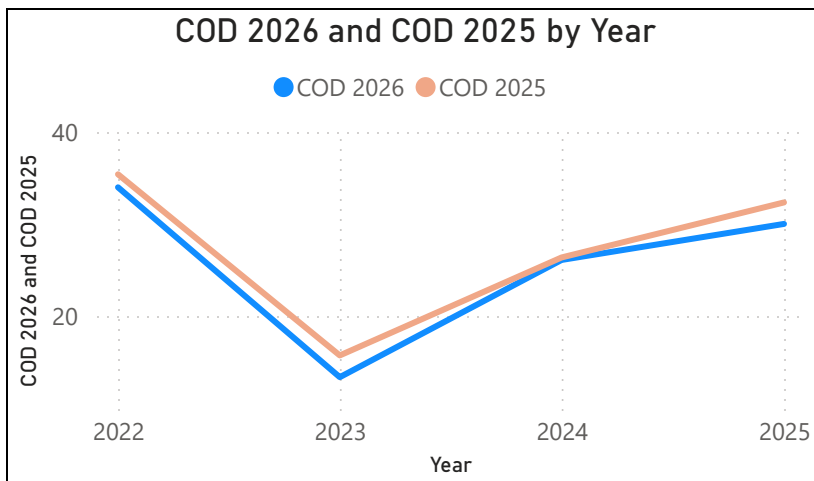
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

Keith 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	28	97.73	100.12	-2.39%	102.37	103.38	-0.97%	98.40	102.04	-3.57%
5	4	96.58	98.41	-1.86%	85.59	95.40	-10.29%	84.67	92.54	-8.51%
10	5	94.81	99.40	-4.61%	93.96	97.42	-3.55%	94.28	98.14	-3.94%
Total	37	97.69	99.40	-1.72%	99.42	101.71	-2.25%	96.67	100.79	-4.09%

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	28	27.62	29.99	-7.88%	104.03	101.31	-0.97%	51.52	53.81	-4.25%	177.85	187.46	-5.13%
5	4	22.89	14.76	55.13%	101.09	103.09	-10.29%	35.63	68.12	-47.70%	113.57	116.68	-2.67%
10	5	40.67	42.15	-3.53%	99.67	99.26	-3.55%	22.81	17.39	31.19%	159.69	167.97	-4.93%
Total	37	28.77	30.13	-4.52%	102.85	100.91	-2.25%	22.81	17.39	31.19%	177.85	187.46	-5.13%



**51 Keith
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 : 37
 Total Sales Price : 17,997,798
 Total Adj. Sales Price : 17,997,798
 Total Assessed Value : 17,398,610
 Avg. Adj. Sales Price : 486,427
 Avg. Assessed Value : 470,233

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 28.77
 PRD : 102.84

COV : 36.44
 STD : 36.23
 Avg. Abs. Dev : 28.11
 MAX Sales Ratio : 177.85
 MIN Sales Ratio : 22.81

95% Median C.I. : 90.78 to 113.57
 95% Wgt. Mean C.I. : 83.66 to 109.68
 95% Mean C.I. : 87.75 to 111.09

Printed:3/13/2026 2:29:20PM

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	3	101.83	105.80	97.17	33.99	108.88	55.87	159.69	N/A	295,000	286,653	
01-JAN-23 To 31-MAR-23	3	124.35	118.35	102.03	09.47	116.00	97.69	133.01	N/A	1,115,667	1,138,320	
01-APR-23 To 30-JUN-23												
01-JUL-23 To 30-SEP-23	3	132.79	135.59	133.31	04.56	101.71	127.90	146.07	N/A	661,667	882,088	
01-OCT-23 To 31-DEC-23	2	91.51	91.51	91.66	00.80	99.84	90.78	92.23	N/A	178,500	163,620	
01-JAN-24 To 31-MAR-24	5	91.32	81.68	79.65	23.93	102.55	35.63	118.36	N/A	402,600	320,687	
01-APR-24 To 30-JUN-24	3	91.31	88.96	85.06	04.99	104.58	80.95	94.62	N/A	701,488	596,652	
01-JUL-24 To 30-SEP-24	2	109.32	109.32	108.78	03.89	100.50	105.07	113.57	N/A	177,500	193,085	
01-OCT-24 To 31-DEC-24	6	60.91	62.57	72.45	27.35	86.36	22.81	105.39	22.81 to 105.39	718,223	520,343	
01-JAN-25 To 31-MAR-25	5	120.87	113.50	108.19	17.90	104.91	71.44	153.21	N/A	197,400	213,571	
01-APR-25 To 30-JUN-25	5	103.09	115.91	131.76	40.75	87.97	51.52	177.85	N/A	331,000	436,142	
01-JUL-25 To 30-SEP-25												
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	9	127.90	119.91	111.33	16.66	107.71	55.87	159.69	97.69 to 146.07	690,778	769,021	
01-OCT-23 To 30-SEP-24	12	91.78	89.75	85.04	14.56	105.54	35.63	118.36	80.95 to 105.07	402,455	342,233	
01-OCT-24 To 30-SEP-25	16	89.73	95.15	91.65	39.92	103.82	22.81	177.85	60.77 to 124.20	434,458	398,164	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	8	126.13	118.10	112.30	13.35	105.16	90.78	146.07	90.78 to 146.07	711,125	798,558	
01-JAN-24 To 31-DEC-24	16	86.13	79.33	78.59	26.09	100.94	22.81	118.36	60.77 to 105.07	548,862	431,351	
<u>ALL</u>	37	97.69	99.42	96.67	28.77	102.84	22.81	177.85	90.78 to 113.57	486,427	470,233	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	28	97.73	102.37	98.40	27.62	104.03	51.52	177.85	81.69 to 120.87	538,207	529,616	
5	4	96.58	85.59	84.67	22.89	101.09	35.63	113.57	N/A	497,000	420,790	
10	5	94.81	93.96	94.28	40.67	99.66	22.81	159.69	N/A	188,000	177,239	
<u>ALL</u>	37	97.69	99.42	96.67	28.77	102.84	22.81	177.85	90.78 to 113.57	486,427	470,233	

**51 Keith
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 : 37
 Total Sales Price : 17,997,798
 Total Adj. Sales Price : 17,997,798
 Total Assessed Value : 17,398,610
 Avg. Adj. Sales Price : 486,427
 Avg. Assessed Value : 470,233

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 28.77
 PRD : 102.84

COV : 36.44
 STD : 36.23
 Avg. Abs. Dev : 28.11
 MAX Sales Ratio : 177.85
 MIN Sales Ratio : 22.81

95% Median C.I. : 90.78 to 113.57
 95% Wgt. Mean C.I. : 83.66 to 109.68
 95% Mean C.I. : 87.75 to 111.09

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	69.78	86.67	71.09	31.53	121.92	61.04	146.07	N/A	491,250	349,216
03	33	97.77	100.97	99.81	27.86	101.16	22.81	177.85	91.31 to 118.36	485,842	484,901
04											
<u>ALL</u>	<u>37</u>	<u>97.69</u>	<u>99.42</u>	<u>96.67</u>	<u>28.77</u>	<u>102.84</u>	<u>22.81</u>	<u>177.85</u>	<u>90.78 to 113.57</u>	<u>486,427</u>	<u>470,233</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	37	97.69	99.42	96.67	28.77	102.84	22.81	177.85	90.78 to 113.57	486,427	470,233
Greater Than 14,999	37	97.69	99.42	96.67	28.77	102.84	22.81	177.85	90.78 to 113.57	486,427	470,233
Greater Than 29,999	37	97.69	99.42	96.67	28.77	102.84	22.81	177.85	90.78 to 113.57	486,427	470,233
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	3	94.81	102.93	102.40	32.50	100.52	60.77	153.21	N/A	84,833	86,872
100,000 TO 149,999	7	124.35	111.58	110.12	28.36	101.33	22.81	177.85	22.81 to 177.85	122,857	135,291
150,000 TO 249,999	11	105.07	103.79	102.79	20.48	100.97	51.52	159.69	71.44 to 124.20	192,455	197,816
250,000 TO 499,999	6	83.04	82.07	82.36	34.68	99.65	35.63	133.01	35.63 to 133.01	353,667	291,283
500,000 TO 999,999	4	82.94	98.09	100.39	38.51	97.71	61.04	165.42	N/A	728,750	731,558
1,000,000 TO 1,999,999	5	91.32	92.92	95.29	22.58	97.51	54.13	132.79	N/A	1,363,860	1,299,649
2,000,000 TO 4,999,999	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	2,910,000	2,842,810
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>37</u>	<u>97.69</u>	<u>99.42</u>	<u>96.67</u>	<u>28.77</u>	<u>102.84</u>	<u>22.81</u>	<u>177.85</u>	<u>90.78 to 113.57</u>	<u>486,427</u>	<u>470,233</u>

51 Keith
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 : 37
 Total Sales Price : 17,997,798
 Total Adj. Sales Price : 17,997,798
 Total Assessed Value : 17,398,610
 Avg. Adj. Sales Price : 486,427
 Avg. Assessed Value : 470,233

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 28.77
 PRD : 102.84

COV : 36.44
 STD : 36.23
 Avg. Abs. Dev : 28.11
 MAX Sales Ratio : 177.85
 MIN Sales Ratio : 22.81

95% Median C.I. : 90.78 to 113.57
 95% Wgt. Mean C.I. : 83.66 to 109.68
 95% Mean C.I. : 87.75 to 111.09

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
135	1	22.81	22.81	22.81	00.00	100.00	22.81	22.81	N/A	135,000	30,790
319	1	105.39	105.39	105.39	00.00	100.00	105.39	105.39	N/A	1,266,835	1,335,160
343	2	125.45	125.45	99.30	22.13	126.33	97.69	153.21	N/A	1,498,500	1,488,050
344	4	122.61	117.72	110.82	06.85	106.23	97.77	127.90	N/A	186,250	206,401
349	3	80.95	75.77	70.00	15.69	108.24	54.13	92.23	N/A	987,154	691,042
350	1	81.69	81.69	81.69	00.00	100.00	81.69	81.69	N/A	245,000	200,145
351	1	132.79	132.79	132.79	00.00	100.00	132.79	132.79	N/A	1,750,000	2,323,895
352	4	69.78	86.67	71.09	31.53	121.92	61.04	146.07	N/A	491,250	349,216
353	1	51.52	51.52	51.52	00.00	100.00	51.52	51.52	N/A	200,000	103,045
384	1	91.31	91.31	91.31	00.00	100.00	91.31	91.31	N/A	115,000	105,005
386	1	94.81	94.81	94.81	00.00	100.00	94.81	94.81	N/A	75,000	71,110
401	1	91.32	91.32	91.32	00.00	100.00	91.32	91.32	N/A	1,058,000	966,210
406	1	60.77	60.77	60.77	00.00	100.00	60.77	60.77	N/A	92,500	56,215
412	1	118.36	118.36	118.36	00.00	100.00	118.36	118.36	N/A	175,000	207,135
426	1	133.01	133.01	133.01	00.00	100.00	133.01	133.01	N/A	332,000	441,580
442	2	107.70	107.70	105.11	05.45	102.46	101.83	113.57	N/A	277,500	291,673
444	1	103.09	103.09	103.09	00.00	100.00	103.09	103.09	N/A	225,000	231,950
470	1	71.44	71.44	71.44	00.00	100.00	71.44	71.44	N/A	150,000	107,160
471	2	97.93	97.93	99.19	07.30	98.73	90.78	105.07	N/A	170,000	168,618
494	1	165.42	165.42	165.42	00.00	100.00	165.42	165.42	N/A	855,000	1,414,365
528	4	109.41	108.60	99.42	30.48	109.23	55.87	159.69	N/A	313,750	311,940
532	1	177.85	177.85	177.85	00.00	100.00	177.85	177.85	N/A	130,000	231,205
999	1	35.63	35.63	35.63	00.00	100.00	35.63	35.63	N/A	375,000	133,605
<u>ALL</u>	<u>37</u>	97.69	99.42	96.67	28.77	102.84	22.81	177.85	90.78 to 113.57	486,427	470,233

51 Keith
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 : 37
Total Sales Price : 54,699,462
Total Adj. Sales Price : 54,699,462
Total Assessed Value : 38,444,440
Avg. Adj. Sales Price : 1,478,364
Avg. Assessed Value : 1,039,039

MEDIAN : 72
WGT. MEAN : 70
MEAN : 77
COD : 19.17
PRD : 108.91

COV : 33.89
STD : 25.94
Avg. Abs. Dev : 13.87
MAX Sales Ratio : 203.05
MIN Sales Ratio : 42.03

95% Median C.I. : 67.06 to 76.00
95% Wgt. Mean C.I. : 66.05 to 74.52
95% Mean C.I. : 68.18 to 84.90

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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>Qtrts</u>												
01-OCT-22 To 31-DEC-22	2	73.14	73.14	75.06	03.92	97.44	70.27	76.00	N/A	365,178	274,100	
01-JAN-23 To 31-MAR-23	5	72.36	74.60	73.77	04.60	101.13	70.32	82.45	N/A	1,066,982	787,095	
01-APR-23 To 30-JUN-23	5	74.80	76.84	81.18	17.73	94.65	55.40	103.01	N/A	1,080,595	877,174	
01-JUL-23 To 30-SEP-23												
01-OCT-23 To 31-DEC-23	4	73.99	82.86	93.20	20.69	88.91	62.85	120.59	N/A	500,177	466,150	
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	1	94.69	94.69	94.69	00.00	100.00	94.69	94.69	N/A	753,000	713,000	
01-JUL-24 To 30-SEP-24	8	65.38	69.08	65.24	14.81	105.89	57.59	96.82	57.59 to 96.82	1,291,375	842,502	
01-OCT-24 To 31-DEC-24	3	63.95	67.76	63.68	08.98	106.41	61.06	78.28	N/A	7,424,205	4,728,008	
01-JAN-25 To 31-MAR-25	5	78.57	73.84	73.40	11.72	100.60	55.24	87.13	N/A	1,266,000	929,215	
01-APR-25 To 30-JUN-25	1	73.71	73.71	73.71	00.00	100.00	73.71	73.71	N/A	350,000	257,975	
01-JUL-25 To 30-SEP-25	3	58.64	101.24	97.93	91.52	103.38	42.03	203.05	N/A	397,967	389,735	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	12	73.58	75.29	77.34	10.32	97.35	55.40	103.01	70.27 to 82.45	955,687	739,129	
01-OCT-23 To 30-SEP-24	13	72.25	75.29	71.21	17.88	105.73	57.59	120.59	60.12 to 94.69	1,006,516	716,740	
01-OCT-24 To 30-SEP-25	12	70.39	79.16	67.20	30.06	117.80	42.03	203.05	58.64 to 81.20	2,512,210	1,688,107	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	14	73.58	77.76	79.96	14.23	97.25	55.40	120.59	66.15 to 84.82	909,899	727,568	
01-JAN-24 To 31-DEC-24	12	66.39	70.89	64.87	15.74	109.28	57.59	96.82	60.12 to 78.28	2,779,718	1,803,087	
<u>ALL</u>	37	72.36	76.54	70.28	19.17	108.91	42.03	203.05	67.06 to 76.00	1,478,364	1,039,039	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	2	58.42	58.42	60.49	28.06	96.58	42.03	74.80	N/A	538,048	325,458	
2	9	72.25	73.62	78.91	18.66	93.30	55.40	120.59	57.59 to 87.13	466,868	368,424	
3	26	74.12	78.95	69.76	18.48	113.17	55.24	203.05	67.06 to 78.57	1,900,829	1,326,066	
<u>ALL</u>	37	72.36	76.54	70.28	19.17	108.91	42.03	203.05	67.06 to 76.00	1,478,364	1,039,039	

51 Keith
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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

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 Avg. Adj. Sales Price : 1,478,364
 Avg. Assessed Value : 1,039,039

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 77
 COD : 19.17
 PRD : 108.91

COV : 33.89
 STD : 25.94
 Avg. Abs. Dev : 13.87
 MAX Sales Ratio : 203.05
 MIN Sales Ratio : 42.03

95% Median C.I. : 67.06 to 76.00
 95% Wgt. Mean C.I. : 66.05 to 74.52
 95% Mean C.I. : 68.18 to 84.90

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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
_____Dry_____											
County	8	74.72	93.20	94.07	35.18	99.08	55.40	203.05	55.40 to 203.05	457,987	430,814
2	4	74.05	81.02	84.46	23.15	95.93	55.40	120.59	N/A	592,079	500,063
3	4	76.14	105.37	111.63	46.55	94.39	66.15	203.05	N/A	323,895	361,566
_____Grass_____											
County	3	74.80	73.52	75.98	12.70	96.76	58.64	87.13	N/A	517,032	392,822
1	1	74.80	74.80	74.80	00.00	100.00	74.80	74.80	N/A	606,096	453,365
2	2	72.89	72.89	76.73	19.55	95.00	58.64	87.13	N/A	472,500	362,550
_____ALL_____	37	72.36	76.54	70.28	19.17	108.91	42.03	203.05	67.06 to 76.00	1,478,364	1,039,039

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	15	71.68	73.38	68.33	13.91	107.39	55.24	103.01	61.93 to 81.20	2,873,374	1,963,249
3	15	71.68	73.38	68.33	13.91	107.39	55.24	103.01	61.93 to 81.20	2,873,374	1,963,249
_____Dry_____											
County	11	73.71	89.54	91.35	29.40	98.02	55.40	203.05	66.15 to 120.59	410,809	375,290
2	5	72.36	79.27	82.45	18.97	96.14	55.40	120.59	N/A	566,663	467,238
3	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668
_____Grass_____											
County	3	74.80	73.52	75.98	12.70	96.76	58.64	87.13	N/A	517,032	392,822
1	1	74.80	74.80	74.80	00.00	100.00	74.80	74.80	N/A	606,096	453,365
2	2	72.89	72.89	76.73	19.55	95.00	58.64	87.13	N/A	472,500	362,550
_____ALL_____	37	72.36	76.54	70.28	19.17	108.91	42.03	203.05	67.06 to 76.00	1,478,364	1,039,039

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	76	COV :	53.53	95% Median C.I. :	66.15 to 203.05
Total Sales Price :	1,685,580	Wgt. Mean :	106	STD :	52.51	95% Wgt. Mean C.I. :	38.70 to 173.93
Total Adj. Sales Price :	1,685,580	Mean :	98	Avg. Abs. Dev :	28.05	95% Mean C.I. :	42.99 to 153.21
Total Assessed Value :	1,792,005						
Avg. Adj. Sales Price :	280,930	COD :	36.84	MAX Sales Ratio :	203.05		
Avg. Assessed Value :	298,668	PRD :	92.28	MIN Sales Ratio :	66.15		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	70.27	70.27	70.27	100.00	70.27	70.27		N/A	120,000	84,325
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	66.15	66.15	66.15	100.00	66.15	66.15		N/A	211,680	140,020
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	96.82	96.82	96.82	100.00	96.82	96.82		N/A	270,000	261,415
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	78.57	78.57	78.57	100.00	78.57	78.57		N/A	355,000	278,930
04/01/2025 To 06/30/2025	1	73.71	73.71	73.71	100.00	73.71	73.71		N/A	350,000	257,975
07/01/2025 To 09/30/2025	1	203.05	203.05	203.05	100.00	203.05	203.05		N/A	378,900	769,340
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	68.21	68.21	67.64	03.02	100.84	66.15	70.27	N/A	165,840	112,173
10/01/2023 To 09/30/2024	1	96.82	96.82	96.82	100.00	96.82	96.82		N/A	270,000	261,415
10/01/2024 To 09/30/2025	3	78.57	118.44	120.51	54.87	98.28	73.71	203.05	N/A	361,300	435,415
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	66.15	66.15	66.15	100.00	66.15	66.15		N/A	211,680	140,020
01/01/2024 To 12/31/2024	1	96.82	96.82	96.82	100.00	96.82	96.82		N/A	270,000	261,415
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	76	COV :	53.53	95% Median C.I. :	66.15 to 203.05
Total Sales Price :	1,685,580	Wgt. Mean :	106	STD :	52.51	95% Wgt. Mean C.I. :	38.70 to 173.93
Total Adj. Sales Price :	1,685,580	Mean :	98	Avg. Abs. Dev :	28.05	95% Mean C.I. :	42.99 to 153.21
Total Assessed Value :	1,792,005						
Avg. Adj. Sales Price :	280,930	COD :	36.84	MAX Sales Ratio :	203.05		
Avg. Assessed Value :	298,668	PRD :	92.28	MIN Sales Ratio :	66.15		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Dry</u>											
County	4	76.14	105.37	111.63	46.55	94.39	66.15	203.05	N/A	323,895	361,566
3	4	76.14	105.37	111.63	46.55	94.39	66.15	203.05	N/A	323,895	361,566
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Dry</u>											
County	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668
3	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668
<u>ALL</u>											
10/01/2022 To 09/30/2025	6	76.14	98.10	106.31	36.84	92.28	66.15	203.05	66.15 to 203.05	280,930	298,668

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_3	Improvmt	Increase	0%

What IF

Keith County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Keith	4	2,100	n/a	2,100	2,100	n/a	2,100	n/a	2,100	2,100
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809
Arthur	1	n/a	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Lincoln	2	3,400	3,379	3,400	3,395	3,308	3,290	3,391	3,384	3,382
Keith	2	3,660	3,660	3,575	3,445	3,445	3,445	3,445	3,445	3,583
Keith	5	3,575	3,575	3,575	3,445	3,445	3,445	3,445	3,445	3,492
Lincoln	4	3,375	3,353	2,843	3,285	3,375	3,325	3,026	3,138	3,278
Deuel	1	3,098	3,100	3,000	2,934	2,800	2,783	2,743	2,800	3,037
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809
Keith	3	5,740	5,740	5,740	5,480	5,480	5,480	5,480	5,480	5,650
Keith	6	5,740	5,740	5,740	5,480	5,480	5,480	5,481	5,480	5,587
Lincoln	1	4,819	4,816	4,622	4,587	4,398	4,251	4,389	4,351	4,665
Lincoln	3	4,521	4,516	4,525	4,511	4,373	4,298	4,383	4,366	4,415
Perkins	1	5,691	5,718	4,903	5,553	5,488	5,063	5,373	5,362	5,578
Deuel	1	3,098	3,100	3,000	2,934	2,800	2,783	2,743	2,800	3,037

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	625	625	600	600	600	600	609
Keith	4	n/a	n/a	625	n/a	600	n/a	n/a	599	609
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lincoln	2	n/a	1,760	1,760	1,760	1,760	1,700	1,700	1,700	1,744
Keith	2	n/a	1,130	n/a	1,070	1,030	n/a	1,030	1,030	1,107
Keith	5	n/a	1,070	1,070	n/a	1,030	n/a	n/a	1,030	1,041
Lincoln	4	1,350	1,350	1,350	1,350	1,350	1,275	1,275	1,275	1,337
Deuel	1	n/a	1,025	975	975	925	n/a	950	900	1,003
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925
Keith	3	n/a	1,790	1,680	1,680	1,680	1,680	1,650	1,650	1,749
Keith	6	n/a	1,790	1,680	1,681	1,680	n/a	n/a	1,650	1,711
Lincoln	1	1,900	1,900	1,875	1,875	1,851	1,850	1,850	1,850	1,874
Lincoln	3	n/a	1,600	1,600	1,600	1,500	1,500	1,500	1,500	1,567
Perkins	1	n/a	1,550	1,550	1,465	1,465	n/a	1,385	1,385	1,506
Deuel	1	n/a	1,025	975	975	925	n/a	950	900	1,003

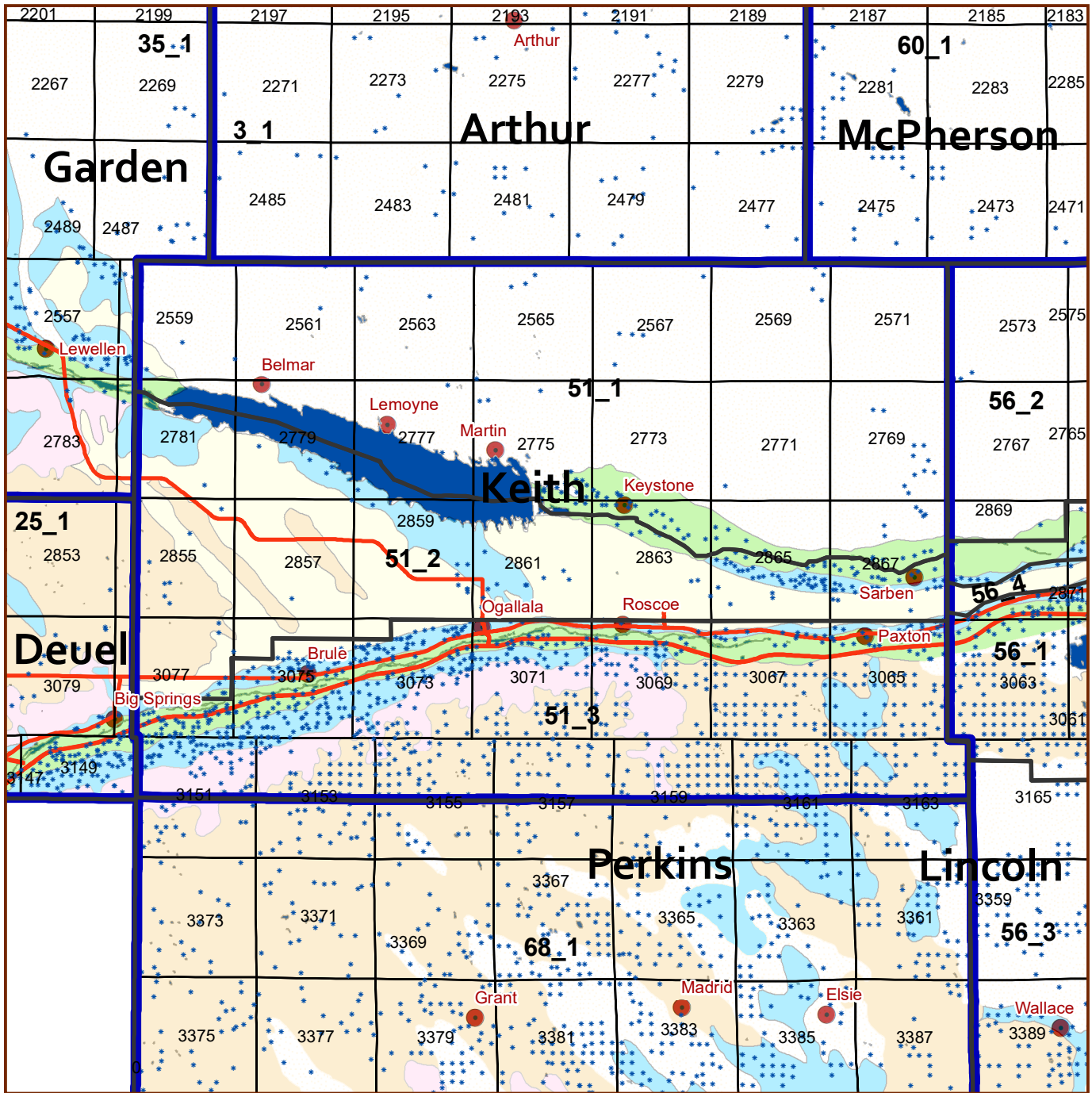
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	760	760	n/a	760	720	720	720	720	722
Keith	4	690	n/a	n/a	690	n/a	655	n/a	666	680
Garden	1	495	n/a	498	495	485	485	485	485	486
Arthur	1	505	505	505	505	505	505	n/a	505	505
Lincoln	2	920	905	920	920	918	885	885	872	887
Keith	2	865	n/a	n/a	865	n/a	820	820	820	820
Keith	5	865	n/a	n/a	865	n/a	820	820	820	836
Lincoln	4	1,050	1,050	1,050	1,050	1,050	910	910	910	1,040
Deuel	1	555	n/a	555	555	n/a	555	555	555	555
Garden	1	495	n/a	498	495	485	485	485	485	486
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Keith	6	665	n/a	640	640	n/a	640	620	620	645
Lincoln	1	1,175	1,175	1,175	1,175	1,125	1,125	1,125	1,125	1,165
Lincoln	3	897	900	900	900	900	825	825	825	832
Perkins	1	765	n/a	n/a	765	n/a	765	765	765	765
Deuel	1	555	n/a	555	555	n/a	555	555	555	555

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	484	n/a	319
Keith	4	500	n/a	335
Garden	1	854	n/a	50
Arthur	1	n/a	n/a	10
Lincoln	2	n/a	n/a	455
Keith	2	790	n/a	314
Keith	5	825	n/a	332
Lincoln	4	n/a	n/a	461
Deuel	1	588	n/a	n/a
Garden	1	854	n/a	50
Keith	3	1,196	n/a	335
Keith	6	1,257	n/a	335
Lincoln	1	1,510	n/a	646
Lincoln	3	1,210	n/a	460
Perkins	1	765	n/a	80
Deuel	1	588	n/a	n/a

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

KEITH 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 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	410,707,420	113,399	3,622			142,844,735	105,489	1,354			145,799,580	404,343	361		
2016	458,346,380	113,475	4,039	11.52%	11.52%	142,915,300	105,462	1,355	0.07%	0.07%	173,083,090	404,181	428	18.76%	18.76%
2017	436,577,015	113,106	3,860	-4.44%	6.57%	134,578,625	105,740	1,273	-6.08%	-6.01%	189,022,285	404,280	468	9.18%	29.67%
2018	412,542,325	112,876	3,655	-5.31%	0.91%	123,707,720	105,619	1,171	-7.97%	-13.50%	188,998,295	404,233	468	0.00%	29.66%
2019	411,415,160	112,592	3,654	-0.02%	0.89%	123,614,365	105,547	1,171	-0.01%	-13.51%	188,815,845	403,884	468	-0.01%	29.65%
2020	392,650,730	112,583	3,488	-4.55%	-3.70%	118,187,135	105,635	1,119	-4.47%	-17.38%	188,257,985	402,973	467	-0.07%	29.56%
2021	359,030,005	109,283	3,285	-5.80%	-9.29%	107,357,610	107,235	1,001	-10.52%	-26.07%	190,468,450	400,070	476	1.91%	32.03%
2022	358,362,625	109,174	3,282	-0.09%	-9.37%	114,315,745	107,120	1,067	6.60%	-21.19%	207,465,725	399,682	519	9.03%	43.95%
2023	359,161,955	109,440	3,282	-0.02%	-9.39%	124,352,125	106,771	1,165	9.14%	-13.99%	207,126,560	399,142	519	-0.03%	43.91%
2024	437,872,630	109,442	4,001	21.91%	10.47%	141,185,880	106,694	1,323	13.62%	-2.28%	220,371,020	399,375	552	6.33%	53.03%
2025	553,525,050	108,992	5,079	26.94%	40.22%	142,824,365	106,431	1,342	1.41%	-0.90%	290,832,435	400,137	727	31.72%	101.57%

Rate Annual %chg Average Value/Acre: 3.03% 0.00% 7.15%

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	1,833,420	3,574	513			5,740,435	10,556	544			706,925,590	637,360	1,109		
2016	2,011,925	3,574	563	9.74%	9.74%	6,023,825	10,599	568	4.51%	4.51%	782,380,520	637,291	1,228	10.69%	10.69%
2017	2,020,065	3,573	565	0.45%	10.23%	6,036,450	10,596	570	0.24%	4.76%	768,234,440	637,294	1,205	-1.81%	8.68%
2018	155,800	562	277	-50.95%	-45.93%	8,153,875	13,712	595	4.38%	9.35%	733,558,015	637,001	1,152	-4.47%	3.83%
2019	155,800	562	277	0.00%	-45.93%	8,349,095	14,126	591	-0.61%	8.68%	732,350,265	636,711	1,150	-0.12%	3.70%
2020	400,150	1,219	328	18.38%	-35.99%	9,944,110	14,316	695	17.52%	27.73%	709,440,110	636,726	1,114	-3.13%	0.46%
2021	314,850	954	330	0.47%	-35.69%	14,017,075	17,009	824	18.65%	51.54%	671,187,990	634,551	1,058	-5.07%	-4.64%
2022	313,820	953	329	-0.21%	-35.83%	14,006,100	17,110	819	-0.67%	50.52%	694,464,015	634,040	1,095	3.55%	-1.25%
2023	313,175	952	329	-0.05%	-35.86%	10,915,490	16,165	675	-17.51%	24.17%	701,869,305	632,470	1,110	1.32%	0.05%
2024	313,120	952	329	0.00%	-35.86%	10,863,600	16,089	675	-0.01%	24.16%	810,606,250	632,552	1,281	15.48%	15.54%
2025	365,145	1,116	327	-0.55%	-36.21%	10,835,940	16,020	676	0.17%	24.38%	998,382,935	632,696	1,578	23.14%	42.27%

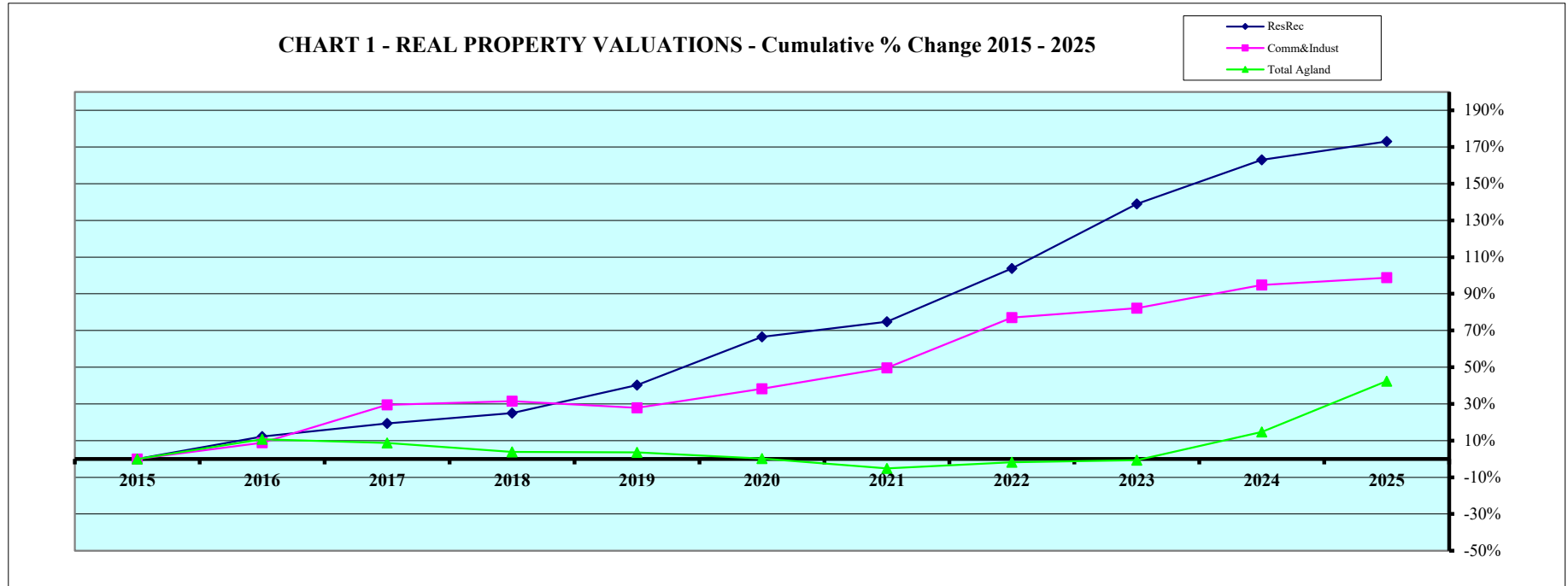
51
KEITH

Rate Annual %chg Average Value/Acre: 3.51%

(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
Aglnd 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 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	368,082,665	-	-	-	99,107,250	-	-	-	706,691,440	-	-	-
2016	413,237,412	45,154,747	12.27%	12.27%	107,873,128	8,765,878	8.84%	8.84%	782,428,060	75,736,620	10.72%	10.72%
2017	439,259,790	26,022,378	6.30%	19.34%	128,365,990	20,492,862	19.00%	29.52%	768,176,910	-14,251,150	-1.82%	8.70%
2018	460,152,436	20,892,646	4.76%	25.01%	130,345,150	1,979,160	1.54%	31.52%	733,539,115	-34,637,795	-4.51%	3.80%
2019	516,332,990	56,180,554	12.21%	40.28%	126,712,020	-3,633,130	-2.79%	27.85%	732,353,790	-1,185,325	-0.16%	3.63%
2020	613,156,999	96,824,009	18.75%	66.58%	137,010,450	10,298,430	8.13%	38.24%	708,639,255	-23,714,535	-3.24%	0.28%
2021	643,513,495	30,356,496	4.95%	74.83%	148,321,785	11,311,335	8.26%	49.66%	670,355,005	-38,284,250	-5.40%	-5.14%
2022	750,096,330	106,582,835	16.56%	103.78%	175,439,375	27,117,590	18.28%	77.02%	694,328,715	23,973,710	3.58%	-1.75%
2023	879,665,465	129,569,135	17.27%	138.99%	180,504,250	5,064,875	2.89%	82.13%	701,917,765	7,589,050	1.09%	-0.68%
2024	968,278,755	88,613,290	10.07%	163.06%	193,021,495	12,517,245	6.93%	94.76%	810,628,450	108,710,685	15.49%	14.71%
2025	1,004,906,370	36,627,615	3.78%	173.01%	196,976,890	3,955,395	2.05%	98.75%	1,006,558,245	195,929,795	24.17%	42.43%

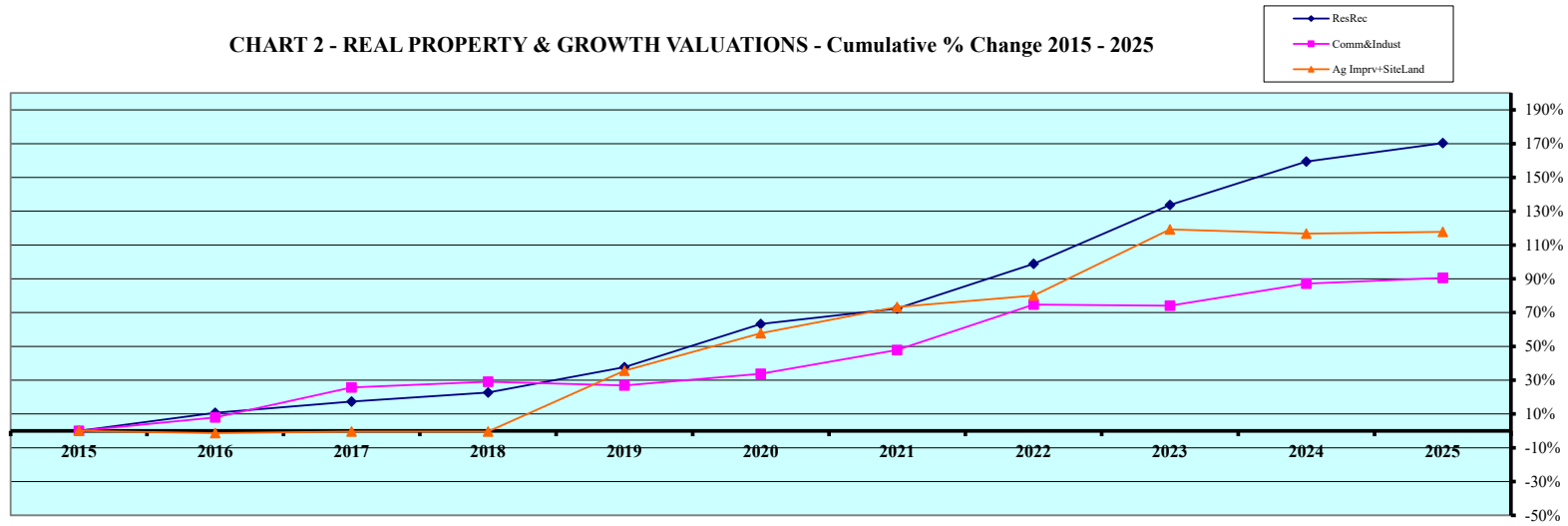
Rate Annual %chg: Residential & Recreational **10.57%** Commercial & Industrial **7.11%** Agricultural Land **3.60%**

Cnty# **51**
County **KEITH**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	368,082,665	4,533,360	1.23%	363,549,305	--	--	99,107,250	1,328,895	1.34%	97,778,355	--	--
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	10.73%	107,873,128	857,120	0.79%	107,016,008	7.98%	7.98%
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	17.36%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	25.77%
2018	460,152,436	8,682,225	1.89%	451,470,211	2.78%	22.65%	130,345,150	2,449,165	1.88%	127,895,985	-0.37%	29.05%
2019	516,332,990	9,474,572	1.83%	506,858,418	10.15%	37.70%	126,712,020	983,120	0.78%	125,728,900	-3.54%	26.86%
2020	613,156,999	11,992,588	1.96%	601,164,411	16.43%	63.32%	137,010,450	4,379,690	3.20%	132,630,760	4.67%	33.83%
2021	643,513,495	8,990,795	1.40%	634,522,700	3.48%	72.39%	148,321,785	1,750,060	1.18%	146,571,725	6.98%	47.89%
2022	750,096,330	18,222,322	2.43%	731,874,008	13.73%	98.83%	175,439,375	2,294,970	1.31%	173,144,405	16.74%	74.70%
2023	879,665,465	19,205,786	2.18%	860,459,679	14.71%	133.77%	180,504,250	8,018,440	4.44%	172,485,810	-1.68%	74.04%
2024	968,278,755	13,597,221	1.40%	954,681,534	8.53%	159.37%	193,021,495	7,521,975	3.90%	185,499,520	2.77%	87.17%
2025	1,004,906,370	9,950,596	0.99%	994,955,774	2.76%	170.31%	196,976,890	8,155,740	4.14%	188,821,150	-2.18%	90.52%
Rate Ann%chg	10.57%		Resid & Recreat w/o growth			8.78%	7.11%		C & I w/o growth			4.69%

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	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	--	--
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	-1.33%
2017	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	-0.36%
2018	39,903,544	24,040,580	63,944,124	779,615	1.22%	63,164,509	-1.55%	-0.43%
2019	49,916,840	36,920,685	86,837,525	768,915	0.89%	86,068,610	34.60%	35.68%
2020	57,016,145	43,851,268	100,867,413	748,705	0.74%	100,118,708	15.29%	57.83%
2021	59,481,480	51,584,410	111,065,890	1,138,145	1.02%	109,927,745	8.98%	73.29%
2022	65,699,495	49,931,720	115,631,215	1,411,685	1.22%	114,219,530	2.84%	80.05%
2023	81,296,010	60,831,880	142,127,890	3,033,170	2.13%	139,094,720	20.29%	119.27%
2024	77,493,440	62,009,555	139,502,995	2,019,985	1.45%	137,483,010	-3.27%	116.73%
2025	76,400,125	63,940,440	140,340,565	2,182,035	1.55%	138,158,530	-0.96%	117.79%
Rate Ann%chg	6.68%	10.56%	8.26%	Ag Imprv+Site w/o growth		7.43%		

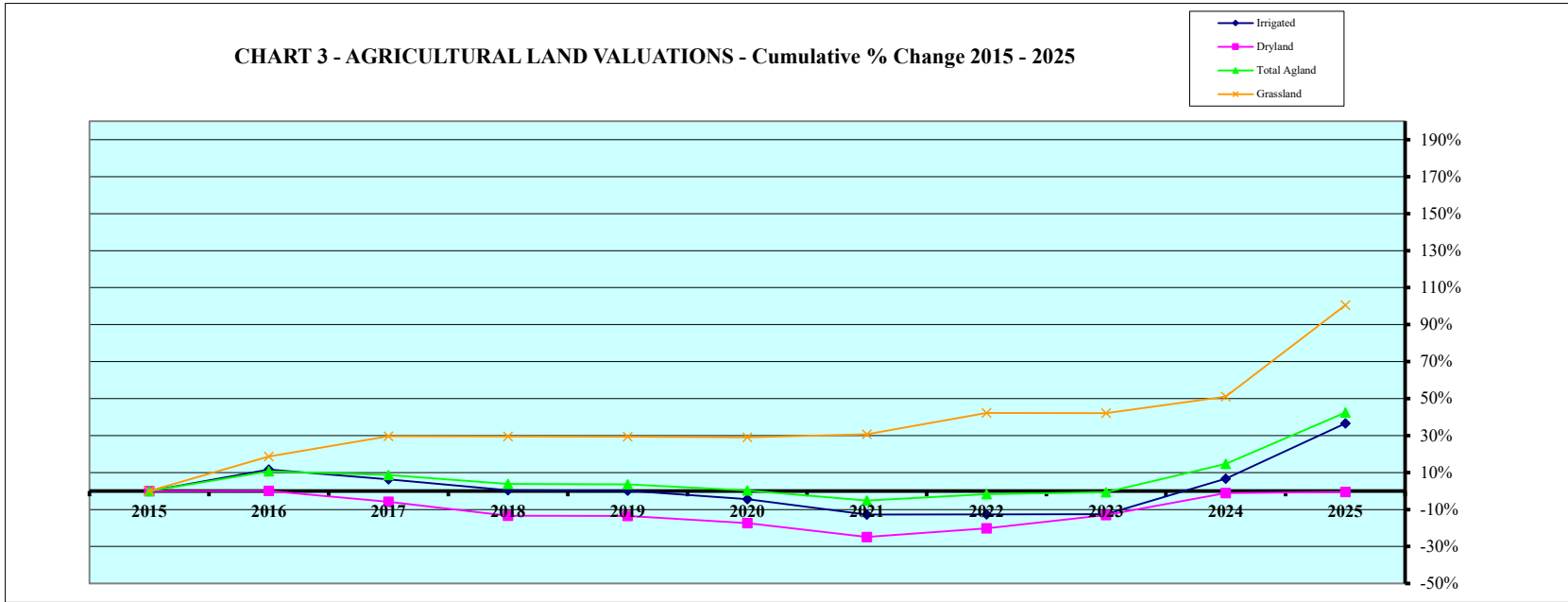
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 51
County KEITH

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	410,673,885	-	-	-	142,814,790	-	-	-	145,830,570	-	-	-
2016	458,346,890	47,673,005	11.61%	11.61%	142,895,685	80,895	0.06%	0.06%	173,149,735	27,319,165	18.73%	18.73%
2017	436,577,015	-21,769,875	-4.75%	6.31%	134,464,255	-8,431,430	-5.90%	-5.85%	189,079,125	15,929,390	9.20%	29.66%
2018	412,524,360	-24,052,655	-5.51%	0.45%	123,752,370	-10,711,885	-7.97%	-13.35%	188,944,080	-135,045	-0.07%	29.56%
2019	411,377,910	-1,146,450	-0.28%	0.17%	123,654,105	-98,265	-0.08%	-13.42%	188,776,715	-167,365	-0.09%	29.45%
2020	392,560,560	-18,817,350	-4.57%	-4.41%	118,048,075	-5,606,030	-4.53%	-17.34%	188,177,945	-598,770	-0.32%	29.04%
2021	358,428,030	-34,132,530	-8.69%	-12.72%	107,343,450	-10,704,625	-9.07%	-24.84%	190,534,460	2,356,515	1.25%	30.65%
2022	358,786,975	358,945	0.10%	-12.63%	114,069,890	6,726,440	6.27%	-20.13%	207,434,170	16,899,710	8.87%	42.24%
2023	359,158,360	371,385	0.10%	-12.54%	124,267,125	10,197,235	8.94%	-12.99%	207,267,960	-166,210	-0.08%	42.13%
2024	437,817,055	78,658,695	21.90%	6.61%	141,184,201	16,917,076	13.61%	-1.14%	220,329,234	13,061,274	6.30%	51.09%
2025	560,798,350	122,981,295	28.09%	36.56%	142,104,970	920,769	0.65%	-0.50%	292,380,080	72,050,846	32.70%	100.49%

Rate Ann.%chg: Irrigated **3.16%** Dryland **-0.05%** Grassland **7.20%**

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	1,833,420	-	-	-	5,538,775	-	-	-	706,691,440	-	-	-
2016	2,011,925	178,505	9.74%	9.74%	6,023,825	485,050	8.76%	8.76%	782,428,060	75,736,620	10.72%	10.72%
2017	155,800	-1,856,125	-92.26%	-91.50%	7,900,715	1,876,890	31.16%	42.64%	768,176,910	-14,251,150	-1.82%	8.70%
2018	155,800	0	0.00%	-91.50%	8,162,505	261,790	3.31%	47.37%	733,539,115	-34,637,795	-4.51%	3.80%
2019	155,800	0	0.00%	-91.50%	8,389,260	226,755	2.78%	51.46%	732,353,790	-1,185,325	-0.16%	3.63%
2020	401,515	245,715	157.71%	-78.10%	9,451,160	1,061,900	12.66%	70.64%	708,639,255	-23,714,535	-3.24%	0.28%
2021	313,810	-87,705	-21.84%	-82.88%	13,735,255	4,284,095	45.33%	147.98%	670,355,005	-38,284,250	-5.40%	-5.14%
2022	313,400	-410	-0.13%	-82.91%	13,724,280	-10,975	-0.08%	147.79%	694,328,715	23,973,710	3.58%	-1.75%
2023	313,120	-280	-0.09%	-82.92%	10,911,200	-2,813,080	-20.50%	97.00%	701,917,765	7,589,050	1.09%	-0.68%
2024	315,035	1,915	0.61%	-82.82%	10,982,925	71,725	0.66%	98.29%	810,628,450	108,710,685	15.49%	14.71%
2025	365,145	50,110	15.91%	-80.08%	10,909,700	-73,225	-0.67%	96.97%	1,006,558,245	195,929,795	24.17%	42.43%

Cnty# **51**
County **KEITH**

Rate Ann.%chg: Total Agric Land **3.60%**

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
8,335	KEITH	88,866,881	51,646,238	237,495,378	965,507,405	189,927,935	7,048,955	39,398,965	1,006,558,245	76,400,125	63,940,440	136,930	2,726,927,497
cnty sectorvalue % of total value:		3.26%	1.89%	8.71%	35.41%	6.96%	0.26%	1.44%	36.91%	2.80%	2.34%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
331	BRULE	406,771	954,021	1,638,504	23,907,835	0	0	4,928,450	72,295	0	0	0	31,907,876
3.97%	%sector of county sector	0.46%	1.85%	0.69%	2.48%			12.51%	0.01%				1.17%
	%sector of municipality	1.27%	2.99%	5.14%	74.93%			15.45%	0.23%				100.00%
4,878	OGALLALA	17,490,972	8,363,052	8,519,911	311,851,405	0	0	128,858,935	5,266,760	0	0	0	480,351,035
58.52%	%sector of county sector	19.68%	16.19%	3.59%	32.30%			327.06%	0.52%				17.62%
	%sector of municipality	3.64%	1.74%	1.77%	64.92%			26.83%	1.10%				100.00%
516	PAXTON	925,066	1,484,359	3,228,223	27,965,315	0	0	8,826,765	1,027,750	265,250	0	0	43,722,728
6.19%	%sector of county sector	1.04%	2.87%	1.36%	2.90%			22.40%	0.10%	0.35%			1.60%
	%sector of municipality	2.12%	3.39%	7.38%	63.96%			20.19%	2.35%	0.61%			100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
5,726	Total Municipalities	18,822,809	10,801,432	13,386,638	363,724,557	0	0	142,614,154	6,366,805	265,250	0	0	555,981,642
68.69%	%all municip.sectors of cnty	21.18%	20.91%	5.64%	37.67%			361.97%	0.63%	0.35%			20.39%

51 KEITH

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 : 9,495	Value : 2,477,058,330	Growth 31,662,110	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	171	3,058,465	61	4,343,990	492	23,608,240	724	31,010,695	
02. Res Improve Land	2,379	39,010,520	197	17,414,880	2,197	88,618,985	4,773	145,044,385	
03. Res Improvements	2,377	367,722,965	206	58,289,920	2,243	459,535,525	4,826	885,548,410	
04. Res Total	2,548	409,791,950	267	80,048,790	2,735	571,762,750	5,550	1,061,603,490	19,272,260
% of Res Total	45.91	38.60	4.81	7.54	49.28	53.86	58.45	42.86	60.87
05. Com UnImp Land	100	4,230,745	14	976,305	24	1,946,050	138	7,153,100	
06. Com Improve Land	422	15,423,730	34	1,780,605	82	5,948,765	538	23,153,100	
07. Com Improvements	426	126,112,050	40	12,988,615	95	23,440,545	561	162,541,210	
08. Com Total	526	145,766,525	54	15,745,525	119	31,335,360	699	192,847,410	9,643,410
% of Com Total	75.25	75.59	7.73	8.16	17.02	16.25	7.36	7.79	30.46
09. Ind UnImp Land	1	27,625	2	56,765	0	0	3	84,390	
10. Ind Improve Land	13	608,595	2	70,360	0	0	15	678,955	
11. Ind Improvements	13	5,458,670	2	542,265	0	0	15	6,000,935	
12. Ind Total	14	6,094,890	4	669,390	0	0	18	6,764,280	1,490
% of Ind Total	77.78	90.10	22.22	9.90	0.00	0.00	0.19	0.27	0.00
13. Rec UnImp Land	0	0	1	708,025	589	24,340,770	590	25,048,795	
14. Rec Improve Land	0	0	0	0	38	1,952,845	38	1,952,845	
15. Rec Improvements	0	0	0	0	38	9,255,910	38	9,255,910	
16. Rec Total	0	0	1	708,025	627	35,549,525	628	36,257,550	0
% of Rec Total	0.00	0.00	0.16	1.95	99.84	98.05	6.61	1.46	0.00
Res & Rec Total	2,548	409,791,950	268	80,756,815	3,362	607,312,275	6,178	1,097,861,040	19,272,260
% of Res & Rec Total	41.24	37.33	4.34	7.36	54.42	55.32	65.07	44.32	60.87
Com & Ind Total	540	151,861,415	58	16,414,915	119	31,335,360	717	199,611,690	9,644,900
% of Com & Ind Total	75.31	76.08	8.09	8.22	16.60	15.70	7.55	8.06	30.46
17. Taxable Total	3,088	561,653,365	326	97,171,730	3,481	638,647,635	6,895	1,297,472,730	28,917,160
% of Taxable Total	44.79	43.29	4.73	7.49	50.49	49.22	72.62	52.38	91.33

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	21	303,580	6,854,180	0	0	0
19. Commercial	36	4,751,135	42,314,945	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	21	303,580	6,854,180
19. Commercial	0	0	0	36	4,751,135	42,314,945
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				57	5,054,715	49,169,125

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	68	136,930	68	136,930	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	68	136,930	68	136,930	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	244	81	378	703

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	269,750	119	41,376,240	1,854	775,415,135	1,975	817,061,125
28. Ag-Improved Land	0	0	44	12,960,280	489	227,785,945	533	240,746,225
29. Ag Improvements	0	0	46	7,885,475	511	113,755,845	557	121,641,320

30. Ag Total				2,532	1,179,448,670
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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	2	2.00	60,000	
32. HomeSite Improv Land	0	0.00	0	23	24.02	720,600	
33. HomeSite Improvements	0	0.00	0	25	0.00	4,657,465	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	15	32.16	97,595	
36. FarmSite Improv Land	0	0.00	0	37	103.20	313,280	
37. FarmSite Improvements	0	0.00	0	45	0.00	3,228,010	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	95	209.67	0	
40. Other- Non Ag Use	0	0.00	0	23	938.42	3,243,730	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	21	19.06	571,800	23	21.06	631,800	
32. HomeSite Improv Land	291	322.00	9,660,000	314	346.02	10,380,600	
33. HomeSite Improvements	310	0.00	61,997,540	335	0.00	66,655,005	439,645
34. HomeSite Total				358	367.08	77,667,405	
35. FarmSite UnImp Land	71	162.70	525,660	86	194.86	623,255	
36. FarmSite Improv Land	430	1,715.87	4,433,370	467	1,819.07	4,746,650	
37. FarmSite Improvements	494	0.00	51,758,305	539	0.00	54,986,315	2,305,305
38. FarmSite Total				625	2,013.93	60,356,220	
39. Road & Ditches	1,495	4,986.68	0	1,590	5,196.35	0	
40. Other- Non Ag Use	89	6,897.84	21,215,815	112	7,836.26	24,459,545	
41. Total Section VI				983	15,413.62	162,483,170	2,744,950

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.66	41,935	12	1,698.34	4,728,305
44. Market Value	1	26.66	50,470	12	1,698.34	6,314,040
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	99	17,027.73	25,413,970	112	18,752.73	30,184,210
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	0.00	0.00%	0	0.00%	0.00
46. 1A	21.00	0.25%	44,095	0.25%	2,099.76
47. 2A1	100.67	1.21%	211,410	1.21%	2,100.03
48. 2A	876.03	10.55%	1,839,660	10.55%	2,100.00
49. 3A1	169.38	2.04%	355,700	2.04%	2,100.01
50. 3A	896.19	10.79%	1,882,000	10.79%	2,100.00
51. 4A1	2,383.59	28.69%	5,005,525	28.69%	2,099.99
52. 4A	3,860.45	46.47%	8,106,930	46.47%	2,100.00
53. Total	8,307.31	100.00%	17,445,320	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	188.55	13.67%	117,850	14.03%	625.03
56. 2D1	193.30	14.01%	120,815	14.38%	625.01
57. 2D	115.66	8.38%	72,295	8.60%	625.06
58. 3D1	151.66	10.99%	90,990	10.83%	599.96
59. 3D	124.49	9.02%	74,700	8.89%	600.05
60. 4D1	36.86	2.67%	22,120	2.63%	600.11
61. 4D	569.00	41.25%	341,400	40.63%	600.00
62. Total	1,379.52	100.00%	840,170	100.00%	609.03
Grass					
63. 1G1	5,933.35	2.27%	4,487,610	2.38%	756.34
64. 1G	4.14	0.00%	2,665	0.00%	643.72
65. 2G1	0.29	0.00%	145	0.00%	500.00
66. 2G	8,748.46	3.35%	6,648,845	3.52%	760.00
67. 3G1	1,637.95	0.63%	1,179,325	0.62%	720.00
68. 3G	243,858.12	93.28%	175,508,795	93.01%	719.72
69. 4G1	706.40	0.27%	487,325	0.26%	689.87
70. 4G	546.85	0.21%	393,140	0.21%	718.92
71. Total	261,435.56	100.00%	188,707,850	100.00%	721.81
Irrigated Total					
	8,307.31	3.05%	17,445,320	8.42%	2,100.00
Dry Total					
	1,379.52	0.51%	840,170	0.41%	609.03
Grass Total					
	261,435.56	96.05%	188,707,850	91.06%	721.81
72. Waste	271.46	0.10%	86,520	0.04%	318.72
73. Other	784.48	0.29%	158,115	0.08%	201.55
74. Exempt	17,518.22	6.44%	0	0.00%	0.00
75. Market Area Total	272,178.33	100.00%	207,237,975	100.00%	761.41

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	942.92	13.89%	3,451,085	14.19%	3,660.00
46. 1A	3,398.00	50.05%	12,436,680	51.13%	3,660.00
47. 2A1	3.19	0.05%	11,405	0.05%	3,575.24
48. 2A	1,317.42	19.40%	4,538,505	18.66%	3,444.99
49. 3A1	644.68	9.50%	2,220,925	9.13%	3,445.00
50. 3A	53.78	0.79%	185,270	0.76%	3,444.96
51. 4A1	150.43	2.22%	518,225	2.13%	3,444.96
52. 4A	279.18	4.11%	961,770	3.95%	3,444.98
53. Total	6,789.60	100.00%	24,323,865	100.00%	3,582.52
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33,554.42	70.91%	37,916,585	72.41%	1,130.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	6,762.84	14.29%	7,236,220	13.82%	1,070.00
58. 3D1	1,453.62	3.07%	1,497,250	2.86%	1,030.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,316.79	7.01%	3,416,285	6.52%	1,030.00
61. 4D	2,233.25	4.72%	2,300,240	4.39%	1,030.00
62. Total	47,320.92	100.00%	52,366,580	100.00%	1,106.63
Grass					
63. 1G1	131.35	0.15%	113,610	0.16%	864.94
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	137.51	0.16%	118,945	0.17%	864.99
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	37,855.34	43.81%	30,946,225	43.75%	817.49
69. 4G1	29,049.40	33.62%	23,775,875	33.62%	818.46
70. 4G	19,236.32	22.26%	15,772,080	22.30%	819.91
71. Total	86,409.92	100.00%	70,726,735	100.00%	818.50
Irrigated Total					
	6,789.60	4.82%	24,323,865	16.49%	3,582.52
Dry Total					
	47,320.92	33.58%	52,366,580	35.50%	1,106.63
Grass Total					
	86,409.92	61.32%	70,726,735	47.95%	818.50
72. Waste	89.28	0.06%	28,045	0.02%	314.12
73. Other	304.16	0.22%	45,660	0.03%	150.12
74. Exempt	14,305.27	10.15%	0	0.00%	0.00
75. Market Area Total	140,913.88	100.00%	147,490,885	100.00%	1,046.67

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,390.07	14.43%	71,119,005	14.66%	5,740.00
46. 1A	43,227.92	50.35%	248,128,245	51.15%	5,740.00
47. 2A1	657.76	0.77%	3,775,545	0.78%	5,740.00
48. 2A	18,734.74	21.82%	102,666,415	21.16%	5,480.00
49. 3A1	2,259.20	2.63%	12,380,420	2.55%	5,480.00
50. 3A	674.79	0.79%	3,697,865	0.76%	5,480.02
51. 4A1	6,893.72	8.03%	37,777,595	7.79%	5,480.00
52. 4A	1,016.03	1.18%	5,567,835	1.15%	5,479.99
53. Total	85,854.23	100.00%	485,112,925	100.00%	5,650.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	36,044.72	65.32%	64,513,960	66.85%	1,789.83
56. 2D1	116.86	0.21%	196,325	0.20%	1,680.00
57. 2D	10,653.84	19.31%	17,898,480	18.55%	1,680.00
58. 3D1	3,162.11	5.73%	5,312,350	5.50%	1,680.00
59. 3D	15.05	0.03%	25,285	0.03%	1,680.07
60. 4D1	1,865.53	3.38%	3,078,180	3.19%	1,650.03
61. 4D	3,322.34	6.02%	5,481,635	5.68%	1,649.93
62. Total	55,180.45	100.00%	96,506,215	100.00%	1,748.92
Grass					
63. 1G1	1,158.91	2.84%	816,600	2.85%	704.63
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	40.10	0.10%	34,195	0.12%	852.74
66. 2G	834.15	2.04%	533,855	1.87%	640.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	24,158.45	59.10%	17,555,685	61.37%	726.69
69. 4G1	12,196.01	29.84%	8,053,085	28.15%	660.30
70. 4G	2,487.03	6.08%	1,614,310	5.64%	649.09
71. Total	40,874.65	100.00%	28,607,730	100.00%	699.89
Irrigated Total	85,854.23	46.76%	485,112,925	79.39%	5,650.43
Dry Total	55,180.45	30.06%	96,506,215	15.79%	1,748.92
Grass Total	40,874.65	22.26%	28,607,730	4.68%	699.89
72. Waste	132.09	0.07%	44,235	0.01%	334.89
73. Other	1,555.87	0.85%	800,790	0.13%	514.69
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	183,597.29	100.00%	611,071,895	100.00%	3,328.33

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6.93	0.45%	14,555	0.45%	2,100.29
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	72.94	4.71%	153,170	4.71%	2,099.95
48. 2A	865.14	55.92%	1,816,800	55.92%	2,100.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	419.32	27.10%	880,580	27.10%	2,100.02
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	182.75	11.81%	383,775	11.81%	2,100.00
53. Total	1,547.08	100.00%	3,248,880	100.00%	2,100.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	15.50	34.74%	9,690	35.68%	625.16
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	28.21	63.22%	16,925	62.32%	599.96
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.91	2.04%	545	2.01%	598.90
62. Total	44.62	100.00%	27,160	100.00%	608.70
Grass					
63. 1G1	1,941.14	57.51%	1,339,085	58.36%	689.84
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	449.91	13.33%	310,430	13.53%	689.98
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	967.26	28.66%	633,560	27.61%	655.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	16.94	0.50%	11,275	0.49%	665.58
71. Total	3,375.25	100.00%	2,294,350	100.00%	679.76
Irrigated Total					
Irrigated Total	1,547.08	23.67%	3,248,880	48.79%	2,100.01
Dry Total					
Dry Total	44.62	0.68%	27,160	0.41%	608.70
Grass Total					
Grass Total	3,375.25	51.63%	2,294,350	34.46%	679.76
72. Waste	132.51	2.03%	44,390	0.67%	334.99
73. Other	1,437.51	21.99%	1,043,545	15.67%	725.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	6,536.97	100.00%	6,658,325	100.00%	1,018.56

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	76.61	3.00%	273,880	3.07%	3,574.99
46. 1A	814.21	31.87%	2,910,810	32.63%	3,575.01
47. 2A1	32.35	1.27%	115,650	1.30%	3,574.96
48. 2A	1,095.76	42.89%	3,774,890	42.31%	3,445.00
49. 3A1	164.83	6.45%	567,835	6.37%	3,444.97
50. 3A	165.25	6.47%	569,295	6.38%	3,445.05
51. 4A1	7.31	0.29%	25,185	0.28%	3,445.28
52. 4A	198.45	7.77%	683,660	7.66%	3,445.00
53. Total	2,554.77	100.00%	8,921,205	100.00%	3,491.98
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	50.45	24.96%	53,985	25.65%	1,070.07
56. 2D1	6.16	3.05%	6,590	3.13%	1,069.81
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	124.88	61.79%	128,625	61.12%	1,029.99
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	20.63	10.21%	21,245	10.10%	1,029.81
62. Total	202.12	100.00%	210,445	100.00%	1,041.19
Grass					
63. 1G1	870.57	28.09%	753,050	29.07%	865.01
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	213.51	6.89%	184,685	7.13%	864.99
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	950.28	30.66%	779,675	30.10%	820.47
69. 4G1	241.22	7.78%	197,800	7.63%	820.00
70. 4G	823.77	26.58%	675,495	26.07%	820.00
71. Total	3,099.35	100.00%	2,590,705	100.00%	835.89
Irrigated Total					
Irrigated Total	2,554.77	31.82%	8,921,205	67.49%	3,491.98
Dry Total					
Dry Total	202.12	2.52%	210,445	1.59%	1,041.19
Grass Total					
Grass Total	3,099.35	38.60%	2,590,705	19.60%	835.89
72. Waste	401.42	5.00%	133,240	1.01%	331.92
73. Other	1,771.84	22.07%	1,363,595	10.32%	769.59
74. Exempt	0.74	0.01%	580	0.00%	783.78
75. Market Area Total	8,029.50	100.00%	13,219,190	100.00%	1,646.33

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	238.32	5.91%	1,367,955	6.08%	5,739.99
46. 1A	1,127.52	27.98%	6,471,965	28.75%	5,740.00
47. 2A1	290.30	7.20%	1,666,325	7.40%	5,740.01
48. 2A	1,912.20	47.46%	10,478,845	46.55%	5,479.99
49. 3A1	131.54	3.26%	720,840	3.20%	5,480.01
50. 3A	104.79	2.60%	574,240	2.55%	5,479.91
51. 4A1	2.10	0.05%	11,510	0.05%	5,480.95
52. 4A	222.71	5.53%	1,220,460	5.42%	5,480.04
53. Total	4,029.48	100.00%	22,512,140	100.00%	5,586.86
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	451.44	31.16%	808,085	32.59%	1,790.02
56. 2D1	71.19	4.91%	119,605	4.82%	1,680.08
57. 2D	5.45	0.38%	9,160	0.37%	1,680.73
58. 3D1	770.04	53.14%	1,293,665	52.17%	1,680.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	150.88	10.41%	248,965	10.04%	1,650.09
62. Total	1,449.00	100.00%	2,479,480	100.00%	1,711.17
Grass					
63. 1G1	1,915.81	39.15%	1,344,635	41.34%	701.86
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	8.49	0.17%	5,435	0.17%	640.16
66. 2G	877.01	17.92%	561,290	17.26%	640.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	967.01	19.76%	643,845	19.79%	665.81
69. 4G1	508.26	10.39%	315,120	9.69%	620.00
70. 4G	616.34	12.60%	382,335	11.75%	620.33
71. Total	4,892.92	100.00%	3,252,660	100.00%	664.77
Irrigated Total					
Irrigated Total	4,029.48	28.57%	22,512,140	71.95%	5,586.86
Dry Total					
Dry Total	1,449.00	10.28%	2,479,480	7.92%	1,711.17
Grass Total					
Grass Total	4,892.92	34.70%	3,252,660	10.40%	664.77
72. Waste	65.51	0.46%	21,940	0.07%	334.91
73. Other	3,664.67	25.99%	3,021,010	9.66%	824.36
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	14,101.58	100.00%	31,287,230	100.00%	2,218.70

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	40.37	227,815	7,163.93	38,044,580	101,878.17	523,291,940	109,082.47	561,564,335
77. Dry Land	23.30	39,145	3,807.06	5,144,435	101,746.27	147,246,470	105,576.63	152,430,050
78. Grass	0.00	0	8,087.26	6,174,685	392,000.39	290,005,345	400,087.65	296,180,030
79. Waste	0.00	0	49.90	16,715	1,042.37	341,655	1,092.27	358,370
80. Other	3.36	2,790	701.93	520,900	8,813.24	5,909,025	9,518.53	6,432,715
81. Exempt	0.00	0	0.00	0	31,824.23	580	31,824.23	580
82. Total	67.03	269,750	19,810.08	49,901,315	605,480.44	966,794,435	625,357.55	1,016,965,500

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	109,082.47	17.44%	561,564,335	55.22%	5,148.07
Dry Land	105,576.63	16.88%	152,430,050	14.99%	1,443.79
Grass	400,087.65	63.98%	296,180,030	29.12%	740.29
Waste	1,092.27	0.17%	358,370	0.04%	328.10
Other	9,518.53	1.52%	6,432,715	0.63%	675.81
Exempt	31,824.23	5.09%	580	0.00%	0.02
Total	625,357.55	100.00%	1,016,965,500	100.00%	1,626.21

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 Brule	23	244,895	170	1,797,495	176	23,572,710	199	25,615,100	102,850
83.2 Key/roscoe/sarben	40	231,570	112	826,715	114	9,693,925	154	10,752,210	149,275
83.3 Lake	788	33,854,445	1,789	65,109,935	1,820	384,011,890	2,608	482,976,270	11,231,419
83.4 Ogallala	127	2,407,755	1,973	32,998,070	1,973	313,163,745	2,100	348,569,570	2,572,985
83.5 Paxton	20	364,945	234	4,095,320	226	30,028,540	246	34,488,805	172,936
83.6 Rural	316	18,955,880	533	42,169,695	555	134,333,510	871	195,459,085	5,042,795
84 Residential Total	1,314	56,059,490	4,811	146,997,230	4,864	894,804,320	6,178	1,097,861,040	19,272,260

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Brule	0	0	1	11,875	1	344,005	1	355,880	0
85.2 Lake	13	853,105	61	5,072,935	65	16,952,380	78	22,878,420	287,390
85.3 Ogallala	78	4,266,310	375	15,553,935	382	124,178,220	460	143,998,465	8,471,640
85.4 Rural	0	0	4	326,010	4	1,315,320	4	1,641,330	12,595
85.5 Rural & Small Villages	50	2,118,075	112	2,867,300	124	25,752,220	174	30,737,595	873,275
86 Commercial Total	141	7,237,490	553	23,832,055	576	168,542,145	717	199,611,690	9,644,900

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	5,849.69	2.24%	4,445,780	2.36%	760.00
88. 1G	2.29	0.00%	1,740	0.00%	759.83
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	8,748.46	3.35%	6,648,845	3.53%	760.00
91. 3G1	1,637.95	0.63%	1,179,325	0.63%	720.00
92. 3G	243,570.32	93.33%	175,370,640	93.04%	720.00
93. 4G1	617.70	0.24%	444,750	0.24%	720.01
94. 4G	544.47	0.21%	392,000	0.21%	719.97
95. Total	260,970.88	100.00%	188,483,080	100.00%	722.24
CRP					
96. 1C1	83.66	18.00%	41,830	18.61%	500.00
97. 1C	1.85	0.40%	925	0.41%	500.00
98. 2C1	0.29	0.06%	145	0.06%	500.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	287.80	61.94%	138,155	61.47%	480.04
102. 4C1	88.70	19.09%	42,575	18.94%	479.99
103. 4C	2.38	0.51%	1,140	0.51%	478.99
104. Total	464.68	100.00%	224,770	100.00%	483.71
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	260,970.88	99.82%	188,483,080	99.88%	722.24
CRP Total	464.68	0.18%	224,770	0.12%	483.71
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	261,435.56	100.00%	188,707,850	100.00%	721.81

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	131.35	0.16%	113,610	0.17%	864.94
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	137.51	0.17%	118,945	0.18%	864.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	34,778.13	42.51%	28,515,255	42.50%	819.92
93. 4G1	27,587.48	33.72%	22,620,930	33.71%	819.97
94. 4G	19,179.70	23.44%	15,727,350	23.44%	820.00
95. Total	81,814.17	100.00%	67,096,090	100.00%	820.10
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	3,077.21	66.96%	2,430,970	66.96%	789.99
102. 4C1	1,461.92	31.81%	1,154,945	31.81%	790.02
103. 4C	56.62	1.23%	44,730	1.23%	790.00
104. Total	4,595.75	100.00%	3,630,645	100.00%	790.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	81,814.17	94.68%	67,096,090	94.87%	820.10
CRP Total	4,595.75	5.32%	3,630,645	5.13%	790.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	86,409.92	100.00%	70,726,735	100.00%	818.50

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,084.27	3.01%	721,060	3.16%	665.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	24.86	0.07%	15,905	0.07%	639.78
90. 2G	834.15	2.32%	533,855	2.34%	640.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	20,418.66	56.67%	13,067,945	57.28%	640.00
93. 4G1	11,310.34	31.39%	7,012,425	30.74%	620.00
94. 4G	2,356.69	6.54%	1,461,155	6.41%	620.00
95. Total	36,028.97	100.00%	22,812,345	100.00%	633.17
CRP					
96. 1C1	74.64	1.54%	95,540	1.65%	1,280.01
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	15.24	0.31%	18,290	0.32%	1,200.13
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	3,739.79	77.18%	4,487,740	77.44%	1,200.00
102. 4C1	885.67	18.28%	1,040,660	17.96%	1,175.00
103. 4C	130.34	2.69%	153,155	2.64%	1,175.04
104. Total	4,845.68	100.00%	5,795,385	100.00%	1,195.99
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	36,028.97	88.15%	22,812,345	79.74%	633.17
CRP Total	4,845.68	11.85%	5,795,385	20.26%	1,195.99
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	40,874.65	100.00%	28,607,730	100.00%	699.89

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,939.47	57.49%	1,338,250	58.35%	690.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	449.91	13.34%	310,430	13.54%	689.98
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	967.26	28.67%	633,560	27.62%	655.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	16.94	0.50%	11,275	0.49%	665.58
95. Total	3,373.58	100.00%	2,293,515	100.00%	679.85
CRP					
96. 1C1	1.67	100.00%	835	100.00%	500.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1.67	100.00%	835	100.00%	500.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	3,373.58	99.95%	2,293,515	99.96%	679.85
CRP Total	1.67	0.05%	835	0.04%	500.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	3,375.25	100.00%	2,294,350	100.00%	679.76

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	870.57	28.94%	753,050	29.93%	865.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	213.51	7.10%	184,685	7.34%	864.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	859.60	28.57%	704,865	28.02%	819.99
93. 4G1	241.22	8.02%	197,800	7.86%	820.00
94. 4G	823.77	27.38%	675,495	26.85%	820.00
95. Total	3,008.67	100.00%	2,515,895	100.00%	836.22
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	90.68	100.00%	74,810	100.00%	824.99
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	90.68	100.00%	74,810	100.00%	824.99
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	3,008.67	97.07%	2,515,895	97.11%	836.22
CRP Total	90.68	2.93%	74,810	2.89%	824.99
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	3,099.35	100.00%	2,590,705	100.00%	835.89

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,801.02	38.05%	1,197,705	39.25%	665.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	8.49	0.18%	5,435	0.18%	640.16
90. 2G	877.01	18.53%	561,290	18.39%	640.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	922.45	19.49%	590,370	19.34%	640.00
93. 4G1	508.26	10.74%	315,120	10.33%	620.00
94. 4G	615.95	13.01%	381,880	12.51%	619.99
95. Total	4,733.18	100.00%	3,051,800	100.00%	644.77
CRP					
96. 1C1	114.79	71.86%	146,930	73.15%	1,279.99
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	44.56	27.90%	53,475	26.62%	1,200.07
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.39	0.24%	455	0.23%	1,166.67
104. Total	159.74	100.00%	200,860	100.00%	1,257.42
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	4,733.18	96.74%	3,051,800	93.82%	644.77
CRP Total	159.74	3.26%	200,860	6.18%	1,257.42
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	4,892.92	100.00%	3,252,660	100.00%	664.77

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

51 Keith

	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	965,507,405	1,061,603,490	96,096,085	9.95%	19,272,260	7.96%
02. Recreational	39,398,965	36,257,550	-3,141,415	-7.97%	0	-7.97%
03. Ag-Homesite Land, Ag-Res Dwelling	76,400,125	77,667,405	1,267,280	1.66%	439,645	1.08%
04. Total Residential (sum lines 1-3)	1,081,306,495	1,175,528,445	94,221,950	8.71%	19,711,905	6.89%
05. Commercial	189,927,935	192,847,410	2,919,475	1.54%	9,643,410	-3.54%
06. Industrial	7,048,955	6,764,280	-284,675	-4.04%	1,490	-4.06%
07. Total Commercial (sum lines 5-6)	196,976,890	199,611,690	2,634,800	1.34%	9,644,900	-3.56%
08. Ag-Farmsite Land, Outbuildings	59,838,665	60,356,220	517,555	0.86%	2,305,305	-2.99%
09. Minerals	136,930	136,930	0	0.00	0	0.00%
10. Non Ag Use Land	4,101,775	24,459,545	20,357,770	496.32%		
11. Total Non-Agland (sum lines 8-10)	64,077,370	84,952,695	20,875,325	32.58%	2,305,305	28.98%
12. Irrigated	560,798,350	561,564,335	765,985	0.14%		
13. Dryland	142,104,970	152,430,050	10,325,080	7.27%		
14. Grassland	292,380,080	296,180,030	3,799,950	1.30%		
15. Wasteland	365,145	358,370	-6,775	-1.86%		
16. Other Agland	10,909,700	6,432,715	-4,476,985	-41.04%		
17. Total Agricultural Land	1,006,558,245	1,016,965,500	10,407,255	1.03%		
18. Total Value of all Real Property (Locally Assessed)	2,348,919,000	2,477,058,330	128,139,330	5.46%	31,662,110	4.11%

2026 Assessment Survey for Keith County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Three:
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None.
6.	Assessor's requested budget for current fiscal year:
	\$504,500
7.	Adopted budget, or granted budget if different from above:
	\$504,500
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$9,000 for fuel, supplies, specific office supplies, car services and insurance.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$2,000 for additional laptop and components.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$9,000 for travel expenses, education, registrations, etc.
12.	Amount of last year's assessor's budget not used:
	\$34,294.75

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, as historic research work but they are updated yearly on gWorks.
5.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address: www.keith.gWorks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gworks imagery, pictometry, cadastral lot & block
10.	When was the aerial imagery last updated?
	gWorks 2024, Pictometry 2025

C. Zoning Information

1.	Does the county have zoning?
	Yes, for both city and county.
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Ogallala, Brule, and Paxton are zoned.
4.	When was zoning implemented?
	1975

D. Contracted Services

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

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None at present.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2026 Residential Assessment Survey for Keith County

1.	Valuation data collection done by:
	Assessor and appraisal staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Currently, the cost approach is primarily used.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The County utilizes the tables currently provided by the CAMA vendor.
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.
5.	Describe the methodology used to determine the residential lot values?
	By a land study coupled with a market analysis. There are currently 51 neighborhood lot models that were developed by the previous assessor.
6.	How are rural residential site values developed?
	The assessor considers the cost of amenities to improve the site, such a well, septic system and leach field based on servicing the typical three-bedroom home.
7.	Are there form 191 applications on file?
	Yes
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Discounted cash flow analysis is used to determine the value of the F191 taxpayer applications.

2026 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:
	The assessor and appraisal staff.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is primarily used.
2a.	Describe the process used to determine the value of unique commercial properties.
	If needed, the assessor would hire an Certified General Appraiser.
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?
	Tables provided by the CAMA vendor are used.
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.
5.	Describe the methodology used to determine the commercial lot values.
	By a land study coupled with a market analysis.

2026 Agricultural Assessment Survey for Keith County

1.	Valuation data collection done by:
	The assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	The county assessor reviews and values one-sixth of the county each year, and review sales with sales verification forms to determine if there are new market differences.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land. The county uses gWorks, Pictometry, and has different neighborhoods to review the sales apart from each other.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	The use of the sales file and reviewing other intensive use sales were reviewed. A beet dump and some ag commercial sites have been identified as intensive use. Buildings and structures were priced out in the same manner as ag and rural residential outbuildings. The assessor completed a market analysis and left the feedlot acres at the prior value of \$1,375.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	An analysis is done of the sales and if available. The county assessor also reviews sales of neighboring counties if there are not enough in Keith County.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Yes, Special Value and subclasses are denoted as areas 4, 5 and 6.
	<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?
	We currently have 58 parcels with Special Valuation Applications on file.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Physical Reviews, Lease agreements, signs of animal grazing. Pictometry, gworks.
	<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.
	The non-agricultural influences are Lake McConaughy and the North and South Platte rivers for hunting.

7d.	Where is the influenced area located within the county?
	Market Areas 4, 5, and 6. Around Lake McConaughy and along the North and South Platte Rivers.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The special value is derived from the location of the influenced areas within the non-influenced portions. Thus, Area 4 is located within non-influenced MA2, as well as Area 5. Area 6 is located in the non-influenced MA3

2026 PLAN OF ASSESSMENT KEITH COUNTY

Plan of Assessment Requirements

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 of each year, the Assessor shall prepare a three-year Plan of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the current 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 next three years for the reappraisal. The plan shall describe all the assessment actions necessary to achieve the levels of value required by law. On or before July 31 of 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 mailed to the Department of Revenue, Property Assessment Division, on or before October 31 of each year

Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property.**
- B. **Data collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and public relations are completed by the County Assessor.**

Assessment Actions Planned for Assessment Year 2026

Residential (Land/or subclasses):

For the Assessment year 2026, our complete reappraisal will be in residential area 5. In this review we will review quality, condition, re-measuring all improvements, and taking new photos. Every property will be re- sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift. This will involve approximately 2,800 parcels.

All other subclasses will continue to be studied by ratio studies of all county’s residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the study results.

Assessment Actions Planned for Assessment Year 2027

Residential (Land/or subclasses):

For the Assessment year 2027, our complete reappraisal will be in residential area 1. In this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation

tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift

All other subclasses will continue to be studied by ratio studies of all county's residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the study results.

Assessment Actions Planned for Assessment Year 2028

Residential (Land/or subclasses):

For Assessment year 2028, our complete appraisal will be residential area 2,3 and 8. residential will be reviewed. Included in this review will be reviewing quality, condition, re- measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales.

All other subclasses will continue to be studied by ratio studies of all county's residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the study results.

ANNUALLY

Residential (Land/or subclasses):

All residential areas and subclasses will be updated with property changes and updated into the CAMA system. New land and depreciation tables will be built derived from current sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the study results.

Commercial (and/or subclasses):

All commercial property will be updated with property changes and updated in the CAMA system. Continue ratio studies of all county's commercial neighborhoods and sales. Updating land, depreciation tables, and CAMA with any needed adjustments.

Agricultural Land (and/or subclasses):

We will be comparing the new Pictometry layer along with Gworks to see if there is any difference in the agricultural/horticultural land. Each year we will continue the analysis of Agricultural land market areas and sales. Any adjustments needed will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, and utilize NRD maps to identify irrigated land use. FSA maps will be requested in even numbered years to update changes not reported by agricultural or horticultural property owners. All other subclasses will continue to be studied by ratio studies of all county's residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the study results.

Special Value – Agricultural Influenced Land:

We will be reappraising all areas that are listed as Special Valuation properties and/or any Agricultural influenced properties for verification purposes. We will be utilizing Pictometry and Gworks for this study. If further research is needed a physical inspection of the property

will be done. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology. All other subclasses will continue to be studied by ratio studies of all county's residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the study results.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS and updated in GIS. An analysis of sales will be reviewed for all sold properties within the sale study period, and sales reviews will be sent to both buyer and seller. Changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1. Discovery can consist of reporting, re-checking open permits, demolition, sales listings, remodels, interior inspections, gworks, Eagleview as a few examples.

Exempt Property:

Data will be reviewed and verified for improvements and ownership. Any Changes will be entered into the CAMA system.

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

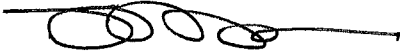
Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. All our property record cards had appraisal information that supported the values of the property and are completely generated by the computer system. The real estate and residential appraisal file balanced and were generated on all parcels in our CAMA system. With the reliance on computerized record maintenance, we need to be assured that our CAMA system stores all the annual property record cards. Property Record Cards contain the information set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

1. Annually prepare and file Assessor Reports required by law/regulation

- a. Assessor Survey
- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract
- c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
- d. Special Valuation Methodology
- e. Real Property Abstract
- f. Annual Plan of Assessment Report
- g. Certification of Value to Political Subdivisions
- h. School District Taxable Value Report
- i. Average Assessed Value Report for Homestead Exemption
- j. Generate Tax Roll
- k. Certificate of Taxes Levied Report
- l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

2. **Updating 521/Ownership Transfers**
3. **Permissive Exemption**
4. **Mobile Home Report**
5. **Personal Property**
6. **Notice of Taxable Status**
7. **Change of Value Notices**
8. **Homestead Exemptions**
9. **Centrally Assessed**
10. **Tax Increment Financing**
11. **Special Valuation**
12. **Tax Districts and Tax Rates**
13. **Tax Lists**
14. **Tax List Corrections**
15. **County Board of Equalization**
16. **TERC Appeals**
17. **TERC Statewide Equalization**
18. **Education**

Respectfully Submitted,



Shandra McNerney
Keith County Assessor

2026 Special Valuation Methodology

Special valuation was created for accretion ground around rivers and bodies of water. Since urban development and other non-agricultural development could have an economic impact on agricultural or horticultural land, owners could apply for special valuation to offset that higher impact of market value. Special valuation provides for taxable value based on 75% of the actual value for agricultural and/or horticultural purposes or uses.

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to the proximity of Lake McConaughy, Lake Ogallala and the North and South Platte Rivers. The special valuation accretion areas in Keith County are the accretion land along the North and South Platte Rivers, Lake Ogallala and Lake McConaughy. Submarket areas were created in 2021 to include all accretion land parcels. These new submarket areas are 4, 5, and 6. Area 4 has the same boundary lines as agland market area 1. Area 5 has the same boundary lines as agland market area 2, and area 6 has the same boundary lines as agland market area 3. The only difference is accretion and whether they are approved for special valuation or valued at full market value. Area 4 consists of 35 parcels, area 5 consists of 30 parcels, and area 6 consists of 133 parcels. Properties that are less than 80 Acres and do not have accretion on them are still in their respected market areas.

VALUATION MODELS USED

The valuation models used in these new market areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were and were not influenced by other agricultural uses. This special valuation area was selected because the sold properties did not reflect the true agricultural market. This special valuation area was developed to define a market trend for parcels being used for recreational use within Keith County. This same study was used for the smaller rural tracts as well.

ASSESSMENT OF RECREATIONAL/ACCRETION LAND

- ✓ Definition as per Regulation Chapter 10-001.05E: All parcels of real property predominately used or intended to be used for diversion, entertainment, and relaxation on an occasional basis. Some of the uses would include fishing, hunting, camping, boating, hiking, picnicking, and access or view that simply allows relaxation, diversion and entertainment.
- ✓ Recreational lands will be valued at 100% of its market value.
- ✓ Recreational lands within the county are predominately along the Platte Rivers also called accretions but can be found intermittently throughout the county.
- ✓ Many times, accretions are attached to agricultural parcels of which their predominate use is agricultural and therefore, the accretions are valued at 75% of market value.
- ✓ Parcels that are 100% accretions and are valued at 100% of recreational market value as it's predominate use is recreational as it cannot be agricultural land.
- ✓ Residential parcels that have accretions on them, the acres are now defined per soil and use along with the accretions and are valued at 100% of agland market value.
- ✓ A physical inspection of all sites is made where possible to verify their highest and best use.

DEFINITIONS THAT APPLY TO SPECIAL VALUATION

1. Actual Value: Actual value of real property for the purpose of taxation means the market value of real property in the ordinary course of trade. The actual value of a parcel of real property is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing seller and a willing buyer,

Both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used.

2. Special Valuation: Special valuation shall mean the actual value of the land if the land were available only for agricultural or horticultural purposes or uses without regard to any other purpose or use to which the land may be used. Special valuation assessment shall mean seventy- five percent of the special valuation.
3. Agricultural or Horticultural Land: Agricultural land or horticultural land is a parcel of land primarily used for agricultural or horticultural purposes. This includes wasteland lying in or adjacent to and in common ownership or management with other agricultural and horticultural land. Agricultural land and horticultural land do not include any land directly associated with any building or enclosed structures. Any land encumbered by an easement under the Wetlands Reserve Program cannot be used for agricultural or horticultural purposes and therefore cannot be characterized as agricultural or horticultural land and must be valued at its actual value.
4. Agricultural or Horticultural Purposes: Agricultural or horticultural purposes shall mean used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agricultural aquaculture, or horticulture.
5. Commercial Production: Shall mean agricultural and horticultural products produced for the primary purpose of obtaining a monetary profit.
6. Owner: Means an owner of record of agricultural or horticultural land or the purchaser of agricultural or horticultural land under a contract for sale.

SPECIAL VALUATION APPROVAL OR DISQUALIFICATION PROCESS

Criteria for Land to be Eligible for Special Valuation:

- ✓ The land **MUST** be agricultural or horticultural land. and (a) the land shall consist of five contiguous acres or more or (b) if the land consists of less than five contiguous acres, the owner or lessee of the land shall provide an Internal Revenue Service Schedule F or other suitable tax document reporting a profit or loss from farming for two out of the last three years for such land. The eligibility of land for the special valuation provisions of this section shall be determined each year as of January 1. If the land so qualified becomes disqualified on or before December 31 of that year, it shall continue to receive the special valuation until January 1 of the year following.
- ✓ The property owner must file a Form 456, and if applicable, an IRS Schedule F, with the county assessor on or before June 30 of the first year in which the valuation is requested. Form 456 is available on the Property Assessment Division's website and at the County Assessor's Office. Any special valuation filed after June 30 will be considered an application for the following year.
- ✓ Per Reg. 11-004.03, the applicant, if not owner of record and whose authority to sign is not a matter of public record, must file with the application a true copy of the deed, contract of sale, power of attorney, lease or other appropriate instrument evidencing the signer's interest or authority.
- ✓ On or before July 15, the county assessor must review the application. On or before July 22, the county assessor will send a notice of approval or denial to the applicant.
- ✓ An approved application will remain in effect until such time as the land becomes disqualified pursuant to REG-11-006.
- ✓ A physical inspection of the property is mandatory upon application.

Criteria for Land to be disqualified for Special Valuation:

- ✓ No Application was filed with the Assessor's Office.
- ✓ The application is not signed by an authorized person
- ✓ The land is not primarily used for the commercial production of agricultural or horticultural products.
- ✓ The land is inside the corporate boundaries of a Sanitary Improvement District, city or village.
- ✓ The land is not eligible for special valuation for the entire year of assessment.
- ✓ The property owner did not cooperate with the Assessor's Office to be able to make a determination for special valuation.
- ✓ If no physical inspection is permitted by the property owner, the application will be denied as the Assessor's Office will not be able to decide.
- ✓ If the parcel consists of five contiguous acres or less, failure to provide an IRS schedule F (Profit or Loss From Farming) documenting profit or loss from farming for two out of the last three years.

STEPS FOR THE PROTEST PROCESS

Applicants may file a written protest with the clerk's office to the county board of equalization (CBOE) within 30 days after the mailing of the denial of the application. Protests must be filed with the county clerk and contain a written statement of why the application should not have been denied. The CBOE must hear and decide the protest within 30 days of the filing of the protest. After the CBOE decides, notification will be made within seven days to the property owner or applicant.

THE HIGHEST AND BEST USE OF PROPERTIES IN ACCRETION MARKET AREAS

The highest and best use of the accretion market area is for recreational use. The special valuation area was determined by market trends as many of all agricultural properties that have sold along either river that have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was thoroughly reviewed in 2026.

If the parcel contained more accretion acres than deeded acres, we then looked to see if there were any adjoining parcels that belonged to the same owner thus involving more deeded acres that may be used for agricultural purposes. If the total acres of adjoining parcels contained more deeded acres with *the primary use as agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, were allowed special valuation. If the total deeded acres are less than half the accretion acres, the use of the deeded acres is thoroughly reviewed. If the majority of the parcel's acres are used for agricultural purposes, then the parcels are approved for special value.

Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered food plots or wildlife forage. Also, putting a few heads of horses or cattle for a few months a year on these parcels with more accretion acres does not qualify the parcel as being used primarily for agricultural purposes. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few heads of livestock for a few months annually, is **not** considered agricultural production in Keith County. Parcels determined as not being **primarily used** for agricultural purposes were sent disqualification letters and were valued at 100% agricultural or horticultural market value.

If 50% or more of the parcel is accretion and the property owner does NOT own any other bordering agricultural or horticultural land and the land cannot be proven to show the primary use or livelihood is

Agricultural or horticultural, then the land will NOT qualify for special valuation. If the accretion parcel has minimal agriculture use present and has a house, it will also influence the decision that the parcel, “as a whole” would primarily be used as a rural residential site more so than primarily agricultural/horticultural, unless evidence provided proves otherwise. If the parcel has some minimal agricultural use, such as a few horses or cows, or a minimal number of hay bales, but is NOT supporting the parcel as agricultural/horticultural use for the owner’s livelihood, the parcel will NOT qualify for special valuation, unless evidence provided proves otherwise. Title 350 Regulation 11-001 states the purpose of special valuation is “to allow persons wishing to continue to engage in agriculture as a livelihood from being forced to discontinue the agricultural endeavors as a result of excess tax burdens.” A few farm animals or a few hay bales do not constitute their primary use as agriculture or as agriculture as a livelihood. If a parcel has other land on the parcel other than accretion land, and the Special Valuation was denied, this other land will be valued at 100% of market value based on its use. Ex.) 100% of grass, dry, or irrigated land values. If a parcel is in an individual’s name, it is looked at separately from other family member’s adjoining property and looked at separately from a family corporation or partnership’s bordering property. This is how other similar properties are also looked at when considering whether agricultural use is the primary use of a parcel. If this is the only property the individual owns and it does not support agriculture as a livelihood, the parcel will NOT qualify for special valuation.

THE HIGHEST AND BEST USE OF SMALLER RURAL PROPERTIES

The highest and best use of smaller rural tracts in the Keith County market area is mostly for residential use. This special valuation area was determined by market trends as the majority of all the agricultural properties that have sold in Keith County and have been purchased for residential living instead of agricultural/horticultural use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. For 2021 we started the study of working with GWORKS on this project. This consisted of gathering new FSA maps from property owners who certify their acres, identify land use, and features within the parcel. These features are adding shelter belts, correcting the size of home and farm sites and any other use that is different from our MIPS CAMA system. Other documentation from the property owners was used also to determine the use of the parcel. Once these changes were sent into GWORKS to correct, we then adjusted our deeded acres and use theirs to match. Parcels determined as not being primarily used for agricultural purposes were sent disqualification letters and are valued 100% agricultural or horticultural market value. That data is still up to date.

ADJUSTMENTS MADE SALES TO REFLECT CURRENT CASH EQUIVALENCY OF TYPICAL MARKET CONDITIONS

We have not adjusted the sales. Typically, the most recent sales reflect current cash equivalency. We rely on the most recent sales to determine value.

INCOME CAPITALIZATION APPROACH

Typically, actual income information is not readily available to our office from property owners. We have not studied rents for these properties. We have not studied the income approach for these properties.