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DEPARTMENT OF REVENUE

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

LOUP COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jamie Copsey, Loup 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.

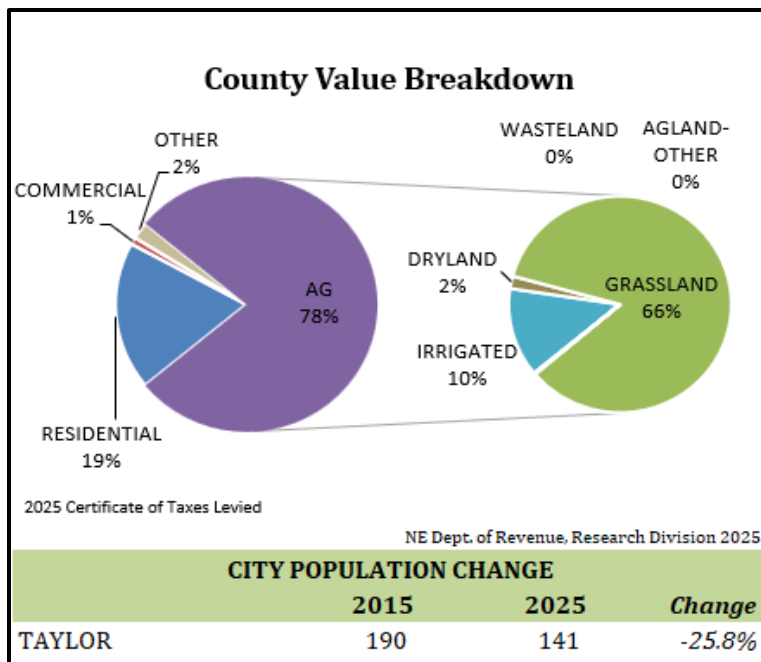
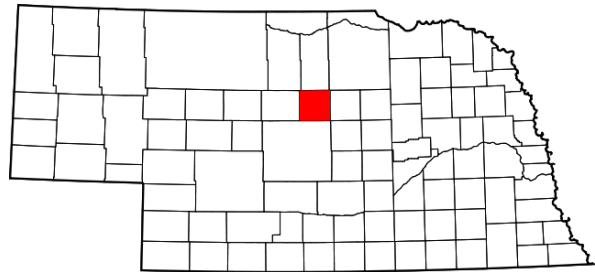
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 568 square miles, Loup County has 582 residents, a 4% decrease in population from the 2020 U.S. Census.¹ The report indicates that 73% of county housing is owner occupied and 91% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$142,945.²



The majority of the commercial properties in Loup County are located in and around the county seat of Taylor. According to the latest information from the U.S. Census Bureau, there are 15 employer establishments with a total employment figure of 21. This represents a 22% decrease in total employment from 2022-2023.¹

Agricultural land is the largest contributor to the county's valuation base. Grassland makes up the majority of the agricultural land in the county. Loup County is included in the Lower Loup Natural Resources District (NRD).

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

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 Loup 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.

Sales qualification and verification practices are reviewed to determine if all available sales are used for measurement. The usability rate is within the statewide average. Sales questionnaires are mailed out to buyers and sellers as well as interviews while deeds are filed with the ex-officio office.

Valuation Group 1 consists of mobile homes around Calamus Lake, while Valuation Group 2 is stick built housing at the lake. Valuation Group 5 is all rural residential while Taylor, the county seat, is assigned Valuation Group 6.

The six-year inspection and review cycle is up to date. The contract appraiser physically reviews and inspects all improvements. New pictures and measurements are taken while also reviewing the quality and condition.

The county assessor has a written valuation methodology on file.

2026 Residential Assessment Details for Loup 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	Calamus Lake Area MH	2026*	2026*	2026*	2026*	
2	Calamus Lake Area SB	2026*	2026*	2026*	2026*	
5	Rural	2021	2021	2021	2021	
6	Taylor	2026*	2026*	2026*	2026*	
Additional comments: All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

A total of thirteen sales exist within the current study period for the residential class. The majority of sales are within Valuation Group 2. The overall median is within the acceptable range. The overall mean is high, while the weighted mean is low. Additionally, the overall PRD and COD for Loup County are high. Although the overall PRD is high, the sample is not regressive. The county assessor made significant increases to new homes at Calamus Lake to improve equalization, though the three highest dollar properties at Calamus Lake are below the acceptable range.

2026 Residential Correlation for Loup County

The State Sales File reflected a nearly 70% increase, while the abstract values reflected a 33% increase. The State Sales File is heavily represented by newer construction in Valuation Group 2, which is the area with the largest adjustment, explaining the disparity between the change in the sales file and the abstract data.

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

Equalization and Quality of Assessment

Utilizing all available information, the quality of assessment in Loup County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1	94.96	94.96	94.96	00.00	100.00
2	7	93.87	92.46	91.81	05.67	100.71
5	1	39.04	39.04	39.04	00.00	100.00
6	4	99.49	137.29	101.99	38.77	134.61
<u> </u> ALL <u> </u>	13	94.96	102.34	88.93	21.45	115.08

Level of Value

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

2026 Commercial Correlation for Loup County

Assessment Practices & Actions

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

The sales verification and qualification processes were reviewed. The usability rate is near the statewide average. There are very few commercial properties within the county, however, the county assessor does mail out questionnaires to gather further information. The low number of commercial parcels and sales provides sufficient rationale for the use of only one valuation group.

The six-year inspection and review cycle is up to date after the reappraisal was completed for the 2025 assessment year.

2026 Commercial Assessment Details for Loup 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	Taylor, Calamus Lake, Rural	2025	2023	2025	2024	
Additional comments: All pick-up work was completed and placed on the assessment roll.						
* = assessment action for current year						

Description of Analysis

No qualified sales were available for measurement in the three-year study period. No assessment actions were reported for the current assessment year as well.

The 2026 County Abstract of Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), reflects that the 4% change in abstract data is attributable to one parcel being reclassified from residential property to commercial property.

Equalization and Quality of Assessment

The assessment practices for the property class supports that the quality of assessment in the commercial class meets generally accepted mass appraisal techniques.

Level of Value

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

2026 Agricultural Correlation for Loup County

Assessment Practices & Actions

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

The sales qualification and verification practices are reviewed. The usability rate is above the statewide average. All sales are reviewed through a sales review questionnaire. Further review indicates all arm's-length sales have been used for the measurement of agricultural land within the county.

The Loup County Assessor has only one market area due to the largely homogenous nature of land. The county assessor monitors the market each year.

The six-year inspection and review process includes physical reviews of all agricultural homes and improvements. New pictures and measurements are taken. Land use changes are done using aerial imagery.

There are few acres in the Conservation Reserve Program (CRP), all of which have been identified and valued the same as dryland. No separate market analysis has been conducted where intensive use is identified.

2026 Agricultural Assessment Details for Loup County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2021	2021	2021	
AB DW	Agricultural dwellings	2021	2021	2021	2021	
Additional comments: All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County is one area	2021	Dryland increased 5% and grassland 10-12%
Additional comments: Pick-up work completed. * = assessment action for current year			

2026 Agricultural Correlation for Loup County

Description of Analysis

With thirteen sales in the agricultural class for Loup County, there are no overall statistical concerns. Additionally, one market area is utilized for the entire county. At 72%, the overall median is within the acceptable range. The mean is also within the acceptable range, and the weighted mean is slightly low at 68%. The COD supports the median as an indicator of the level of value.

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

Equalization and Quality of Assessment

Upon review of the information available, agricultural improvements are valued using the same process that rural residential property is. Further, land values are assessed uniformly, and both land values and the overall quality of assessment meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Grass____						
County	6	71.83	67.48	68.61	21.50	98.35
1	6	71.83	67.48	68.61	21.50	98.35
____ALL____	13	71.69	70.54	68.10	28.14	103.58

Level of Value

Based on analysis of all available information, the level of value for the agricultural property in Loup County is 72%.

2026 Opinions of the Property Tax Administrator for Loup County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
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 Loup County

Residential Real Property - Current

Number of Sales	13	Median	94.96
Total Sales Price	\$4,536,500	Mean	102.34
Total Adj. Sales Price	\$4,536,500	Wgt. Mean	88.93
Total Assessed Value	\$4,034,100	Average Assessed Value of the Base	\$160,207
Avg. Adj. Sales Price	\$348,962	Avg. Assessed Value	\$310,315

Confidence Interval - Current

95% Median C.I	84.57 to 99.62
95% Wgt. Mean C.I	79.02 to 98.83
95% Mean C.I	73.37 to 131.31
% of Value of the Class of all Real Property Value in the County	18.33
% of Records Sold in the Study Period	2.26
% of Value Sold in the Study Period	4.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	13	100	99.19
2024	15	96	96.12
2023	24	96	96.45
2022	26	93	92.98

2026 Commission Summary for Loup County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$86,606
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.86
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

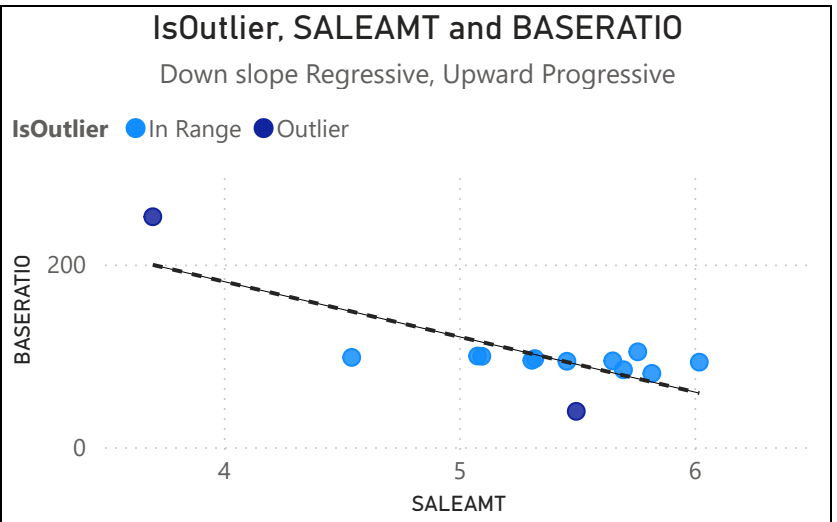
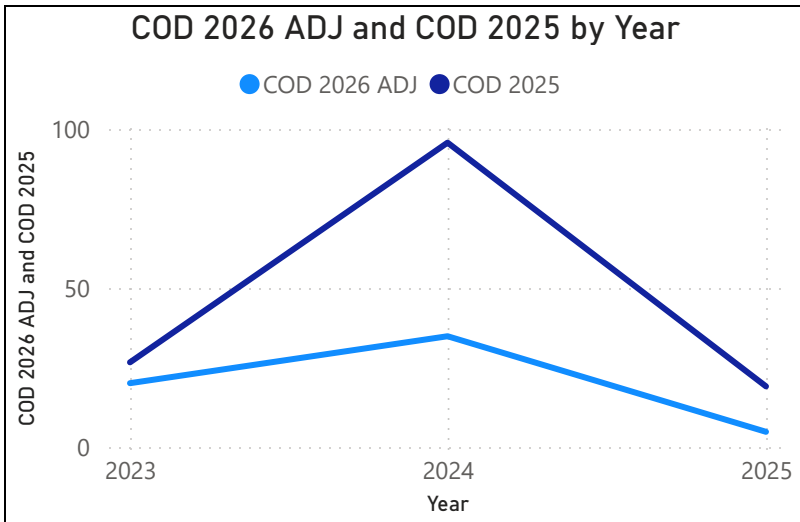
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	6	100	00.00
2024	5	100	61.44
2023	4	100	54.79
2022	5	100	58.29

Loup 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	1	94.96	84.35	12.58%	94.96	84.35	12.58%	94.96	84.35	12.58%
2	7	93.87	51.24	83.19%	92.46	52.73	75.34%	91.81	51.36	78.75%
5	1	39.04	39.04	0.00%	39.04	39.04	0.00%	39.04	39.04	0.00%
6	4	99.48	78.10	27.38%	137.29	114.09	20.34%	101.99	57.68	76.81%
Total	13	94.96	56.62	67.70%	102.34	72.99	40.21%	88.93	52.39	69.75%

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	1	0.00	0.00	0.00%	100.00	100.00	0.00%	94.96	84.35	12.58%	94.96	84.35	12.58%
2	7	5.67	15.21	-62.73%	100.71	102.67	-1.91%	80.59	30.69	162.62%	104.20	72.87	42.99%
5	1	0.00	0.00	0.00%	100.00	100.00	0.00%	39.04	39.04	0.00%	39.04	39.04	0.00%
6	4	38.77	85.41	-54.61%	134.62	197.78	-31.94%	98.10	37.75	159.90%	252.10	262.40	-3.93%
Total	13	21.45	50.65	-57.64%	115.08	139.33	-17.40%	39.04	30.69	27.23%	252.10	262.40	-3.93%



**58 Loup
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 : 13
 Total Sales Price : 4,536,500
 Total Adj. Sales Price : 4,536,500
 Total Assessed Value : 4,034,100
 Avg. Adj. Sales Price : 348,962
 Avg. Assessed Value : 310,315

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 102
 COD : 21.45
 PRD : 115.08

COV : 46.83
 STD : 47.93
 Avg. Abs. Dev : 20.37
 MAX Sales Ratio : 252.10
 MIN Sales Ratio : 39.04

95% Median C.I. : 84.57 to 99.62
 95% Wgt. Mean C.I. : 79.02 to 98.83
 95% Mean C.I. : 73.37 to 131.31

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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	3	92.89	75.63	82.35	20.07	91.84	39.04	94.96	N/A	523,000	430,665
01-JAN-24 To 31-MAR-24	1	99.35	99.35	99.35	00.00	100.00	99.35	99.35	N/A	125,000	124,185
01-APR-24 To 30-JUN-24	2	89.35	89.35	81.47	09.80	109.67	80.59	98.10	N/A	347,500	283,115
01-JUL-24 To 30-SEP-24	2	175.86	175.86	105.72	43.35	166.35	99.62	252.10	N/A	62,500	66,073
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25	1	94.32	94.32	94.32	00.00	100.00	94.32	94.32	N/A	450,000	424,455
01-JUL-25 To 30-SEP-25	4	95.32	94.85	95.08	05.91	99.76	84.57	104.20	N/A	393,125	373,773
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	8	96.53	107.08	84.11	31.30	127.31	39.04	252.10	39.04 to 252.10	314,250	264,319
01-OCT-24 To 30-SEP-25	5	94.32	94.75	94.91	04.78	99.83	84.57	104.20	N/A	404,500	383,909
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	5	99.35	125.95	87.04	34.84	144.70	80.59	252.10	N/A	189,000	164,512
<u>ALL</u>	13	94.96	102.34	88.93	21.45	115.08	39.04	252.10	84.57 to 99.62	348,962	310,315

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	94.96	94.96	94.96	00.00	100.00	94.96	94.96	N/A	204,000	193,715
2	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534
5	1	39.04	39.04	39.04	00.00	100.00	39.04	39.04	N/A	315,000	122,985
6	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666
<u>ALL</u>	13	94.96	102.34	88.93	21.45	115.08	39.04	252.10	84.57 to 99.62	348,962	310,315

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	13	94.96	102.34	88.93	21.45	115.08	39.04	252.10	84.57 to 99.62	348,962	310,315
06											
07											
<u>ALL</u>	13	94.96	102.34	88.93	21.45	115.08	39.04	252.10	84.57 to 99.62	348,962	310,315

**58 Loup
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 : 13
 Total Sales Price : 4,536,500
 Total Adj. Sales Price : 4,536,500
 Total Assessed Value : 4,034,100
 Avg. Adj. Sales Price : 348,962
 Avg. Assessed Value : 310,315

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 102
 COD : 21.45
 PRD : 115.08

COV : 46.83
 STD : 47.93
 Avg. Abs. Dev : 20.37
 MAX Sales Ratio : 252.10
 MIN Sales Ratio : 39.04

95% Median C.I. : 84.57 to 99.62
 95% Wgt. Mean C.I. : 79.02 to 98.83
 95% Mean C.I. : 73.37 to 131.31

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	252.10	252.10	252.10	00.00	100.00	252.10	252.10	N/A	5,000	12,605
Less Than 30,000	1	252.10	252.10	252.10	00.00	100.00	252.10	252.10	N/A	5,000	12,605
Ranges Excl. Low \$											
Greater Than 4,999	13	94.96	102.34	88.93	21.45	115.08	39.04	252.10	84.57 to 99.62	348,962	310,315
Greater Than 14,999	12	94.64	89.86	88.75	09.49	101.25	39.04	104.20	84.57 to 99.35	377,625	335,125
Greater Than 29,999	12	94.64	89.86	88.75	09.49	101.25	39.04	104.20	84.57 to 99.35	377,625	335,125
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	252.10	252.10	252.10	00.00	100.00	252.10	252.10	N/A	5,000	12,605
15,000 TO 29,999											
30,000 TO 59,999	1	98.10	98.10	98.10	00.00	100.00	98.10	98.10	N/A	35,000	34,335
60,000 TO 99,999											
100,000 TO 149,999	2	99.49	99.49	99.48	00.14	100.01	99.35	99.62	N/A	122,500	121,863
150,000 TO 249,999	2	95.87	95.87	95.88	00.95	99.99	94.96	96.77	N/A	207,000	198,463
250,000 TO 499,999	3	93.87	75.74	77.65	19.63	97.54	39.04	94.32	N/A	350,833	272,438
500,000 TO 999,999	3	84.57	89.79	89.56	09.31	100.26	80.59	104.20	N/A	578,333	517,967
1,000,000 +	1	92.89	92.89	92.89	00.00	100.00	92.89	92.89	N/A	1,050,000	975,295
ALL	13	94.96	102.34	88.93	21.45	115.08	39.04	252.10	84.57 to 99.62	348,962	310,315

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	94	COV :	08.44	95% Median C.I. :	80.59 to 104.20
Total Sales Price :	3,732,500	Wgt. Mean :	92	STD :	07.80	95% Wgt. Mean C.I. :	83.96 to 99.65
Total Adj. Sales Price :	3,732,500	Mean :	92	Avg. Abs. Dev :	05.32	95% Mean C.I. :	85.25 to 99.67
Total Assessed Value :	3,426,735						
Avg. Adj. Sales Price :	533,214	COD :	05.67	MAX Sales Ratio :	104.20		
Avg. Assessed Value :	489,534	PRD :	100.71	MIN Sales Ratio :	80.59		

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	1	92.89	92.89	92.89		100.00	92.89	92.89	N/A	1,050,000	975,295
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	80.59	80.59	80.59		100.00	80.59	80.59	N/A	660,000	531,895
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	1	94.32	94.32	94.32		100.00	94.32	94.32	N/A	450,000	424,455
07/01/2025 To 09/30/2025	4	95.32	94.85	95.08	05.91	99.76	84.57	104.20	N/A	393,125	373,773
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	2	86.74	86.74	88.14	07.09	98.41	80.59	92.89	N/A	855,000	753,595
10/01/2024 To 09/30/2025	5	94.32	94.75	94.91	04.78	99.83	84.57	104.20	N/A	404,500	383,909
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	1	80.59	80.59	80.59		100.00	80.59	80.59	N/A	660,000	531,895
<u>ALL</u>											
10/01/2023 To 09/30/2025	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534
<u>ALL</u>											
10/01/2023 To 09/30/2025	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	94	COV :	08.44	95% Median C.I. :	80.59 to 104.20
Total Sales Price :	3,732,500	Wgt. Mean :	92	STD :	07.80	95% Wgt. Mean C.I. :	83.96 to 99.65
Total Adj. Sales Price :	3,732,500	Mean :	92	Avg. Abs. Dev :	05.32	95% Mean C.I. :	85.25 to 99.67
Total Assessed Value :	3,426,735						
Avg. Adj. Sales Price :	533,214	COD :	05.67	MAX Sales Ratio :	104.20		
Avg. Assessed Value :	489,534	PRD :	100.71	MIN Sales Ratio :	80.59		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	94	COV :	08.44	95% Median C.I. :	80.59 to 104.20
Total Sales Price :	3,732,500	Wgt. Mean :	92	STD :	07.80	95% Wgt. Mean C.I. :	83.96 to 99.65
Total Adj. Sales Price :	3,732,500	Mean :	92	Avg. Abs. Dev :	05.32	95% Mean C.I. :	85.25 to 99.67
Total Assessed Value :	3,426,735						
Avg. Adj. Sales Price :	533,214	COD :	05.67	MAX Sales Ratio :	104.20		
Avg. Assessed Value :	489,534	PRD :	100.71	MIN Sales Ratio :	80.59		

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	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534
Greater Than 15,000	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534
Greater Than 30,000	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534
__ 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	1	96.77	96.77	96.77		100.00	96.77	96.77	N/A	210,000	203,210
250,000 TO 499,999	2	94.10	94.10	94.15	00.24	99.95	93.87	94.32	N/A	368,750	347,165
500,000 TO 999,999	3	84.57	89.79	89.56	09.31	100.26	80.59	104.20	N/A	578,333	517,967
1,000,000 +	1	92.89	92.89	92.89		100.00	92.89	92.89	N/A	1,050,000	975,295
ALL											
10/01/2023 To 09/30/2025	7	93.87	92.46	91.81	05.67	100.71	80.59	104.20	80.59 to 104.20	533,214	489,534

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	99	COV :	55.75	95% Median C.I. :	N/A
Total Sales Price :	285,000	Wgt. Mean :	102	STD :	76.54	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	285,000	Mean :	137	Avg. Abs. Dev :	38.57	95% Mean C.I. :	15.51 to 259.07
Total Assessed Value :	290,665						
Avg. Adj. Sales Price :	71,250	COD :	38.77	MAX Sales Ratio :	252.10		
Avg. Assessed Value :	72,666	PRD :	134.61	MIN Sales Ratio :	98.10		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	99.35	99.35	99.35		100.00	99.35	99.35	N/A	125,000	124,185
04/01/2024 To 06/30/2024	1	98.10	98.10	98.10		100.00	98.10	98.10	N/A	35,000	34,335
07/01/2024 To 09/30/2024	2	175.86	175.86	105.72	43.35	166.35	99.62	252.10	N/A	62,500	66,073
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666
<u>ALL</u>											
10/01/2023 To 09/30/2025	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
6	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666
<u>ALL</u>											
10/01/2023 To 09/30/2025	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	99	COV :	55.75	95% Median C.I. :	N/A
Total Sales Price :	285,000	Wgt. Mean :	102	STD :	76.54	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	285,000	Mean :	137	Avg. Abs. Dev :	38.57	95% Mean C.I. :	15.51 to 259.07
Total Assessed Value :	290,665						
Avg. Adj. Sales Price :	71,250	COD :	38.77	MAX Sales Ratio :	252.10		
Avg. Assessed Value :	72,666	PRD :	134.61	MIN Sales Ratio :	98.10		

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	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	99	COV :	55.75	95% Median C.I. :	N/A
Total Sales Price :	285,000	Wgt. Mean :	102	STD :	76.54	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	285,000	Mean :	137	Avg. Abs. Dev :	38.57	95% Mean C.I. :	15.51 to 259.07
Total Assessed Value :	290,665						
Avg. Adj. Sales Price :	71,250	COD :	38.77	MAX Sales Ratio :	252.10		
Avg. Assessed Value :	72,666	PRD :	134.61	MIN Sales Ratio :	98.10		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	1	252.10	252.10	252.10		100.00	252.10	252.10	N/A	5,000	12,605
Less Than 30,000	1	252.10	252.10	252.10		100.00	252.10	252.10	N/A	5,000	12,605
__Ranges Excl. Low \$__											
Greater Than 4,999	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666
Greater Than 15,000	3	99.35	99.02	99.31	00.51	99.71	98.10	99.62	N/A	93,333	92,687
Greater Than 30,000	3	99.35	99.02	99.31	00.51	99.71	98.10	99.62	N/A	93,333	92,687
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	252.10	252.10	252.10		100.00	252.10	252.10	N/A	5,000	12,605
15,000 TO 29,999											
30,000 TO 59,999	1	98.10	98.10	98.10		100.00	98.10	98.10	N/A	35,000	34,335
60,000 TO 99,999											
100,000 TO 149,999	2	99.49	99.49	99.48	00.14	100.01	99.35	99.62	N/A	122,500	121,863
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ ALL											
10/01/2023 To 09/30/2025	4	99.49	137.29	101.99	38.77	134.61	98.10	252.10	N/A	71,250	72,666

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	6	Total	Increase	0%

What IF

**58 Loup
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 : 0	MEDIAN : 0	COV : 00.00	95% Median C.I. : N/A
Total Sales Price : 0	WGT. MEAN : 0	STD : 00.00	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 0	MEAN : 0	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A
Total Assessed Value : 0			
Avg. Adj. Sales Price : 0	COD : 00.00	MAX Sales Ratio : 00.00	
Avg. Assessed Value : 0	PRD : 00.00	MIN Sales Ratio : 00.00	

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24											
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25											
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23											
01-OCT-23 To 30-SEP-24											
01-OCT-24 To 30-SEP-25											
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23											
01-JAN-24 To 31-DEC-24											
<u>ALL</u>											

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
02											
03											
04											
<u>ALL</u>											

**58 Loup
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 : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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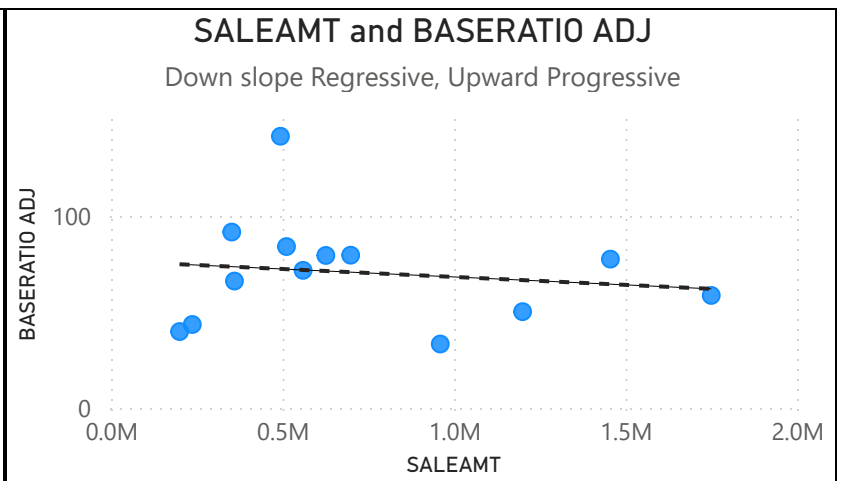
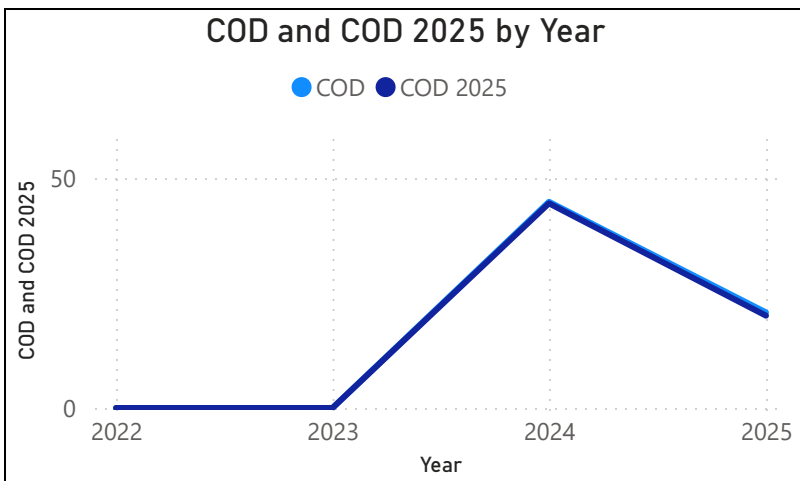
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999											
Greater Than 14,999											
Greater Than 29,999											
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											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL											

Loup Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	13	71.69	64.13	11.80%	70.55	64.72	9.00%	68.10	62.37	9.18%
Total	13	71.69	64.13	11.80%	70.55	64.72	9.00%	68.10	62.37	9.18%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	13	28.14	30.79	-8.61%	103.60	103.77	-0.16%
Total	13	28.14	30.79	-8.61%	103.60	103.77	-0.16%



58 Loup
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 : 13
Total Sales Price : 9,405,760
Total Adj. Sales Price : 9,405,760
Total Assessed Value : 6,404,940
Avg. Adj. Sales Price : 723,520
Avg. Assessed Value : 492,688

MEDIAN : 72
WGT. MEAN : 68
MEAN : 71
COD : 28.14
PRD : 103.58

COV : 39.92
STD : 28.16
Avg. Abs. Dev : 20.17
MAX Sales Ratio : 141.53
MIN Sales Ratio : 33.32

95% Median C.I. : 43.49 to 84.08
95% Wgt. Mean C.I. : 53.60 to 82.59
95% Mean C.I. : 53.52 to 87.56

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	1	50.18	50.18	50.18	00.00	100.00	50.18	50.18	N/A	1,200,000	602,115	
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23												
01-JUL-23 To 30-SEP-23	1	84.08	84.08	84.08	00.00	100.00	84.08	84.08	N/A	511,660	430,225	
01-OCT-23 To 31-DEC-23												
01-JAN-24 To 31-MAR-24	3	79.45	86.93	96.68	42.67	89.92	39.82	141.53	N/A	440,117	425,495	
01-APR-24 To 30-JUN-24	1	58.63	58.63	58.63	00.00	100.00	58.63	58.63	N/A	1,750,000	1,026,060	
01-JUL-24 To 30-SEP-24	1	91.64	91.64	91.64	00.00	100.00	91.64	91.64	N/A	352,000	322,560	
01-OCT-24 To 31-DEC-24												
01-JAN-25 To 31-MAR-25												
01-APR-25 To 30-JUN-25	4	54.81	55.63	53.95	31.44	103.11	33.32	79.59	N/A	563,938	304,265	
01-JUL-25 To 30-SEP-25	2	74.62	74.62	75.91	03.93	98.30	71.69	77.54	N/A	1,008,000	765,218	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	2	67.13	67.13	60.31	25.25	111.31	50.18	84.08	N/A	855,830	516,170	
01-OCT-23 To 30-SEP-24	5	79.45	82.21	76.70	33.91	107.18	39.82	141.53	N/A	684,470	525,021	
01-OCT-24 To 30-SEP-25	6	68.91	61.96	64.32	20.78	96.33	33.32	79.59	33.32 to 79.59	711,958	457,916	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	1	84.08	84.08	84.08	00.00	100.00	84.08	84.08	N/A	511,660	430,225	
01-JAN-24 To 31-DEC-24	5	79.45	82.21	76.70	33.91	107.18	39.82	141.53	N/A	684,470	525,021	
<u>ALL</u>	13	71.69	70.54	68.10	28.14	103.58	33.32	141.53	43.49 to 84.08	723,520	492,688	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	13	71.69	70.54	68.10	28.14	103.58	33.32	141.53	43.49 to 84.08	723,520	492,688	
<u>ALL</u>	13	71.69	70.54	68.10	28.14	103.58	33.32	141.53	43.49 to 84.08	723,520	492,688	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	6	71.83	67.48	68.61	21.50	98.35	39.82	91.64	39.82 to 91.64	711,125	487,903	
1	6	71.83	67.48	68.61	21.50	98.35	39.82	91.64	39.82 to 91.64	711,125	487,903	
<u>ALL</u>	13	71.69	70.54	68.10	28.14	103.58	33.32	141.53	43.49 to 84.08	723,520	492,688	

58 Loup
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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 Avg. Assessed Value : 492,688

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 WGT. MEAN : 68
 MEAN : 71
 COD : 28.14
 PRD : 103.58

COV : 39.92
 STD : 28.16
 Avg. Abs. Dev : 20.17
 MAX Sales Ratio : 141.53
 MIN Sales Ratio : 33.32

95% Median C.I. : 43.49 to 84.08
 95% Wgt. Mean C.I. : 53.60 to 82.59
 95% Mean C.I. : 53.52 to 87.56

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____ Grass ____											
County	6	71.83	67.48	68.61	21.50	98.35	39.82	91.64	39.82 to 91.64	711,125	487,903
1	6	71.83	67.48	68.61	21.50	98.35	39.82	91.64	39.82 to 91.64	711,125	487,903
____ ALL ____	13	71.69	70.54	68.10	28.14	103.58	33.32	141.53	43.49 to 84.08	723,520	492,688

Loup County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Blaine	2	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Brown	1	4,360	4,360	4,122	4,122	3,801	3,801	3,801	3,801	4,092
Rock	2	n/a	3,500	3,450	3,400	3,350	3,300	3,250	2,310	2,805
Holt	4	n/a	n/a	n/a	4,200	n/a	4,000	3,800	3,800	3,974
Garfield	1	4,825	4,825	4,825	4,100	4,100	3,650	3,650	3,145	4,226
Custer	3	2,643	2,643	2,643	2,464	2,304	2,304	1,750	1,750	2,267

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	1,050	1,050	1,050	980	980	980	980	1,015
Blaine	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	685	685
Brown	1	n/a	1,091	1,090	1,090	995	810	810	810	1,004
Rock	2	n/a	n/a	1,275	1,225	1,150	n/a	n/a	975	1,123
Holt	4	n/a	n/a	n/a	2,650	2,450	2,450	2,100	2,100	2,433
Garfield	1	n/a	1,840	1,840	1,625	1,625	1,345	1,280	1,280	1,561
Custer	3	n/a	1,054	1,054	1,054	1,054	1,054	1,018	1,018	1,044

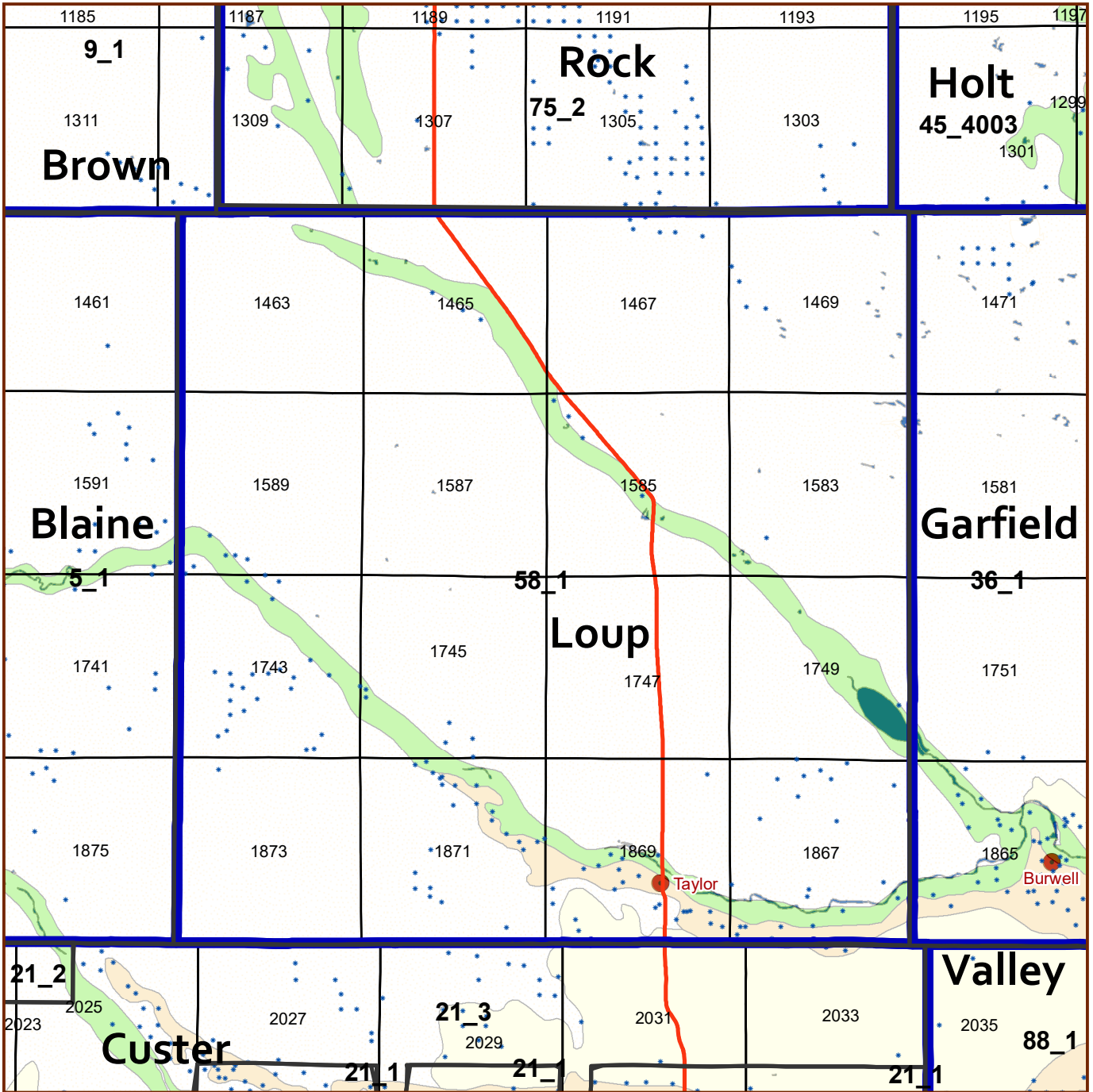
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	1,008	n/a	1,008	1,008	1,008	1,008	1,008	1,008	1,008
Blaine	2	715	715	715	715	685	685	685	685	690
Brown	1	1,008	1,008	858	858	796	796	765	765	824
Rock	2	1,300	1,213	1,150	1,114	931	925	800	568	1,062
Holt	4	913	948	806	1,200	800	800	n/a	800	848
Garfield	1	1,280	n/a	1,280	1,280	1,115	1,115	1,115	1,116	1,167
Custer	3	905	977	987	905	946	775	n/a	743	906

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	802	n/a	100
Blaine	2	n/a	n/a	25
Brown	1	739	798	75
Rock	2	763	600	100
Holt	4	1,237	500	250
Garfield	1	1,244	n/a	191
Custer	3	1,115	n/a	50

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

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

LOUP COUNTY



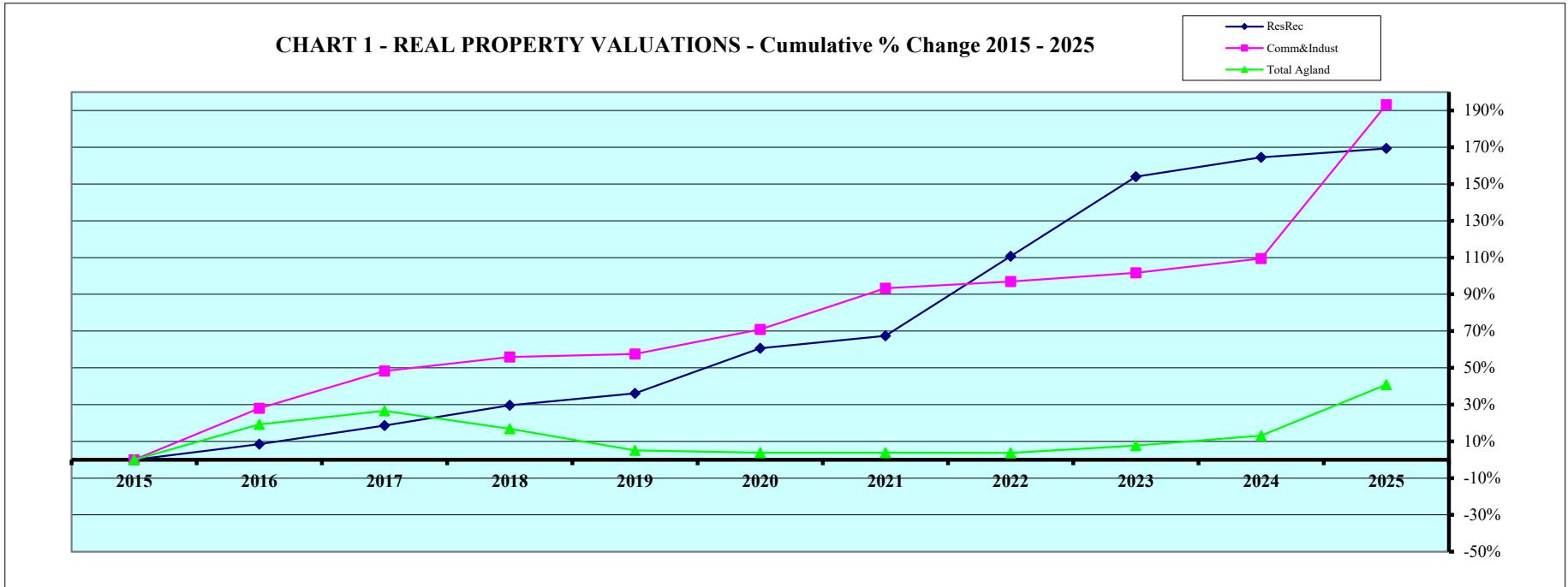
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	23,242,915	-	-	-	1,329,070	-	-	-	243,040,345	-	-	-
2016	25,199,695	1,956,780	8.42%	8.42%	1,700,325	371,255	27.93%	27.93%	289,896,510	46,856,165	19.28%	19.28%
2017	27,557,095	2,357,400	9.35%	18.56%	1,969,780	269,455	15.85%	48.21%	307,619,500	17,722,990	6.11%	26.57%
2018	30,133,065	2,575,970	9.35%	29.64%	2,071,420	101,640	5.16%	55.85%	284,042,680	-23,576,820	-7.66%	16.87%
2019	31,644,560	1,511,495	5.02%	36.15%	2,093,435	22,015	1.06%	57.51%	255,427,540	-28,615,140	-10.07%	5.10%
2020	37,353,745	5,709,185	18.04%	60.71%	2,271,470	178,035	8.50%	70.91%	252,326,485	-3,101,055	-1.21%	3.82%
2021	38,900,450	1,546,705	4.14%	67.36%	2,568,380	296,910	13.07%	93.25%	252,263,490	-62,995	-0.02%	3.79%
2022	48,967,955	10,067,505	25.88%	110.68%	2,617,260	48,880	1.90%	96.92%	252,088,845	-174,645	-0.07%	3.72%
2023	59,030,160	10,062,205	20.55%	153.97%	2,680,425	63,165	2.41%	101.68%	261,819,485	9,730,640	3.86%	7.73%
2024	61,477,555	2,447,395	4.15%	164.50%	2,784,545	104,120	3.88%	109.51%	274,857,675	13,038,190	4.98%	13.09%
2025	62,602,405	1,124,850	1.83%	169.34%	3,895,990	1,111,445	39.91%	193.14%	342,300,080	67,442,405	24.54%	40.84%

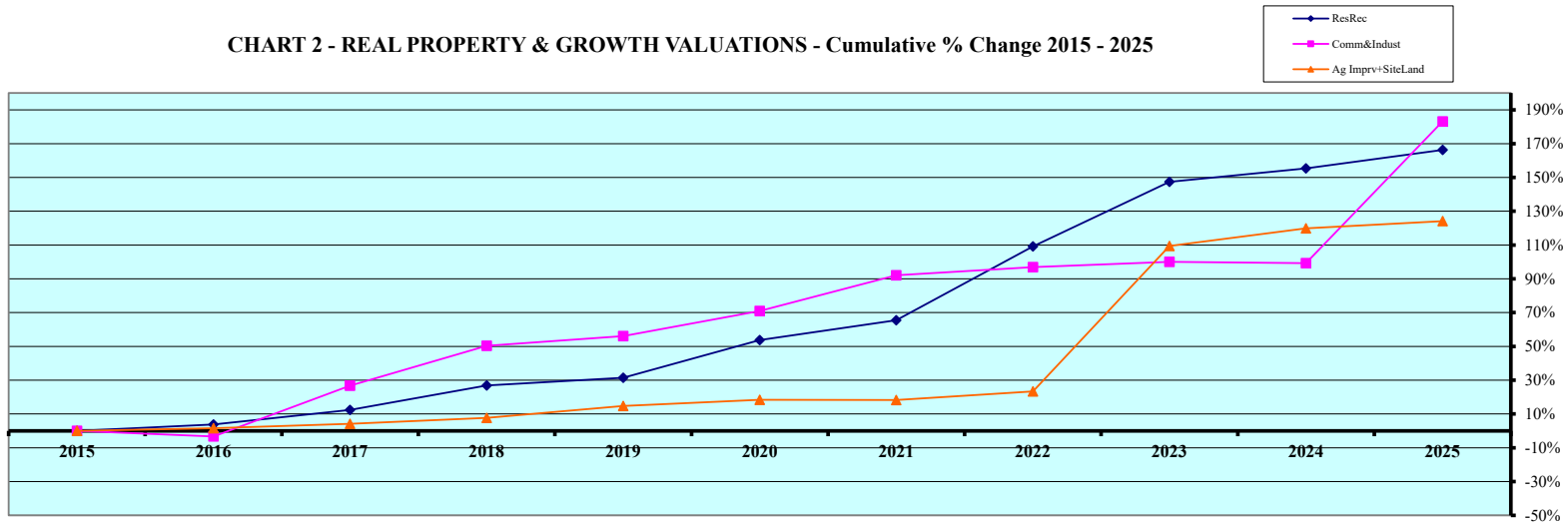
Rate Annual %chg: Residential & Recreational **10.42%** Commercial & Industrial **11.35%** Agricultural Land **3.48%**

Cnty# **58**
County **LOUP**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	23,242,915	626,395	2.69%	22,616,520	--	--	1,329,070	0	0.00%	1,329,070	--	--
2016	25,199,695	1,083,470	4.30%	24,116,225	3.76%	3.76%	1,700,325	415,240	24.42%	1,285,085	-3.31%	-3.31%
2017	27,557,095	1,420,245	5.15%	26,136,850	3.72%	12.45%	1,969,780	284,330	14.43%	1,685,450	-0.87%	26.81%
2018	30,133,065	635,165	2.11%	29,497,900	7.04%	26.91%	2,071,420	72,945	3.52%	1,998,475	1.46%	50.37%
2019	31,644,560	1,098,900	3.47%	30,545,660	1.37%	31.42%	2,093,435	19,515	0.93%	2,073,920	0.12%	56.04%
2020	37,353,745	1,604,610	4.30%	35,749,135	12.97%	53.81%	2,271,470	0	0.00%	2,271,470	8.50%	70.91%
2021	38,900,450	425,155	1.09%	38,475,295	3.00%	65.54%	2,568,380	14,690	0.57%	2,553,690	12.42%	92.14%
2022	48,967,955	344,215	0.70%	48,623,740	25.00%	109.20%	2,617,260	0	0.00%	2,617,260	1.90%	96.92%
2023	59,030,160	1,527,125	2.59%	57,503,035	17.43%	147.40%	2,680,425	21,690	0.81%	2,658,735	1.58%	100.04%
2024	61,477,555	2,121,200	3.45%	59,356,355	0.55%	155.37%	2,784,545	136,800	4.91%	2,647,745	-1.22%	99.22%
2025	62,602,405	707,080	1.13%	61,895,325	0.68%	166.30%	3,895,990	132,610	3.40%	3,763,380	35.15%	183.16%
Rate Ann%chg	10.42%	Resid & Recreat w/o growth				7.55%	C & I w/o growth				5.57%	

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	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840	--	--
2016	10,305,195	3,314,905	13,620,100	326,685	2.40%	13,293,415	1.54%	1.54%
2017	10,544,005	3,520,710	14,064,715	423,180	3.01%	13,641,535	0.16%	4.19%
2018	10,805,825	3,659,255	14,465,080	355,235	2.46%	14,109,845	0.32%	7.77%
2019	11,544,740	3,821,655	15,366,395	348,145	2.27%	15,018,250	3.82%	14.71%
2020	12,006,015	3,864,860	15,870,875	368,305	2.32%	15,502,570	0.89%	18.41%
2021	12,354,595	3,938,030	16,292,625	799,905	4.91%	15,492,720	-2.38%	18.33%
2022	12,445,020	4,065,955	16,510,975	358,350	2.17%	16,152,625	-0.86%	23.37%
2023	19,155,535	8,796,875	27,952,410	532,135	1.90%	27,420,275	66.07%	109.44%
2024	19,963,545	9,679,555	29,643,100	862,575	2.91%	28,780,525	2.96%	119.83%
2025	20,076,255	9,493,530	29,569,785	225,160	0.76%	29,344,625	-1.01%	124.14%
Rate Ann%chg	6.93%	12.92%	8.49%	Ag Imprv+Site w/o growth		7.15%		

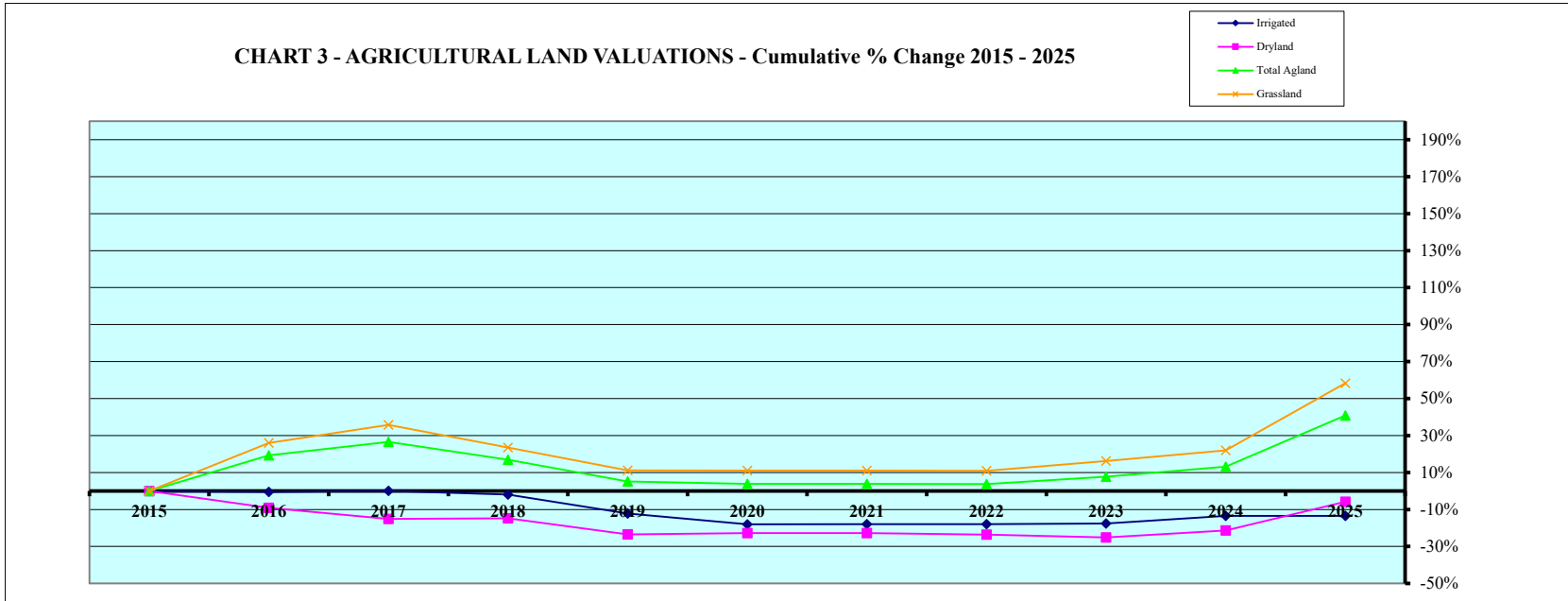
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 58
County LOUP

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	52,714,670	-	-	-	6,778,365	-	-	-	182,968,435	-	-	-
2016	52,473,270	-241,400	-0.46%	-0.46%	6,163,575	-614,790	-9.07%	-9.07%	230,532,325	47,563,890	26.00%	26.00%
2017	52,742,995	269,725	0.51%	0.05%	5,755,210	-408,365	-6.63%	-15.09%	248,443,855	17,911,530	7.77%	35.79%
2018	51,721,425	-1,021,570	-1.94%	-1.88%	5,776,165	20,955	0.36%	-14.79%	225,867,535	-22,576,320	-9.09%	23.45%
2019	46,273,730	-5,447,695	-10.53%	-12.22%	5,185,670	-590,495	-10.22%	-23.50%	203,292,440	-22,575,095	-9.99%	11.11%
2020	43,217,215	-3,056,515	-6.61%	-18.02%	5,230,930	45,260	0.87%	-22.83%	203,190,190	-102,250	-0.05%	11.05%
2021	43,234,160	16,945	0.04%	-17.98%	5,230,930	0	0.00%	-22.83%	203,109,770	-80,420	-0.04%	11.01%
2022	43,241,315	7,155	0.02%	-17.97%	5,177,680	-53,250	-1.02%	-23.61%	202,981,510	-128,260	-0.06%	10.94%
2023	43,441,895	200,580	0.46%	-17.59%	5,075,100	-102,580	-1.98%	-25.13%	212,614,150	9,632,640	4.75%	16.20%
2024	45,611,150	2,169,255	4.99%	-13.48%	5,329,700	254,600	5.02%	-21.37%	223,228,490	10,614,340	4.99%	22.00%
2025	45,601,345	-9,805	-0.02%	-13.49%	6,381,610	1,051,910	19.74%	-5.85%	289,630,930	66,402,440	29.75%	58.30%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	235,615	-	-	-	343,260	-	-	-	243,040,345	-	-	-
2016	294,525	58,910	25.00%	25.00%	432,815	89,555	26.09%	26.09%	289,896,510	46,856,165	19.28%	19.28%
2017	275,660	-18,865	-6.41%	17.00%	401,780	-31,035	-7.17%	17.05%	307,619,500	17,722,990	6.11%	26.57%
2018	275,785	125	0.05%	17.05%	401,770	-10	0.00%	17.05%	284,042,680	-23,576,820	-7.66%	16.87%
2019	275,400	-385	-0.14%	16.89%	400,300	-1,470	-0.37%	16.62%	255,427,540	-28,615,140	-10.07%	5.10%
2020	288,665	13,265	4.82%	22.52%	399,485	-815	-0.20%	16.38%	252,326,485	-3,101,055	-1.21%	3.82%
2021	289,145	480	0.17%	22.72%	399,485	0	0.00%	16.38%	252,263,490	-62,995	-0.02%	3.79%
2022	289,145	0	0.00%	22.72%	399,195	-290	-0.07%	16.30%	252,088,845	-174,645	-0.07%	3.72%
2023	289,145	0	0.00%	22.72%	399,195	0	0.00%	16.30%	261,819,485	9,730,640	3.86%	7.73%
2024	289,145	0	0.00%	22.72%	399,190	-5	0.00%	16.29%	274,857,675	13,038,190	4.98%	13.09%
2025	289,145	0	0.00%	22.72%	397,050	-2,140	-0.54%	15.67%	342,300,080	67,442,405	24.54%	40.84%

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Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	52,714,660	15,554	3,389	0.00%	0.00%	6,780,935	8,587	790	8.42%	8.42%	182,990,465	320,736	571	25.50%	25.50%
2016	52,714,670	15,554	3,389	0.03%	0.03%	6,193,695	7,234	856	-0.88%	7.46%	230,438,740	321,844	716	7.63%	35.07%
2017	52,742,925	15,557	3,390	-1.78%	-1.75%	5,782,700	6,814	848	-0.06%	7.39%	248,414,205	322,365	771	-9.09%	22.79%
2018	51,721,425	15,532	3,330	-10.48%	-12.05%	5,776,170	6,811	848	-10.28%	-3.64%	225,878,285	322,414	701	-10.00%	10.52%
2019	46,278,505	15,525	2,981	-5.52%	-16.90%	5,181,070	6,809	761	1.07%	-2.61%	203,286,630	322,404	631	-0.06%	10.45%
2020	43,228,695	15,348	2,816	-0.01%	-16.90%	5,230,930	6,802	769	0.00%	-2.61%	203,187,820	322,437	630	0.00%	10.45%
2021	43,234,155	15,351	2,816	0.00%	-16.86%	5,230,930	6,802	769	-0.14%	-2.76%	203,174,380	322,416	630	4.75%	15.69%
2022	43,241,320	15,354	2,816	5.01%	-12.69%	5,177,680	6,733	769	19.90%	22.46%	202,981,510	322,112	630	5.00%	21.48%
2023	43,633,965	15,485	2,818	0.00%	-12.70%	5,075,100	6,609	768			212,581,430	322,059	660		
2024	45,611,150	15,414	2,959			5,329,700	6,608	807			223,227,305	322,086	693		
2025	45,647,590	15,427	2,959			6,380,020	6,597	967			289,617,605	321,827	900		

Rate Annual %chg Average Value/Acre: -1.43% -0.61% 4.70%

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	237,020	2,963	80	25.00%	25.00%	344,875	1,499	230	26.09%	26.09%	243,067,955	349,339	696	19.43%	19.43%
2016	294,525	2,945	100	0.02%	25.03%	432,815	1,492	290	0.01%	26.10%	290,074,445	349,070	831	6.10%	26.72%
2017	276,105	2,760	100	0.00%	25.03%	403,555	1,391	290	0.00%	26.10%	307,619,490	348,888	882	-7.66%	17.01%
2018	275,785	2,757	100	0.00%	25.03%	401,770	1,385	290	0.00%	26.09%	284,053,435	348,899	814	-10.07%	5.22%
2019	275,695	2,756	100	0.00%	25.04%	401,535	1,385	290	0.00%	26.09%	255,423,435	348,878	732	-1.20%	3.96%
2020	288,665	2,886	100	0.00%	25.03%	399,485	1,378	290	0.00%	26.09%	252,335,595	348,851	723	0.01%	3.97%
2021	289,145	2,891	100	0.00%	25.03%	399,485	1,378	290	0.00%	26.09%	252,328,095	348,837	723	3.94%	8.06%
2022	289,145	2,891	100	0.00%	25.03%	399,195	1,377	290	0.00%	26.09%	252,088,850	348,466	723	4.93%	13.39%
2023	289,145	2,891	100	0.00%	25.03%	399,195	1,377	290	0.00%	26.09%	261,978,835	348,420	752	24.64%	41.33%
2024	289,145	2,891	100	0.00%	25.03%	399,195	1,377	290	0.00%	26.09%	274,856,495	348,376	789		
2025	289,145	2,891	100	0.00%	25.03%	397,050	1,369	290	0.00%	26.09%	342,331,410	348,112	983		

58
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Rate Annual %chg Average Value/Acre: 3.48%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 1,789	Value : 503,490,334	Growth 3,360,350	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	27	78,620	0	0	192	9,096,885	219	9,175,505	
02. Res Improve Land	124	1,171,909	0	0	230	12,388,450	354	13,560,359	
03. Res Improvements	124	7,655,540	0	0	233	61,887,950	357	69,543,490	
04. Res Total	151	8,906,069	0	0	425	83,373,285	576	92,279,354	2,513,390
% of Res Total	26.22	9.65	0.00	0.00	73.78	90.35	32.20	18.33	74.80
05. Com UnImp Land	1	2,035	0	0	4	321,550	5	323,585	
06. Com Improve Land	24	68,315	0	0	9	195,640	33	263,955	
07. Com Improvements	24	921,370	0	0	21	2,821,375	45	3,742,745	
08. Com Total	25	991,720	0	0	25	3,338,565	50	4,330,285	281,365
% of Com Total	50.00	22.90	0.00	0.00	50.00	77.10	2.79	0.86	8.37
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	151	8,906,069	0	0	425	83,373,285	576	92,279,354	2,513,390
% of Res & Rec Total	26.22	9.65	0.00	0.00	73.78	90.35	32.20	18.33	74.80
Com & Ind Total	25	991,720	0	0	25	3,338,565	50	4,330,285	281,365
% of Com & Ind Total	50.00	22.90	0.00	0.00	50.00	77.10	2.79	0.86	8.37
17. Taxable Total	176	9,897,789	0	0	450	86,711,850	626	96,609,639	2,794,755
% of Taxable Total	28.12	10.25	0.00	0.00	71.88	89.75	34.99	19.19	83.17

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	31	0	100	131

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	922	305,389,115	922	305,389,115
28. Ag-Improved Land	0	0	0	0	234	75,470,975	234	75,470,975
29. Ag Improvements	0	0	0	0	241	26,020,605	241	26,020,605

30. Ag Total					1,163	406,880,695
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	6	6.00	61,500	6	6.00	61,500	
32. HomeSite Improv Land	171	190.06	1,900,200	171	190.06	1,900,200	
33. HomeSite Improvements	180	0.00	18,241,635	180	0.00	18,241,635	0
34. HomeSite Total				186	196.06	20,203,335	
35. FarmSite UnImp Land	17	88.66	546,650	17	88.66	546,650	
36. FarmSite Improv Land	208	689.36	1,034,040	208	689.36	1,034,040	
37. FarmSite Improvements	228	0.00	7,778,970	228	0.00	7,778,970	565,595
38. FarmSite Total				245	778.02	9,359,660	
39. Road & Ditches	363	1,097.59	0	363	1,097.59	0	
40. Other- Non Ag Use	1	1.00	6,000	1	1.00	6,000	
41. Total Section VI				431	2,072.67	29,568,995	565,595

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,320.00	1,308,815	9	1,320.00	1,308,815

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,352.72	21.75%	10,718,650	23.51%	3,197.00
46. 1A	3,162.48	20.52%	10,110,425	22.17%	3,196.99
47. 2A1	883.60	5.73%	2,824,880	6.19%	3,197.01
48. 2A	1,413.69	9.17%	4,519,595	9.91%	3,197.02
49. 3A1	2,589.41	16.80%	7,299,555	16.01%	2,819.00
50. 3A	794.38	5.15%	2,239,350	4.91%	2,818.99
51. 4A1	1,962.87	12.74%	5,533,350	12.13%	2,819.01
52. 4A	1,252.93	8.13%	2,355,540	5.17%	1,880.03
53. Total	15,412.08	100.00%	45,601,345	100.00%	2,958.81
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	729.56	11.06%	766,055	11.44%	1,050.02
56. 2D1	164.49	2.49%	172,720	2.58%	1,050.03
57. 2D	2,361.18	35.78%	2,479,310	37.03%	1,050.03
58. 3D1	327.35	4.96%	320,810	4.79%	980.02
59. 3D	107.43	1.63%	105,280	1.57%	979.99
60. 4D1	732.50	11.10%	717,865	10.72%	980.02
61. 4D	2,176.48	32.98%	2,133,000	31.86%	980.02
62. Total	6,598.99	100.00%	6,695,040	100.00%	1,014.56
Grass					
63. 1G1	19,765.27	6.14%	19,917,235	6.14%	1,007.69
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	25,145.77	7.81%	25,344,670	7.81%	1,007.91
66. 2G	16,190.01	5.03%	16,317,370	5.03%	1,007.87
67. 3G1	167,602.63	52.08%	168,939,115	52.09%	1,007.97
68. 3G	86,369.36	26.84%	87,042,405	26.84%	1,007.79
69. 4G1	3,147.02	0.98%	3,172,180	0.98%	1,007.99
70. 4G	3,572.98	1.11%	3,596,145	1.11%	1,006.48
71. Total	321,793.04	100.00%	324,329,120	100.00%	1,007.88
Irrigated Total					
	15,412.08	4.43%	45,601,345	12.09%	2,958.81
Dry Total					
	6,598.99	1.90%	6,695,040	1.77%	1,014.56
Grass Total					
	321,793.04	92.45%	324,329,120	85.96%	1,007.88
72. Waste	2,890.73	0.83%	289,145	0.08%	100.02
73. Other	1,369.16	0.39%	397,050	0.11%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	348,064.00	100.00%	377,311,700	100.00%	1,084.03

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	15,412.08	45,601,345	15,412.08	45,601,345
77. Dry Land	0.00	0	0.00	0	6,598.99	6,695,040	6,598.99	6,695,040
78. Grass	0.00	0	0.00	0	321,793.04	324,329,120	321,793.04	324,329,120
79. Waste	0.00	0	0.00	0	2,890.73	289,145	2,890.73	289,145
80. Other	0.00	0	0.00	0	1,369.16	397,050	1,369.16	397,050
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	348,064.00	377,311,700	348,064.00	377,311,700

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,412.08	4.43%	45,601,345	12.09%	2,958.81
Dry Land	6,598.99	1.90%	6,695,040	1.77%	1,014.56
Grass	321,793.04	92.45%	324,329,120	85.96%	1,007.88
Waste	2,890.73	0.83%	289,145	0.08%	100.02
Other	1,369.16	0.39%	397,050	0.11%	290.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	348,064.00	100.00%	377,311,700	100.00%	1,084.03

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	7	449,590	1	28,100	1	2,495	8	480,185	0
83.2 Calamus Lake Mh	1	44,400	24	1,027,960	24	3,147,570	25	4,219,930	110,395
83.3 Calamus Lake Sb	1	63,060	159	10,056,695	159	54,069,645	160	64,189,400	1,911,020
83.4 Calamus Lake Vacant	141	8,071,425	13	962,980	13	1,546,010	154	10,580,415	122,685
83.5 Loup River	10	248,595	8	91,600	8	619,215	18	959,410	0
83.6 Rural	32	219,815	25	221,115	28	2,503,015	60	2,943,945	83,570
83.7 Taylor	27	78,620	124	1,171,909	124	7,655,540	151	8,906,069	285,720
84 Residential Total	219	9,175,505	354	13,560,359	357	69,543,490	576	92,279,354	2,513,390

Schedule XII : Commercial 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>	
85.1	N/a Or Error	2	299,450	0	0	0	0	2	299,450	0
85.2	Calamus Lake C	0	0	4	149,545	6	1,073,590	6	1,223,135	0
85.3	Loup River	0	0	1	6,000	1	101,455	1	107,455	0
85.4	Rural	2	22,100	4	40,095	14	1,646,330	16	1,708,525	0
85.5	Taylor	1	2,035	24	68,315	24	921,370	25	991,720	281,365
86	Commercial Total	5	323,585	33	263,955	45	3,742,745	50	4,330,285	281,365

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	19,720.47	6.13%	19,878,170	6.13%	1,008.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	25,129.69	7.81%	25,330,645	7.81%	1,008.00
90. 2G	16,173.78	5.03%	16,303,215	5.03%	1,008.00
91. 3G1	167,580.15	52.11%	168,920,815	52.11%	1,008.00
92. 3G	86,303.75	26.84%	86,994,180	26.84%	1,008.00
93. 4G1	3,147.02	0.98%	3,172,180	0.98%	1,007.99
94. 4G	3,553.08	1.10%	3,581,520	1.10%	1,008.00
95. Total	321,607.94	100.00%	324,180,725	100.00%	1,008.00
CRP					
96. 1C1	44.80	24.20%	39,065	26.33%	871.99
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	16.08	8.69%	14,025	9.45%	872.20
99. 2C	16.23	8.77%	14,155	9.54%	872.15
100. 3C1	22.48	12.14%	18,300	12.33%	814.06
101. 3C	65.61	35.45%	48,225	32.50%	735.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	19.90	10.75%	14,625	9.86%	734.92
104. Total	185.10	100.00%	148,395	100.00%	801.70
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	321,607.94	99.94%	324,180,725	99.95%	1,008.00
CRP Total	185.10	0.06%	148,395	0.05%	801.70
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	321,793.04	100.00%	324,329,120	100.00%	1,007.88

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

58 Loup

	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	62,602,405	92,279,354	29,676,949	47.41%	2,513,390	43.39%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	20,076,255	20,203,335	127,080	0.63%	0	0.63%
04. Total Residential (sum lines 1-3)	82,678,660	112,482,689	29,804,029	36.05%	2,513,390	33.01%
05. Commercial	3,895,990	4,330,285	434,295	11.15%	281,365	3.93%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	3,895,990	4,330,285	434,295	11.15%	281,365	3.93%
08. Ag-Farmsite Land, Outbuildings	9,487,530	9,359,660	-127,870	-1.35%	565,595	-7.31%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	6,000	6,000	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	9,493,530	9,365,660	-127,870	-1.35%	565,595	-7.30%
12. Irrigated	45,601,345	45,601,345	0	0.00%		
13. Dryland	6,381,610	6,695,040	313,430	4.91%		
14. Grassland	289,630,930	324,329,120	34,698,190	11.98%		
15. Wasteland	289,145	289,145	0	0.00%		
16. Other Agland	397,050	397,050	0	0.00%		
17. Total Agricultural Land	342,300,080	377,311,700	35,011,620	10.23%		
18. Total Value of all Real Property (Locally Assessed)	438,368,260	503,490,334	65,122,074	14.86%	3,360,350	14.09%

2026 Assessment Survey for Loup County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$21,500
7.	Adopted budget, or granted budget if different from above:
	Same as above.
8.	Amount of the total assessor's budget set aside for appraisal work:
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$50,000 was budgeted for pickup work and reappraisal work. The reappraisal for village was completed in 2025 for the 2026 assessment year. The reappraisal for Calamus Lake was completed in 2025 for 2026 assessment year.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	See question #8 above.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,400
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,100
12.	Amount of last year's assessor's budget not used:
	\$8,627.90

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS CAMA
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	no
5.	If so, who maintains the Cadastral Maps?
	n/a
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	https://loup.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
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
4.	When was zoning implemented?
	October 10, 2001.

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with the help of the assessor

2026 Residential Assessment Survey for Loup County

1.	Valuation data collection done by:
	County assessor and contracted appraiser
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies were developed based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Unimproved lots are \$1000 and \$8,000 additionally for an improved lot.
6.	How are rural residential site values developed?
	The home site first acre is \$10,000, based on studying the surrounding counties values.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Once sold, the lots go to full value and once improved, additional value is added to the lot value for water/sewer as infrastructure improvements.

2026 Commercial Assessment Survey for Loup County

1.	Valuation data collection done by:
	County Assessor, contracted appraiser
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.
2a.	Describe the process used to determine the value of unique commercial properties.
	Loup County has no properties which I would describe as unique.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, individual depreciation tables are developed for each valuation grouping.
5.	Describe the methodology used to determine the commercial lot values.
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.

2026 Agricultural Assessment Survey for Loup County

1.	Valuation data collection done by:
	County Assessor and contracted appraiser
2.	Describe the process used to determine and monitor market areas.
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites carry the same value as rural residential home sites. One acre is valued at \$10,000 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	No separate market analysis has been conducted where intensive use is identified. Loup County does have feedlots which are valued based on LCG's.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A

	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2025 Plan of Assessment for Loup County

Assessment Years 2026, 2027, 2028

June 15, 2025

Plan of Assessment Requirements

Pursuant to Neb Laws 2005, LB263, Section 9, on or before June 15 of each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate classes or subclasses of real property that the county Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment 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 Property Assessment and Taxation by October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 69% to 75% of actual value for agricultural land and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Loup County

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

	<i>Parcels</i>	<i>% Of Total Parcels</i>	<i>% Of Taxable Value Base</i>
<i>Residential</i>	620	33.86	15.24

<i>Commercial</i>	50	2.73	.89
<i>Industrial</i>	0	0	0
<i>Recreational</i>	0	0	0
<i>Agricultural</i>	1161	63.41	83.87
<i>Special Value</i>	0	0	0
<i>TOTAL</i>	1831	100%	100%

	<i>Acres</i>	<i>% Of Ag land Total</i>
<i>Agricultural taxable acres:</i>	348,111.63	100%
<i>Grass</i>	321,827.04	92.45
<i>Irrigated</i>	15,427.33	4.43
<i>Dryland</i>	6,597.37	1.90
<i>Waste</i>	2,890.73	.83
<i>Shelterbelts</i>	1,369.16	.39
<i>Ag Home Sites</i>	192.06	.06
<i>Ag Farm Site</i>	688.75	.20

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with seventeen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. Two new subdivisions were platted in 2024 near the Calamus Lake. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

Staffing

The office is staffed by one full-time deputy office clerk and the full-time County Clerk, who also serves in the ex-officio positions of Register of Deeds, Assessor, and Election Commissioner. The Assessor and/or her deputy performs all the Assessor duties (even if this document refers only to the Assessor) with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

Training

The Assessor is required to obtain sixty hours of continuing education within a four-year period, however as the current Assessor was appointed March 1st of 2024 to finish the previous Assessor's elected term, she is required to obtain 42.5 hours by December 31, 2026. To date she has acquired 68.25 hours. The deputy passed her Assessor's examination in November 2024 and is now certified. She will work on her continuing education hours this year.

Budget

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. The County Clerk did not receive compensation for the ex-officio Assessor position until 2007. The Board set the additional compensation for the Assessor position beginning with the year 2019 at \$6,000.00 with an annual 2% increase. The County Clerk's 2024-2025 budget is \$139,100.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary and her deputy also comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$21,500.00. This budget covers education and travel expenses, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2024-25 was set at \$50,000.00. This budget is used to pay for the annual pickup work as well as reappraisals. Due to the implementation of GIS Workshop, a GIS Workshop Fund was established for the 2016-17 budget year. However, this fund was closed in 2024 and is now part of the Assessor budget fund.

Cadastral and aerial maps

GIS Workshop is the main resource used by the county for cadastral and aerial maps. The county does have old Cadastral maps from 1969 and aerial maps from 1999, but they are no longer maintained due to the ease of using GIS.

Property Record Cards

The Assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all

properties. New residences are assigned an E911 address by the communication director and updates are emailed to the Assessor on a regular basis.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found in the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card. All the foregoing information can also be found on gWorks as it is pulled from the MIPS website.

SOFTWARE

For the first time, beginning in April 2015, the Assessor started using MIPS for all record keeping including all notices, tax receipts, pricing and administrative reports, etc. Beginning in May 2016, the Board authorized the Assessor's use of the MIPS CAMA program. All improvement information, pictures, drawings, etc. have been entered into that system and it will be available to everyone through a link to MIPS on the county website and gWorks also captures this information.

Discovery, Listing and Inventory of All Property

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale needs to occur. If deemed so, the Assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to sending questionnaires. Loup County has a zoning administrator who is in the office for 3 1/2 hours per week but she willingly shares all zoning permit applications with the Assessor, which is of great benefit in tracking new construction.

Data Collection

Data collection is completed by Central Plains Valuation. They list the necessary data to price all new improvements, measure the improvement and show the improvement location on the current ground sketch. All market and income data are collected and processed by Central Plains Valuation. The Assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc.

Loup County completed reappraisals of all town and commercial lots through Kaiser Appraisal services in 2020 and these values were placed on the tax rolls for 2021. Work on Rural properties also began in 2020 and was completed in 2022 and placed on tax rolls in 2023. There was a delay in completing the appraisal. A complete commercial property review was completed in 2024 and

placed on the tax roll for 2025. A complete property review for the Village of Taylor is scheduled for this year.

Following is the breakdown of the timeline for the next yearly review.

Physical Reviews:

Lake Subdivisions: 2025

Village of Taylor: 2025

All of T24N: 2027

All of T23N: 2027

All of T22N: 2027

All of T21N: 2027

All houses were re-priced on a new Marshall Swift database with new depreciations applied. Kaiser Appraisal Service physically inspected all commercial properties in 2020 and assigned depreciations to each one. All data was entered into MIPS and repriced using 6-2021 Marshall Swift database. All residential properties have been re-priced after the afore-noted physical inspections using 7-2021 Marshall Swift database. All commercial properties have been re-priced after the physical inspections using 7-2023 Marshall Swift database.

Review assessment of sales ratio studies before assessment actions

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc., for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with him. I also discuss what, if any, changes need to be made to residential and commercial with Central Plains Valuation.

Approaches to Value

All three approaches to value were developed with the help of Referee Bill Kaiser and Central Plains Valuation.

1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.

2) The cost approach is from the 2021 Marshall Swift program on MIPS is being used with the last depreciation study completed by Appraiser Bill Kaiser in 2020. Depreciation tables were changed according to the new study done by Appraiser Bill Kaiser. Central Plains Valuation completed this after they completed the commercial reappraisal.

3) Appraiser Bill Kaiser also completed an income and expense analysis at the time of the current reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.

4) The ex-officio Assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County.

Reconciliation of Final Value and Documentation

Reconciliation of final value is done by the Assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

Review assessment sales ratio studies after assessment actions

Once the assessment process has been completed the Assessor puts the new information into her sales file data and redoes the ratio statistics.

Notices and Public Relations

Once the above assessment processes are complete, the Assessor mails valuation notices to all taxpayers whose value has changed. Such notices contain all information as prescribed by state statute, including but not limited to prior and current year’s values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a notice in the county’s legal newspaper, The Burwell Tribune, notifying the public that the annual revision of the assessment roll is complete and on file, on or before June 1st. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2024

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	100	*	*

Commercial	100	*	*
Agricultural	75	*	*

*TERC did not publish statistical numbers for these measurements.

RESIDENTIAL: This class had a total of thirteen (13) improved sales. These sales had a median of 99.19, a C.O.D of 32.39 and a P.R.D. of 122.12. TERC certified the level of value at 100% for residential. Three sales were Calamus Lake Stick Built, one was Calamus Lake mobile home, one was rural home site, one was Calamus Lake vacant, and six were in the Village of Taylor.

COMMERCIAL: The commercial statistics, based on two (2) sales, making the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

AGRICULTURAL: This class saw six (6) sales for the current study period for Loup County. The resulting stats on the six sales were a median of 69.01, a C.O.D. of 38.57 and a P.R.D. of 109.75. Again, the Property Assessment Division chose not to add sales from adjoining counties and due to the low number of sales TERC certified the median at 75%. In 2023, the Assessor raised agricultural home sites from \$8,000 to \$10,000 per acre and agricultural farm sites from \$1,000 to \$1,500 per acre. The Assessor increased grass by 30% and dryland by 15% for 1D1 through 3D1 and 27% for 4D1 and 4D to reflect increases in value in the county and advice from the State. No changes were made to irrigated.

Assessment Actions Planned for Assessment Year 2026

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls. Central Plains Valuation will complete a physical review of Village of Taylor in 2025 and these changes will be applied to 2026 tax roll.

RESIDENTIAL/Lake Properties and Subdivisions: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls. Central Plains Valuation will complete a physical review of the lake subdivisions in 2025 and these changes will be applied to 2026 tax roll.

COMMERCIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to

depreciation and valuation. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The Assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office. Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the Assessor.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2027

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. All improved residential properties within the Village of Taylor will be physically reviewed. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done to determine value of the lots. The sales data from this area will be watched closely and data analyzed as more improved sales occur in the area. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Annual pickup work completed as needed.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The Assessor will be adding all information, sketching and pictures to the MIPS CAMA system and gWorks will then pull said information from that site. Central Plains Valuation will complete physical review of all agricultural in 2027.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2028

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. All improved residential properties within the Calamus Lake subdivisions and around the Calamus Lake area will be physically

inspected. The Assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

COMMERCIAL: Annual pickup work completed as needed.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The Assessor will be adding all information, sketching and pictures to the MIPS CAMA system and gWorks will then pull said information from that site.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE

RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES: The Assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

ADMINISTRATIVE REPORTS: The Assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the Abstract of Real Property, Assessor Survey, and Assessed Value Update on or before March 19th, the Certification of Values on or before August 20th, the School District Taxable Value Report on or before August 20th, the Average Assessed Value of Single-Family Residential Property on or before September 1st, the Annual Plan of Assessment with the Board of Equalization on or before July 31st and PAD on or before October 31st, the Annual Tax Roll on or before November 22nd, the Homestead Exemption Summary Certificate Form 458S on or before November 30th, the Personal Property Tax Exemption Summary Certificate Form 259P on or before November 30th,, the Certificate of Taxes Levied on or before December 1st, the Legal Description and Owner of all property owned by the State or governmental subdivisions of the State on or before December 1, 2004 and every fourth December thereafter, and the Report of current values of properties owned by the Board of Educational Lands and Funds.

PERSONAL PROPERTY: The Assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Any filings after May 1st are penalized according to statute.

PERMISSIVE EXEMPTIONS: The Assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned, she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

TAXABLE GOVERNMENT OWNED PROPERTY: An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

HOMESTEAD EXEMPTIONS: The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the Assessor. The Assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The Assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are processed each year. The Assessor assists all applicants who need help with completing the forms.

TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS: The Assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk, she sets the tax rates and verifies that they are correct. The Assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund, whichever the case may be.

COUNTY BOARD OF EQUALIZATION, TERC APPEALS: The county Assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. If necessary, she defends values before the TERC board with written testimony.

EDUCATION: Please see Training, page 3 of this document.

Respectfully submitted:

Jamie Copsey, Loup County Assessor