

NEBRASKA

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DEPARTMENT OF REVENUE

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

NANCE COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Nance 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 Nance 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: Megan Zoucha, Nance County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

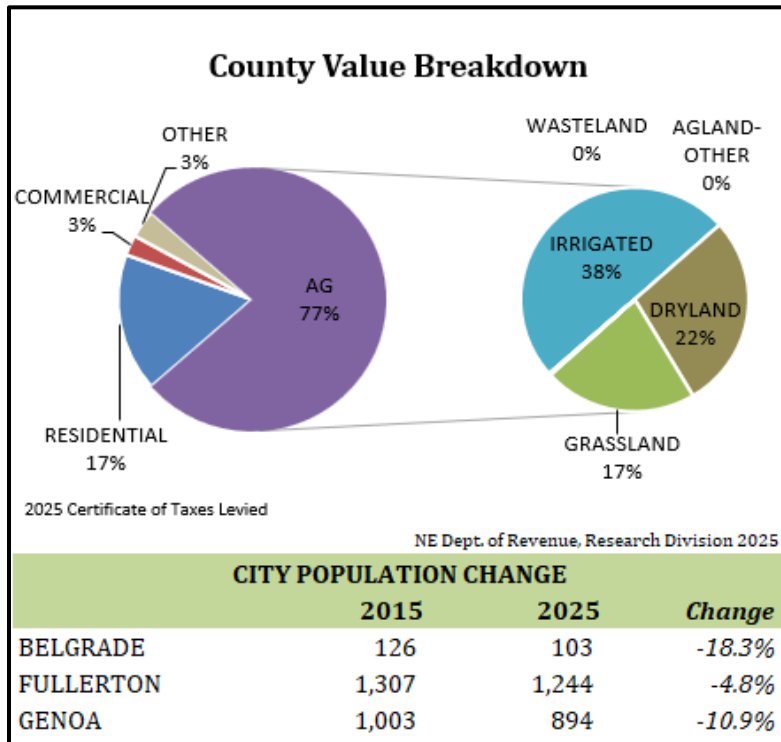
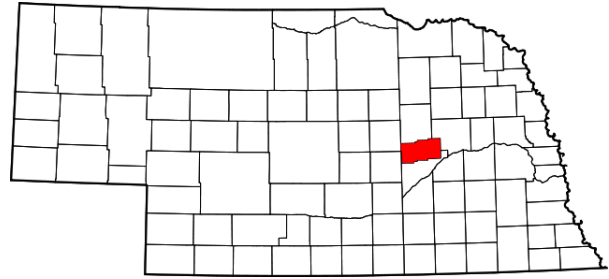
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 442 square miles, Nance County has 3,262 residents, a 4% population decrease from the 2020 U.S. Census.¹ The report indicates that 73% of county housing is owner occupied and 92% of residents occupy the same house as in the prior year.¹ The average home value is \$129,260.²



The commercial properties are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 85 employer establishments with a total employment figure of 450. This represents an 8% decrease in total employment from 2022-2023.¹

Agricultural land is the largest contributor to the county's valuation base. A mix of grass and irrigated land makes up the majority of the agricultural land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).

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

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 Nance 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 processes are reviewed to determine if all arm's-length transactions are used. Mailed questionnaires are sent for sales review and staff will contact individuals by phone for additional information. The percentage of sales used was below the statewide average. Further review of the disqualified sales does support that all arm's-length sales have been made available for measurement of the residential class.

There are five valuation groups defined in the county that follow the county assessor's locations. Valuation Group 1 is the largest town and the county seat. Valuation Group 2 is the second largest town. Valuation Group 3 is a smaller village. Valuation Group 4 is all rural residential properties in the county. Valuation Group 5 is Genoa-Suburban which was created after an uptick of sales.

The six-year inspection and review processes were examined. When completing inspections the county assessor and staff compare the physical characteristics with the current property record card and new pictures are taken. Aerial imagery, building permits, improvement statements and sales questionnaires are also part of the review.

A valuation methodology is on file with the Division.

2026 Residential Assessment Details for Nance 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	Fullerton	2026*	2025*	2025	2026*	Reappraisal w/ photos
2	Belgrade	2022	2022	2025	2024	
3	Genoa	2022	2022	2025	2026*	Desk Review
4	Rural	2021	2021	2025	2022	
5	Genoa-Suburban	2022	2022	2025	2024	16% increase in home values
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

The statistical sample in the residential class consists of 55 sales, with most of the sales being in Valuation Groups 1 and 3. The overall median and mean are within range, while the weighted mean is low. Additionally, the overall PRD is high while the COD is within range. The statistics reflect uniformity issues with the low dollar sales; however, there is not a regressive pattern

2026 Residential Correlation for Nance County

throughout. The county assessor should examine the depreciation tables on lower end homes and evaluate whether conditions are properly stratified.

Two valuation groups with sufficient sales are within the acceptable range and reflect the same qualitative patterns as the overall sample; there are not sufficient sales in the remaining valuation groups. A substat of Valuation Group 1 and 3 can be found in the appendix of this report.

Review of the 2026 County Abstract of Assessment for Real Property Form 45, compared with the 2025 Certificate of Taxes Levied Report (CTL), supports that the abstract data moved similarly to the State Sales File data. However, Valuation Group 3 received the largest adjustment for the current year and is overrepresented in the sales file, accounting for the variation.

Equalization and Quality of Assessment

With all relevant information being considered, including assessment practices and the statistical profile, the county meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	25	100.36	101.04	92.52	16.01	109.21
2	3	103.38	104.37	99.28	05.57	105.13
3	22	93.78	91.58	87.85	17.88	104.25
4	3	58.92	82.00	62.61	40.39	130.97
5	2	86.93	86.93	90.42	14.70	96.14
____ALL____	55	95.34	95.89	89.15	18.14	107.56

Level of Value

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

2026 Commercial Correlation for Nance 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 processes were reviewed to determine if all arm’s-length transactions were used. Sales questionnaires are mailed as part of the verification process. The county assessor qualified a low portion of sales in comparison to the statewide average. Further review of the disqualified sales indicates family transactions, partial interest sales and splits as the reason for most of the disqualified sales.

There are four valuation groups defined in the county that follow the county assessor’s locations. Most of the commercial population is in Valuation Group 1. With few commercial parcels in the county, analysis is limited to the overall sample.

The six-year inspection and review process is reviewed and is within compliance. The inspection consists of physical review with new photos and measurements taken.

2026 Commercial Assessment Details for Nance County						
Valuation Group	Assessor Locations within Valuations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Fullerton	2023	2023	2024	2023	
2	Belgrade	2023	2023	2024	2023	
3	Genoa	2023	2023	2024	2023	
4	Rural	2023	2023	2024	2023	
<u>Additional comments:</u> Pick-up work completed. Storage garages and warehouses increased 40% county wide. * = assessment action for current year						

Description of Analysis

There are eight commercial sales within the three-year study period. The median is within the acceptable range while the mean and weighted mean are low. The overall PRD and COD are within the IAAO standards. While both valuation groups in the study period have medians outside of the acceptable range, neither sample is reliable as both valuation groups have four sales each. Overall, sales around the median range from 63-100%, suggesting there is little confidence in the median.

In comparing the 2026 County abstract of Assessment for Real Property Form 45 to the 2025 Certificate of Taxes Levied Report (CTL), the State Sales File data changed 3.5 percentage points more than the abstract data; this is attributable to the sample being too small to adequately represent the population. The sales with observed changes had a reported assessment action.

2026 Commercial Correlation for Nance County

Equalization and Quality of Assessment

Consideration of all information, including the assessment practices and the statistical profile, suggests that equalization has been achieved. The quality of assessment meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	102.55	94.58	99.20	18.48	95.34
3	4	79.51	79.88	75.35	25.34	106.01
____ALL____	8	94.04	87.23	87.37	20.79	99.84

Level of Value

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

2026 Agricultural Correlation for Nance 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 processes are reviewed to determine if all arm's-length transactions are used. Sale questionnaires are mailed to gather further information regarding the transaction. Phone calls are also made to parties involved in the transaction when additional information is needed. The percentage of sales used was below the statewide average. Further review of the disqualified sales indicates family sales, partial interest and parcels splits made up the disqualified sales roster. All arm's-length transactions have been made available for the measurement of the agricultural class.

Two market areas are currently defined based on the soil characteristics and the topography in each area. Market Area 1 is the area south of the Loup River and an area in the northwest portion of the county. Market Area 2 is the Twin Loups Reclamation District and is the northeast area of the county.

The six-year inspection and review cycle was reviewed and is within compliance. A physical review of improvements includes new pictures and measurements, and the land use review is completed using aerial imagery.

The Conservation Reserve Program (CRP) acres are identified and valued accordingly. Intensive use is associated with chicken, hog and cattle facilities.

2026 Agricultural Assessment Details for Nance County						
		Depreciation Tables Year	Costing Year	Lot Value Study	Last Inspection	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2021	2025	2022	
AB DW	Agricultural dwellings	2021	2021	2025	2022	
Additional comments: Pick-up work completed * = assessment action for current year						

2026 Agricultural Correlation for Nance County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	NW side of county and S of Loup River	2026*	Irrigated: Increase approximately 11-15%, Dryland: Increase approximately 24-26%, Grassland: Increase approximately 11-16%, Timber: Increase 19%, CRP: increase 14%
2	NE side of county and meanders SW along just north of the Loup River	2026*	Irrigated: Decrease of 1-3%, Dryland: Increase of 11-15%, CRP: increase approximately 12%
Additional comments: Pick-up work completed * = assessment action for current year			

Description of Analysis

Nance County has 19 agricultural sales in the three-year study period. The measures of central tendency are within the acceptable range, and the COD supports the use of the median as an indicator of the level of value.

Market Area 1 is within the acceptable range, while Market Area 2 with 7 sales is high. Most of the majority land use subclasses are out of the acceptable range, though samples are very small. In Market Area 2, where the median is too high, the 80% Majority Land Use (MLU) sales include one irrigated sale at 69% and two dryland sales, both of which are low. It is not feasible to lower the median of the overall market without further lowering the ratios on individual land uses. A substat of Market Area 2 can be found in the appendix of this report.

The county assessor increased all agricultural land values for the current year, and where MLU ratios are low, in Market Area 1 irrigated and dryland in both market areas, the increases were significant and were higher than the average 5-10% adjustments made within the class this year. As a result, all average acre values are in the middle to upper end of the array when compared to adjacent counties, and the comparison supports that assessments are equalized.

The 2026 County Abstract of Assessment for Real Property Form 45, compared to the 2025 Certificate of Taxes Levied Report (CTL), confirms the assessment actions reported.

Nance County has two school bonds subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report. The statistics contain four total sales with a median of 46%. Because the sample size is very small the median will not be used as an indicator of the level of value. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

With all information provided, including the statistical profile and assessment practices, the data confirms that equalization has been achieved. Agricultural outbuildings and dwellings are valued the same as rural residential property, and agricultural land values are assessed uniformly as well. The quality of assessment meets generally accepted mass appraisal standards.

2026 Agricultural Correlation for Nance County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	68.46	67.43	65.56	04.31	102.85
1	3	67.59	66.79	64.33	04.96	103.82
2	1	69.32	69.32	69.32	00.00	100.00
<u>Dry</u>						
County	4	66.02	63.77	61.56	13.07	103.59
1	2	61.52	61.52	57.69	26.66	106.64
2	2	66.02	66.02	66.03	01.29	99.98
<u>Grass</u>						
County	4	72.77	72.34	73.08	03.57	98.99
1	4	72.77	72.34	73.08	03.57	98.99
<u>ALL</u>						
	19	71.42	70.40	70.39	14.60	100.01

Level of Value

Based on analysis of all available information, the level of value for the agricultural property in Nance County is 71%.

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

A review of agricultural land value in Nance County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, the level of value of agricultural land for school bond valuation in Nance County is determined to be at the statutory level of 50% of market value.

2026 Opinions of the Property Tax Administrator for Nance 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	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 Nance County

Residential Real Property - Current

Number of Sales	55	Median	95.34
Total Sales Price	\$9,343,440	Mean	95.89
Total Adj. Sales Price	\$9,343,440	Wgt. Mean	89.15
Total Assessed Value	\$8,329,230	Average Assessed Value of the Base	\$109,314
Avg. Adj. Sales Price	\$169,881	Avg. Assessed Value	\$151,441

Confidence Interval - Current

95% Median C.I	90.82 to 100.40
95% Wgt. Mean C.I	83.43 to 94.86
95% Mean C.I	89.29 to 102.49
% of Value of the Class of all Real Property Value in the County	13.74
% of Records Sold in the Study Period	3.06
% of Value Sold in the Study Period	4.24

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	62	92	91.60
2024	66	92	91.94
2023	84	94	94.47
2022	79	95	95.32

2026 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	8	Median	94.04
Total Sales Price	\$563,500	Mean	87.23
Total Adj. Sales Price	\$563,500	Wgt. Mean	87.37
Total Assessed Value	\$492,355	Average Assessed Value of the Base	\$149,783
Avg. Adj. Sales Price	\$70,438	Avg. Assessed Value	\$61,544

Confidence Interval - Current

95% Median C.I	56.23 to 114.26
95% Wgt. Mean C.I	66.35 to 108.40
95% Mean C.I	66.97 to 107.49
% of Value of the Class of all Real Property Value in the County	2.39
% of Records Sold in the Study Period	3.51
% of Value Sold in the Study Period	1.44

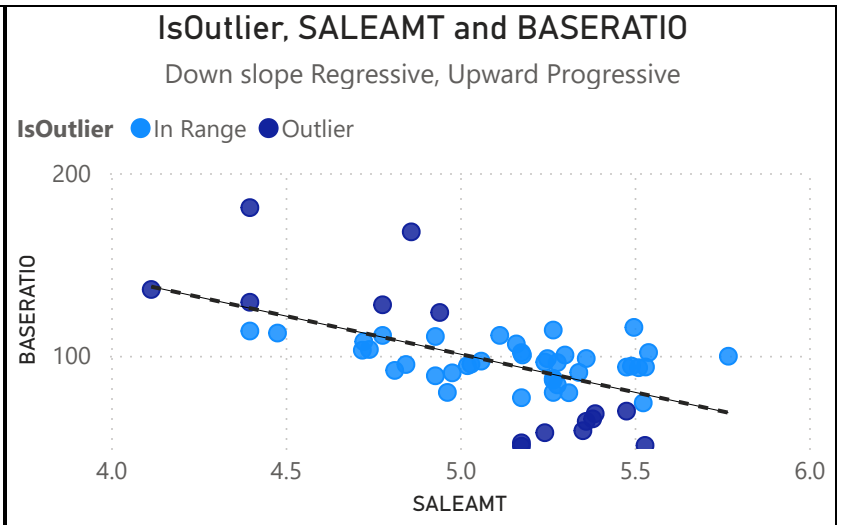
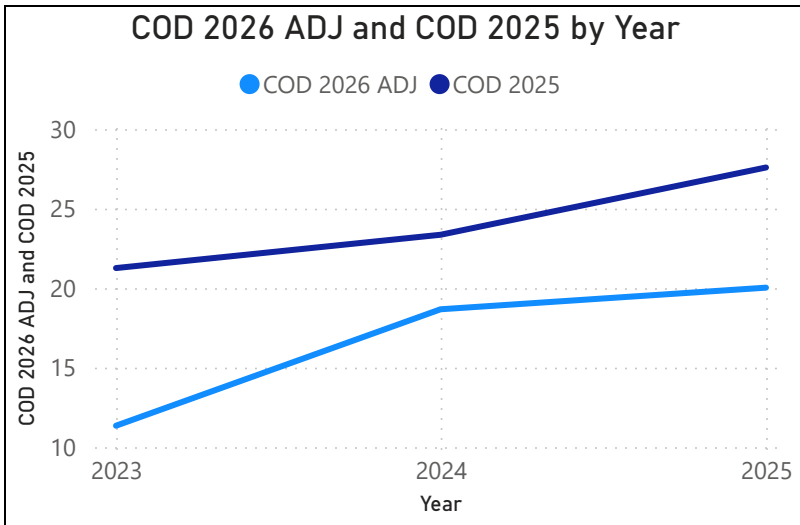
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	14	100	100.03
2024	9	100	97.84
2023	11	100	96.91
2022	14	100	97.84

Nance 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	25	100.36	97.83	2.59%	101.04	101.32	-0.28%	92.52	89.61	3.24%
2	3	103.38	103.38	0.00%	104.37	104.37	0.00%	99.28	99.28	0.00%
3	22	93.78	81.95	14.43%	91.58	80.06	14.39%	87.85	77.02	14.07%
4	3	58.92	58.92	0.00%	82.00	82.00	0.00%	62.61	62.61	0.00%
5	2	86.92	77.01	12.87%	86.92	77.01	12.87%	90.42	79.61	13.58%
Total	55	95.34	86.49	10.24%	95.89	91.05	5.31%	89.15	82.28	8.35%

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	25	16.01	23.06	-30.58%	109.21	113.06	-3.41%	64.04	58.61	9.26%	181.04	214.70	-15.68%
2	3	5.57	5.57	0.00%	105.13	105.13	0.00%	96.22	96.22	0.00%	113.50	113.50	0.00%
3	22	17.88	21.27	-15.93%	104.25	103.95	0.28%	50.44	30.59	64.91%	167.78	149.45	12.27%
4	3	40.40	40.40	0.00%	130.97	130.97	0.00%	57.83	57.83	0.00%	129.24	129.24	0.00%
5	2	14.69	12.30	19.47%	96.13	96.74	-0.63%	74.15	67.54	9.78%	99.70	86.49	15.27%
Total	55	18.14	24.83	-26.94%	107.56	110.66	-2.80%	50.44	30.59	64.91%	181.04	214.70	-15.68%



63 Nance
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 : 55
Total Sales Price : 9,343,440
Total Adj. Sales Price : 9,343,440
Total Assessed Value : 8,329,230
Avg. Adj. Sales Price : 169,881
Avg. Assessed Value : 151,441

MEDIAN : 95
WGT. MEAN : 89
MEAN : 96
COD : 18.14
PRD : 107.56

COV : 26.04
STD : 24.97
Avg. Abs. Dev : 17.29
MAX Sales Ratio : 181.04
MIN Sales Ratio : 50.44

95% Median C.I. : 90.82 to 100.40
95% Wgt. Mean C.I. : 83.43 to 94.86
95% Mean C.I. : 89.29 to 102.49

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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	9	101.66	95.83	91.66	11.34	104.55	52.28	111.08	87.51 to 110.51	129,778	118,954
01-JAN-24 To 31-MAR-24	3	106.42	106.12	108.17	05.96	98.10	96.46	115.47	N/A	211,667	228,957
01-APR-24 To 30-JUN-24	7	96.22	92.94	88.53	13.43	104.98	64.04	123.64	64.04 to 123.64	222,914	197,340
01-JUL-24 To 30-SEP-24	12	94.14	93.77	93.81	09.37	99.96	57.83	114.02	88.99 to 100.40	151,750	142,361
01-OCT-24 To 31-DEC-24	7	129.24	119.91	90.51	28.73	132.48	68.25	181.04	68.25 to 181.04	102,077	92,392
01-JAN-25 To 31-MAR-25	6	87.52	86.47	82.67	18.65	104.60	50.88	113.50	50.88 to 113.50	219,750	181,678
01-APR-25 To 30-JUN-25	7	84.02	83.58	75.83	24.33	110.22	50.44	127.86	50.44 to 127.86	171,286	129,894
01-JUL-25 To 30-SEP-25	4	98.01	93.45	90.18	13.89	103.63	65.40	112.38	N/A	231,750	208,998
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	31	96.46	95.37	93.50	11.31	102.00	52.28	123.64	93.41 to 101.66	167,239	156,360
01-OCT-24 To 30-SEP-25	24	92.56	96.55	83.72	27.34	115.32	50.44	181.04	76.99 to 112.38	173,293	145,086
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	29	96.46	101.16	93.50	18.66	108.19	57.83	181.04	90.59 to 106.42	163,136	152,529
<u>ALL</u>	55	95.34	95.89	89.15	18.14	107.56	50.44	181.04	90.82 to 100.40	169,881	151,441

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610
2	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350
3	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034
4	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693
5	2	86.93	86.93	90.42	14.70	96.14	74.15	99.70	N/A	461,250	417,058
<u>ALL</u>	55	95.34	95.89	89.15	18.14	107.56	50.44	181.04	90.82 to 100.40	169,881	151,441

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	55	95.34	95.89	89.15	18.14	107.56	50.44	181.04	90.82 to 100.40	169,881	151,441
06											
07											
<u>ALL</u>	55	95.34	95.89	89.15	18.14	107.56	50.44	181.04	90.82 to 100.40	169,881	151,441

63 Nance
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 : 55
 Total Sales Price : 9,343,440
 Total Adj. Sales Price : 9,343,440
 Total Assessed Value : 8,329,230
 Avg. Adj. Sales Price : 169,881
 Avg. Assessed Value : 151,441

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 96
 COD : 18.14
 PRD : 107.56

COV : 26.04
 STD : 24.97
 Avg. Abs. Dev : 17.29
 MAX Sales Ratio : 181.04
 MIN Sales Ratio : 50.44

95% Median C.I. : 90.82 to 100.40
 95% Wgt. Mean C.I. : 83.43 to 94.86
 95% Mean C.I. : 89.29 to 102.49

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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	136.23	136.23	136.23	00.00	100.00	136.23	136.23	N/A	13,040	17,765
Less Than 30,000	4	132.74	140.00	140.52	14.03	99.63	113.50	181.04	N/A	22,010	30,928
Ranges Excl. Low \$											
Greater Than 4,999	55	95.34	95.89	89.15	18.14	107.56	50.44	181.04	90.82 to 100.40	169,881	151,441
Greater Than 14,999	54	95.25	95.14	89.08	17.69	106.80	50.44	181.04	90.82 to 100.36	172,785	153,916
Greater Than 29,999	51	94.51	92.43	88.66	16.00	104.25	50.44	167.78	90.59 to 98.44	181,478	160,893
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	136.23	136.23	136.23	00.00	100.00	136.23	136.23	N/A	13,040	17,765
15,000 TO 29,999	3	129.24	141.26	141.26	17.42	100.00	113.50	181.04	N/A	25,000	35,315
30,000 TO 59,999	4	105.54	106.61	105.89	03.25	100.68	102.98	112.38	N/A	47,625	50,430
60,000 TO 99,999	10	102.84	108.74	107.34	18.89	101.30	79.88	167.78	88.99 to 127.86	77,200	82,868
100,000 TO 149,999	5	97.01	100.88	101.58	05.70	99.31	94.51	111.10	N/A	120,500	122,406
150,000 TO 249,999	22	85.32	82.21	81.94	17.74	100.33	50.44	114.02	65.40 to 98.40	190,541	156,126
250,000 TO 499,999	9	93.76	87.46	87.34	13.89	100.14	50.88	115.47	69.64 to 101.73	323,444	282,512
500,000 TO 999,999	1	99.70	99.70	99.70	00.00	100.00	99.70	99.70	N/A	587,500	585,710
1,000,000 +											
ALL	55	95.34	95.89	89.15	18.14	107.56	50.44	181.04	90.82 to 100.40	169,881	151,441

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	25	Median :	100	COV :	23.89	95% Median C.I. :	90.82 to 107.70
Total Sales Price :	3,718,440	Wgt. Mean :	93	STD :	24.14	95% Wgt. Mean C.I. :	84.93 to 100.10
Total Adj. Sales Price :	3,718,440	Mean :	101	Avg. Abs. Dev :	16.07	95% Mean C.I. :	91.08 to 111.00
Total Assessed Value :	3,440,245						
Avg. Adj. Sales Price :	148,738	COD :	16.01	MAX Sales Ratio :	181.04		
Avg. Assessed Value :	137,610	PRD :	109.21	MIN Sales Ratio :	64.04		

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	7	102.98	102.12	97.71	06.48	104.51	87.51	111.08	87.51 to 111.08	130,071	127,096
01/01/2024 To 03/31/2024	1	106.42	106.42	106.42		100.00	106.42	106.42	N/A	145,000	154,315
04/01/2024 To 06/30/2024	2	82.20	82.20	80.93	22.09	101.57	64.04	100.36	N/A	214,950	173,953
07/01/2024 To 09/30/2024	6	95.76	96.60	97.68	06.85	98.89	86.61	114.02	86.61 to 114.02	150,833	147,338
10/01/2024 To 12/31/2024	4	106.61	115.63	79.86	40.34	144.79	68.25	181.04	N/A	108,010	86,260
<u>01/01/2025 To 03/31/2025</u>											
04/01/2025 To 06/30/2025	2	109.34	109.34	98.78	16.94	110.69	90.82	127.86	N/A	139,500	137,803
07/01/2025 To 09/30/2025	3	101.73	93.17	88.12	15.39	105.73	65.40	112.38	N/A	205,667	181,227
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	16	99.40	97.83	95.21	09.06	102.75	64.04	114.02	88.99 to 107.70	149,400	142,245
10/01/2024 To 09/30/2025	9	101.73	106.74	87.67	27.97	121.75	65.40	181.04	68.25 to 136.23	147,560	129,369
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	13	97.01	100.99	90.55	20.39	111.53	64.04	181.04	76.99 to 114.02	147,072	133,176
<u>ALL</u>											
10/01/2023 To 09/30/2025	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610
<u>ALL</u>											
10/01/2023 To 09/30/2025	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	25	Median :	100	COV :	23.89	95% Median C.I. :	90.82 to 107.70
Total Sales Price :	3,718,440	Wgt. Mean :	93	STD :	24.14	95% Wgt. Mean C.I. :	84.93 to 100.10
Total Adj. Sales Price :	3,718,440	Mean :	101	Avg. Abs. Dev :	16.07	95% Mean C.I. :	91.08 to 111.00
Total Assessed Value :	3,440,245						
Avg. Adj. Sales Price :	148,738	COD :	16.01	MAX Sales Ratio :	181.04		
Avg. Assessed Value :	137,610	PRD :	109.21	MIN Sales Ratio :	64.04		

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	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	25	Median :	100	COV :	23.89	95% Median C.I. :	90.82 to 107.70
Total Sales Price :	3,718,440	Wgt. Mean :	93	STD :	24.14	95% Wgt. Mean C.I. :	84.93 to 100.10
Total Adj. Sales Price :	3,718,440	Mean :	101	Avg. Abs. Dev :	16.07	95% Mean C.I. :	91.08 to 111.00
Total Assessed Value :	3,440,245						
Avg. Adj. Sales Price :	148,738	COD :	16.01	MAX Sales Ratio :	181.04		
Avg. Assessed Value :	137,610	PRD :	109.21	MIN Sales Ratio :	64.04		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	136.23	136.23	136.23		100.00	136.23	136.23	N/A	13,040	17,765
Less Than 30,000	2	158.64	158.64	165.68	14.13	95.75	136.23	181.04	N/A	19,020	31,513
__ Ranges Excl. Low \$ __											
Greater Than 4,999	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610
Greater Than 15,000	24	99.40	99.57	92.36	15.33	107.81	64.04	181.04	88.99 to 107.70	154,392	142,603
Greater Than 30,000	23	98.44	96.03	91.76	12.51	104.65	64.04	127.86	88.99 to 106.42	160,017	146,836
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	136.23	136.23	136.23		100.00	136.23	136.23	N/A	13,040	17,765
15,000 TO 29,999	1	181.04	181.04	181.04		100.00	181.04	181.04	N/A	25,000	45,260
30,000 TO 59,999	3	107.70	107.69	106.91	02.91	100.73	102.98	112.38	N/A	45,167	48,287
60,000 TO 99,999	4	110.80	109.61	107.91	08.90	101.58	88.99	127.86	N/A	72,500	78,234
100,000 TO 149,999	3	97.01	99.31	100.03	04.09	99.28	94.51	106.42	N/A	121,667	121,703
150,000 TO 249,999	11	87.51	86.74	85.56	14.96	101.38	64.04	114.02	65.40 to 101.66	201,627	172,522
250,000 TO 499,999	2	97.57	97.57	97.70	04.26	99.87	93.41	101.73	N/A	336,000	328,288
500,000 TO 999,999											
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	25	100.36	101.04	92.52	16.01	109.21	64.04	181.04	90.82 to 107.70	148,738	137,610

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	103	COV :	08.32	95% Median C.I. :	N/A
Total Sales Price :	270,000	Wgt. Mean :	99	STD :	08.68	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	270,000	Mean :	104	Avg. Abs. Dev :	05.76	95% Mean C.I. :	82.81 to 125.93
Total Assessed Value :	268,050						
Avg. Adj. Sales Price :	90,000	COD :	05.57	MAX Sales Ratio :	113.50		
Avg. Assessed Value :	89,350	PRD :	105.13	MIN Sales Ratio :	96.22		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	96.22	96.22	96.22		100.00	96.22	96.22	N/A	190,000	182,815
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	113.50	113.50	113.50		100.00	113.50	113.50	N/A	25,000	28,375
04/01/2025 To 06/30/2025	1	103.38	103.38	103.38		100.00	103.38	103.38	N/A	55,000	56,860
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	1	96.22	96.22	96.22		100.00	96.22	96.22	N/A	190,000	182,815
10/01/2024 To 09/30/2025	2	108.44	108.44	106.54	04.67	101.78	103.38	113.50	N/A	40,000	42,618
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	1	96.22	96.22	96.22		100.00	96.22	96.22	N/A	190,000	182,815
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350

PAD 2026 R&O Statistics 2026 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	103	COV :	08.32	95% Median C.I. :	N/A
Total Sales Price :	270,000	Wgt. Mean :	99	STD :	08.68	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	270,000	Mean :	104	Avg. Abs. Dev :	05.76	95% Mean C.I. :	82.81 to 125.93
Total Assessed Value :	268,050						
Avg. Adj. Sales Price :	90,000	COD :	05.57	MAX Sales Ratio :	113.50		
Avg. Assessed Value :	89,350	PRD :	105.13	MIN Sales Ratio :	96.22		

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	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	103	COV :	08.32	95% Median C.I. :	N/A
Total Sales Price :	270,000	Wgt. Mean :	99	STD :	08.68	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	270,000	Mean :	104	Avg. Abs. Dev :	05.76	95% Mean C.I. :	82.81 to 125.93
Total Assessed Value :	268,050						
Avg. Adj. Sales Price :	90,000	COD :	05.57	MAX Sales Ratio :	113.50		
Avg. Assessed Value :	89,350	PRD :	105.13	MIN Sales Ratio :	96.22		

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	1	113.50	113.50	113.50		100.00	113.50	113.50	N/A	25,000	28,375
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350
Greater Than 15,000	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350
Greater Than 30,000	2	99.80	99.80	97.83	03.59	102.01	96.22	103.38	N/A	122,500	119,838
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	113.50	113.50	113.50		100.00	113.50	113.50	N/A	25,000	28,375
30,000 TO 59,999	1	103.38	103.38	103.38		100.00	103.38	103.38	N/A	55,000	56,860
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	96.22	96.22	96.22		100.00	96.22	96.22	N/A	190,000	182,815
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ ALL _____											
10/01/2023 To 09/30/2025	3	103.38	104.37	99.28	05.57	105.13	96.22	113.50	N/A	90,000	89,350

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 :	22	Median :	94	COV :	28.02	95% Median C.I. :	79.87 to 98.40
Total Sales Price :	4,007,500	Wgt. Mean :	88	STD :	25.66	95% Wgt. Mean C.I. :	77.19 to 98.52
Total Adj. Sales Price :	4,007,500	Mean :	92	Avg. Abs. Dev :	16.77	95% Mean C.I. :	80.20 to 102.96
Total Assessed Value :	3,520,740						
Avg. Adj. Sales Price :	182,159	COD :	17.88	MAX Sales Ratio :	167.78		
Avg. Assessed Value :	160,034	PRD :	104.25	MIN Sales Ratio :	50.44		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	2	73.81	73.81	70.26	29.17	105.05	52.28	95.34	N/A	128,750	90,455
01/01/2024 To 03/31/2024	2	105.97	105.97	108.68	08.97	97.51	96.46	115.47	N/A	245,000	266,278
04/01/2024 To 06/30/2024	3	98.40	105.28	99.46	10.11	105.85	93.80	123.64	N/A	201,833	200,752
07/01/2024 To 09/30/2024	5	93.76	97.55	97.59	06.19	99.96	90.59	111.10	N/A	148,200	144,622
10/01/2024 To 12/31/2024	2	123.83	123.83	104.62	35.50	118.36	79.87	167.78	N/A	128,750	134,698
01/01/2025 To 03/31/2025	4	79.80	76.41	67.42	13.92	113.33	50.88	95.16	N/A	176,500	118,995
04/01/2025 To 06/30/2025	3	69.64	68.03	69.41	16.07	98.01	50.44	84.02	N/A	213,333	148,075
07/01/2025 To 09/30/2025	1	94.29	94.29	94.29		100.00	94.29	94.29	N/A	310,000	292,310
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	12	95.90	96.93	97.37	11.11	99.55	52.28	123.64	91.92 to 111.10	174,500	169,903
10/01/2024 To 09/30/2025	10	79.88	85.17	77.44	23.86	109.98	50.44	167.78	50.88 to 95.16	191,350	148,191
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	12	97.43	105.27	101.59	14.57	103.62	79.87	167.78	91.92 to 115.47	174,500	177,276
<u>ALL</u>											
10/01/2023 To 09/30/2025	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034
<u>ALL</u>											
10/01/2023 To 09/30/2025	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	22	Median :	94	COV :	28.02	95% Median C.I. :	79.87 to 98.40
Total Sales Price :	4,007,500	Wgt. Mean :	88	STD :	25.66	95% Wgt. Mean C.I. :	77.19 to 98.52
Total Adj. Sales Price :	4,007,500	Mean :	92	Avg. Abs. Dev :	16.77	95% Mean C.I. :	80.20 to 102.96
Total Assessed Value :	3,520,740						
Avg. Adj. Sales Price :	182,159	COD :	17.88	MAX Sales Ratio :	167.78		
Avg. Assessed Value :	160,034	PRD :	104.25	MIN Sales Ratio :	50.44		

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	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	22	Median :	94	COV :	28.02	95% Median C.I. :	79.87 to 98.40
Total Sales Price :	4,007,500	Wgt. Mean :	88	STD :	25.66	95% Wgt. Mean C.I. :	77.19 to 98.52
Total Adj. Sales Price :	4,007,500	Mean :	92	Avg. Abs. Dev :	16.77	95% Mean C.I. :	80.20 to 102.96
Total Assessed Value :	3,520,740						
Avg. Adj. Sales Price :	182,159	COD :	17.88	MAX Sales Ratio :	167.78		
Avg. Assessed Value :	160,034	PRD :	104.25	MIN Sales Ratio :	50.44		

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	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034
Greater Than 15,000	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034
Greater Than 30,000	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034
___ 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	6	93.54	108.16	107.00	22.13	101.08	79.88	167.78	79.88 to 167.78	80,333	85,958
100,000 TO 149,999	2	103.22	103.22	103.97	07.63	99.28	95.34	111.10	N/A	118,750	123,460
150,000 TO 249,999	8	81.95	80.20	80.96	17.84	99.06	50.44	100.40	50.44 to 100.40	173,000	140,056
250,000 TO 499,999	6	93.78	86.31	86.01	15.87	100.35	50.88	115.47	50.88 to 115.47	317,333	272,938
500,000 TO 999,999											
1,000,000 +											
ALL											
10/01/2023 To 09/30/2025	22	93.78	91.58	87.85	17.88	104.25	50.44	167.78	79.87 to 98.40	182,159	160,034

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

PAD 2026 R&O Statistics 2026 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	59	COV :	49.90	95% Median C.I. :	N/A
Total Sales Price :	425,000	Wgt. Mean :	63	STD :	40.92	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	425,000	Mean :	82	Avg. Abs. Dev :	23.80	95% Mean C.I. :	-19.66 to 183.66
Total Assessed Value :	266,080						
Avg. Adj. Sales Price :	141,667	COD :	40.39	MAX Sales Ratio :	129.24		
Avg. Assessed Value :	88,693	PRD :	130.97	MIN Sales Ratio :	57.83		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	57.83	57.83	57.83		100.00	57.83	57.83	N/A	175,000	101,200
10/01/2024 To 12/31/2024	1	129.24	129.24	129.24		100.00	129.24	129.24	N/A	25,000	32,310
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	1	58.92	58.92	58.92		100.00	58.92	58.92	N/A	225,000	132,570
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	1	57.83	57.83	57.83		100.00	57.83	57.83	N/A	175,000	101,200
10/01/2024 To 09/30/2025	2	94.08	94.08	65.95	37.37	142.65	58.92	129.24	N/A	125,000	82,440
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	2	93.54	93.54	66.76	38.18	140.11	57.83	129.24	N/A	100,000	66,755
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	59	COV :	49.90	95% Median C.I. :	N/A
Total Sales Price :	425,000	Wgt. Mean :	63	STD :	40.92	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	425,000	Mean :	82	Avg. Abs. Dev :	23.80	95% Mean C.I. :	-19.66 to 183.66
Total Assessed Value :	266,080						
Avg. Adj. Sales Price :	141,667	COD :	40.39	MAX Sales Ratio :	129.24		
Avg. Assessed Value :	88,693	PRD :	130.97	MIN Sales Ratio :	57.83		

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	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	59	COV :	49.90	95% Median C.I. :	N/A
Total Sales Price :	425,000	Wgt. Mean :	63	STD :	40.92	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	425,000	Mean :	82	Avg. Abs. Dev :	23.80	95% Mean C.I. :	-19.66 to 183.66
Total Assessed Value :	266,080						
Avg. Adj. Sales Price :	141,667	COD :	40.39	MAX Sales Ratio :	129.24		
Avg. Assessed Value :	88,693	PRD :	130.97	MIN Sales Ratio :	57.83		

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	1	129.24	129.24	129.24		100.00	129.24	129.24	N/A	25,000	32,310
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693
Greater Than 15,000	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693
Greater Than 30,000	2	58.38	58.38	58.44	00.94	99.90	57.83	58.92	N/A	200,000	116,885
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	129.24	129.24	129.24		100.00	129.24	129.24	N/A	25,000	32,310
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	58.38	58.38	58.44	00.94	99.90	57.83	58.92	N/A	200,000	116,885
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ ALL _____											
10/01/2023 To 09/30/2025	3	58.92	82.00	62.61	40.39	130.97	57.83	129.24	N/A	141,667	88,693

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

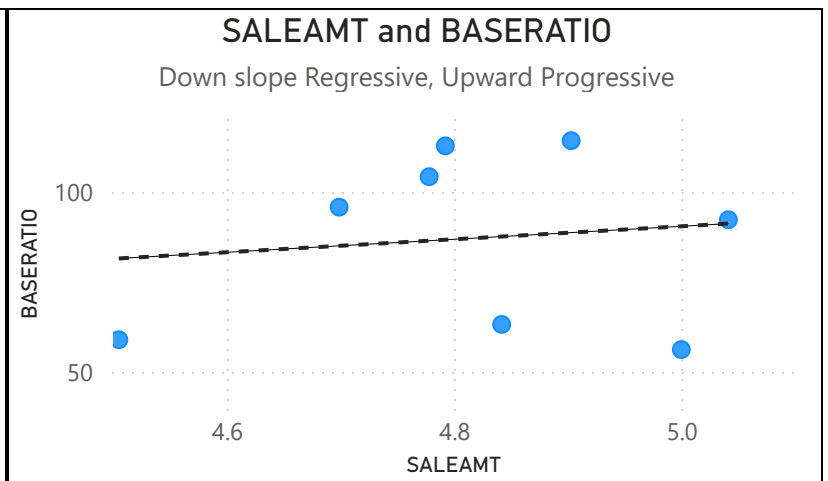
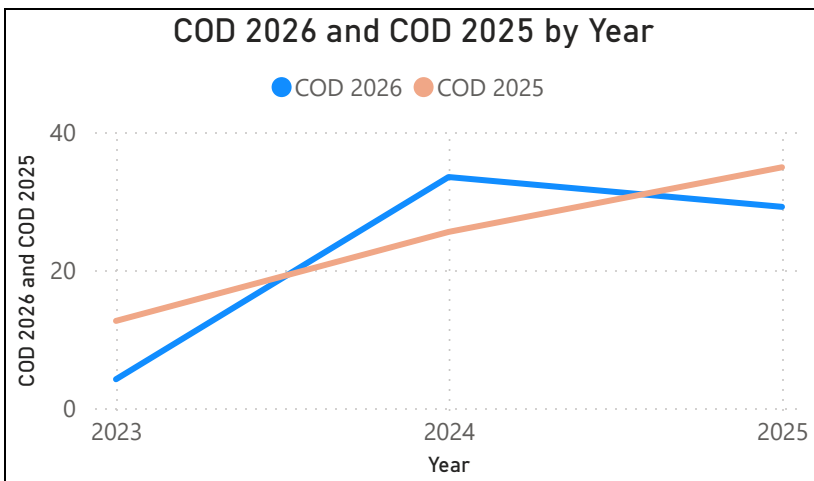
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

Nance Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	4	102.55	81.37	26.03%	94.58	81.27	16.38%	99.20	84.62	17.23%
3	4	79.50	79.50	0.00%	79.87	79.87	0.00%	75.35	75.35	0.00%
Total	8	94.04	81.37	15.57%	87.23	80.57	8.26%	87.37	80.03	9.18%

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	4	18.48	28.55	-35.27%	95.34	96.04	16.38%	58.97	48.09	22.61%	114.26	114.26	0.00%
3	4	25.35	25.35	0.00%	106.00	106.00	0.00%	56.23	56.23	0.00%	104.26	104.26	0.00%
Total	8	20.79	26.66	-22.01%	99.83	100.68	8.26%	56.23	48.09	16.92%	114.26	114.26	0.00%



63 Nance
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 : 8
Total Sales Price : 563,500
Total Adj. Sales Price : 563,500
Total Assessed Value : 492,355
Avg. Adj. Sales Price : 70,438
Avg. Assessed Value : 61,544

MEDIAN : 94
WGT. MEAN : 87
MEAN : 87
COD : 20.79
PRD : 99.84

COV : 27.78
STD : 24.23
Avg. Abs. Dev : 19.55
MAX Sales Ratio : 114.26
MIN Sales Ratio : 56.23

95% Median C.I. : 56.23 to 114.26
95% Wgt. Mean C.I. : 66.35 to 108.40
95% Mean C.I. : 66.97 to 107.49

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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											
01-JAN-23 To 31-MAR-23	1	95.79	95.79	95.79	00.00	100.00	95.79	95.79	N/A	50,000	47,895
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	104.26	104.26	104.26	00.00	100.00	104.26	104.26	N/A	60,000	62,555
01-OCT-23 To 31-DEC-23	1	92.29	92.29	92.29	00.00	100.00	92.29	92.29	N/A	110,000	101,520
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	2	84.52	84.52	77.89	33.47	108.51	56.23	112.81	N/A	81,000	63,088
01-JAN-25 To 31-MAR-25	1	63.22	63.22	63.22	00.00	100.00	63.22	63.22	N/A	69,500	43,935
01-APR-25 To 30-JUN-25	1	114.26	114.26	114.26	00.00	100.00	114.26	114.26	N/A	80,000	91,405
01-JUL-25 To 30-SEP-25	1	58.97	58.97	58.97	00.00	100.00	58.97	58.97	N/A	32,000	18,870
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	2	100.03	100.03	100.41	04.24	99.62	95.79	104.26	N/A	55,000	55,225
01-OCT-23 To 30-SEP-24	1	92.29	92.29	92.29	00.00	100.00	92.29	92.29	N/A	110,000	101,520
01-OCT-24 To 30-SEP-25	5	63.22	81.10	81.63	35.38	99.35	56.23	114.26	N/A	68,700	56,077
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	3	95.79	97.45	96.35	04.17	101.14	92.29	104.26	N/A	73,333	70,657
01-JAN-24 To 31-DEC-24	2	84.52	84.52	77.89	33.47	108.51	56.23	112.81	N/A	81,000	63,088
<u>ALL</u>	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	4	102.55	94.58	99.20	18.48	95.34	58.97	114.26	N/A	71,000	70,435
3	4	79.51	79.88	75.35	25.34	106.01	56.23	104.26	N/A	69,875	52,654
<u>ALL</u>	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544

63 Nance
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 : 8
Total Sales Price : 563,500
Total Adj. Sales Price : 563,500
Total Assessed Value : 492,355
Avg. Adj. Sales Price : 70,438
Avg. Assessed Value : 61,544

MEDIAN : 94
WGT. MEAN : 87
MEAN : 87
COD : 20.79
PRD : 99.84

COV : 27.78
STD : 24.23
Avg. Abs. Dev : 19.55
MAX Sales Ratio : 114.26
MIN Sales Ratio : 56.23

95% Median C.I. : 56.23 to 114.26
95% Wgt. Mean C.I. : 66.35 to 108.40
95% Mean C.I. : 66.97 to 107.49

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544
04											
<u>ALL</u>	<u>8</u>	<u>94.04</u>	<u>87.23</u>	<u>87.37</u>	<u>20.79</u>	<u>99.84</u>	<u>56.23</u>	<u>114.26</u>	<u>56.23 to 114.26</u>	<u>70,438</u>	<u>61,544</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544
Greater Than 14,999	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544
Greater Than 29,999	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	77.38	77.38	81.42	23.79	95.04	58.97	95.79	N/A	41,000	33,383
60,000 TO 99,999	4	108.54	98.64	98.65	13.73	99.99	63.22	114.26	N/A	67,875	66,960
100,000 TO 149,999	2	74.26	74.26	75.12	24.28	98.86	56.23	92.29	N/A	105,000	78,875
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 +											
<u>ALL</u>	<u>8</u>	<u>94.04</u>	<u>87.23</u>	<u>87.37</u>	<u>20.79</u>	<u>99.84</u>	<u>56.23</u>	<u>114.26</u>	<u>56.23 to 114.26</u>	<u>70,438</u>	<u>61,544</u>

63 Nance
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 : 8
 Total Sales Price : 563,500
 Total Adj. Sales Price : 563,500
 Total Assessed Value : 492,355
 Avg. Adj. Sales Price : 70,438
 Avg. Assessed Value : 61,544

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 87
 COD : 20.79
 PRD : 99.84

COV : 27.78
 STD : 24.23
 Avg. Abs. Dev : 19.55
 MAX Sales Ratio : 114.26
 MIN Sales Ratio : 56.23

95% Median C.I. : 56.23 to 114.26
 95% Wgt. Mean C.I. : 66.35 to 108.40
 95% Mean C.I. : 66.97 to 107.49

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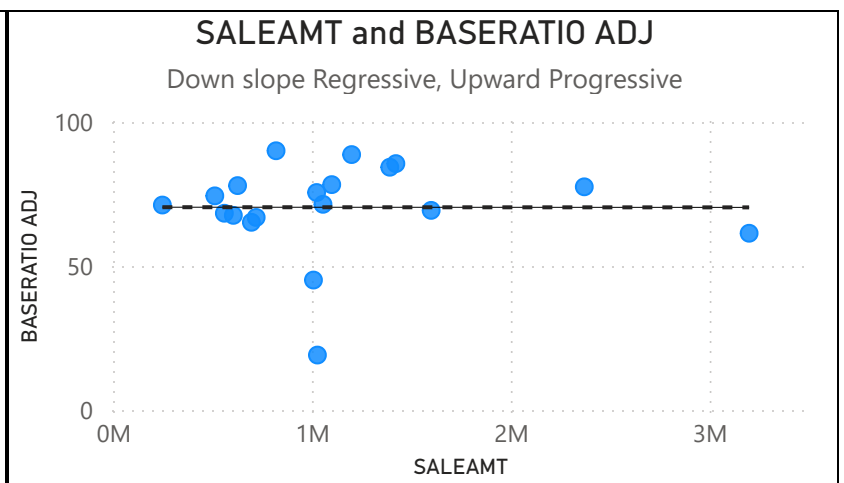
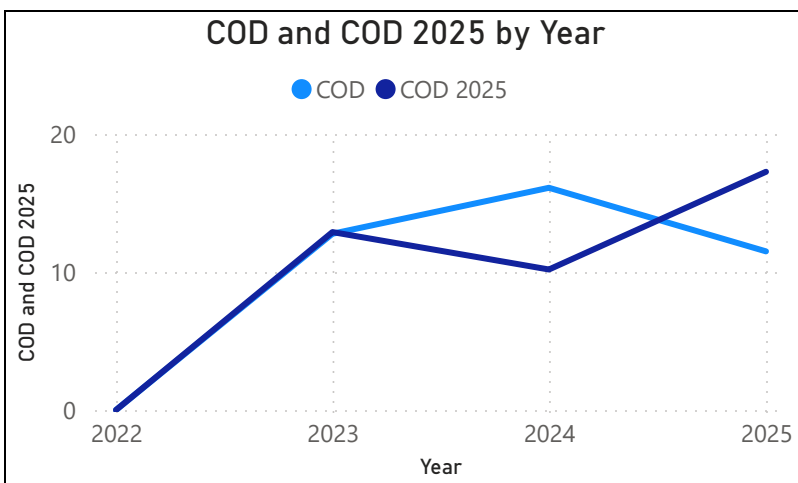
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	2	85.89	85.89	94.48	31.34	90.91	58.97	112.81	N/A	47,000	44,408
344	1	95.79	95.79	95.79	00.00	100.00	95.79	95.79	N/A	50,000	47,895
350	2	88.74	88.74	90.53	28.76	98.02	63.22	114.26	N/A	74,750	67,670
406	1	92.29	92.29	92.29	00.00	100.00	92.29	92.29	N/A	110,000	101,520
442	1	56.23	56.23	56.23	00.00	100.00	56.23	56.23	N/A	100,000	56,230
528	1	104.26	104.26	104.26	00.00	100.00	104.26	104.26	N/A	60,000	62,555
<u>ALL</u>	8	94.04	87.23	87.37	20.79	99.84	56.23	114.26	56.23 to 114.26	70,438	61,544

Nance 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	12	71.29	60.84	17.18%	67.18	60.79	10.52%	65.32	59.41	9.95%
2	7	77.49	75.18	3.07%	75.91	70.94	7.00%	77.10	72.85	5.83%
Total	19	71.42	62.17	14.87%	70.40	64.53	9.09%	70.39	65.19	7.97%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	12	16.47	10.70	53.89%	102.84	102.31	0.52%
2	7	9.43	11.12	-15.18%	98.45	97.38	1.10%
Total	19	14.60	13.71	6.51%	100.01	98.98	1.04%



63 Nance
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 : 19
Total Sales Price : 21,187,577
Total Adj. Sales Price : 21,187,577
Total Assessed Value : 14,913,185
Avg. Adj. Sales Price : 1,115,136
Avg. Assessed Value : 784,904

MEDIAN : 71
WGT. MEAN : 70
MEAN : 70
COD : 14.60
PRD : 100.01

COV : 23.10
STD : 16.26
Avg. Abs. Dev : 10.43
MAX Sales Ratio : 90.01
MIN Sales Ratio : 19.08

95% Median C.I. : 66.87 to 78.26
95% Wgt. Mean C.I. : 62.38 to 78.40
95% Mean C.I. : 62.56 to 78.24

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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	85.55	85.55	85.55	00.00	100.00	85.55	85.55	N/A	1,422,500	1,217,005
01-JAN-23 To 31-MAR-23	1	90.01	90.01	90.01	00.00	100.00	90.01	90.01	N/A	820,000	738,105
01-APR-23 To 30-JUN-23	2	66.40	66.40	63.87	07.58	103.96	61.37	71.42	N/A	2,127,471	1,358,723
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23	1	65.17	65.17	65.17	00.00	100.00	65.17	65.17	N/A	696,000	453,615
01-JAN-24 To 31-MAR-24	2	79.01	79.01	77.62	12.26	101.79	69.32	88.69	N/A	1,400,000	1,086,663
01-APR-24 To 30-JUN-24	2	69.38	69.38	68.63	02.58	101.09	67.59	71.17	N/A	426,744	292,863
01-JUL-24 To 30-SEP-24	1	66.87	66.87	66.87	00.00	100.00	66.87	66.87	N/A	720,000	481,430
01-OCT-24 To 31-DEC-24	4	76.51	64.10	68.44	21.96	93.66	19.08	84.30	N/A	1,453,500	994,848
01-JAN-25 To 31-MAR-25	2	78.09	78.09	78.13	00.22	99.95	77.92	78.26	N/A	863,260	674,495
01-APR-25 To 30-JUN-25	3	68.32	62.60	58.56	14.27	106.90	45.12	74.36	N/A	693,376	406,052
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	4	78.49	77.09	71.91	13.62	107.20	61.37	90.01	N/A	1,624,361	1,168,139
01-OCT-23 To 30-SEP-24	6	68.46	71.47	72.87	07.20	98.08	65.17	88.69	65.17 to 88.69	844,915	615,683
01-OCT-24 To 30-SEP-25	9	75.52	66.71	68.05	16.34	98.03	19.08	84.30	45.12 to 78.26	1,068,961	727,393
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	4	68.30	71.99	67.74	12.77	106.27	61.37	90.01	N/A	1,442,736	977,291
01-JAN-24 To 31-DEC-24	9	71.17	68.89	70.87	16.10	97.21	19.08	88.69	66.87 to 84.30	1,131,943	802,208
<u>ALL</u>	19	71.42	70.40	70.39	14.60	100.01	19.08	90.01	66.87 to 78.26	1,115,136	784,904

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	12	71.30	67.18	65.32	16.47	102.85	19.08	90.01	61.37 to 77.92	1,006,590	657,533
2	7	77.49	75.91	77.10	09.43	98.46	65.17	88.69	65.17 to 88.69	1,301,214	1,003,255
<u>ALL</u>	19	71.42	70.40	70.39	14.60	100.01	19.08	90.01	66.87 to 78.26	1,115,136	784,904

63 Nance
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 : 19
Total Sales Price : 21,187,577
Total Adj. Sales Price : 21,187,577
Total Assessed Value : 14,913,185
Avg. Adj. Sales Price : 1,115,136
Avg. Assessed Value : 784,904

MEDIAN : 71
WGT. MEAN : 70
MEAN : 70
COD : 14.60
PRD : 100.01

COV : 23.10
STD : 16.26
Avg. Abs. Dev : 10.43
MAX Sales Ratio : 90.01
MIN Sales Ratio : 19.08

95% Median C.I. : 66.87 to 78.26
95% Wgt. Mean C.I. : 62.38 to 78.40
95% Mean C.I. : 62.56 to 78.24

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	67.59	67.59	67.59	00.00	100.00	67.59	67.59	N/A	605,200	409,025
1	1	67.59	67.59	67.59	00.00	100.00	67.59	67.59	N/A	605,200	409,025
Dry											
County	1	66.87	66.87	66.87	00.00	100.00	66.87	66.87	N/A	720,000	481,430
2	1	66.87	66.87	66.87	00.00	100.00	66.87	66.87	N/A	720,000	481,430
Grass											
County	4	72.77	72.34	73.08	03.57	98.99	68.32	75.52	N/A	586,072	428,318
1	4	72.77	72.34	73.08	03.57	98.99	68.32	75.52	N/A	586,072	428,318
ALL	19	71.42	70.40	70.39	14.60	100.01	19.08	90.01	66.87 to 78.26	1,115,136	784,904

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	68.46	67.43	65.56	04.31	102.85	61.37	71.42	N/A	1,615,036	1,058,884
1	3	67.59	66.79	64.33	04.96	103.82	61.37	71.42	N/A	1,620,047	1,042,157
2	1	69.32	69.32	69.32	00.00	100.00	69.32	69.32	N/A	1,600,000	1,109,065
Dry											
County	4	66.02	63.77	61.56	13.07	103.59	45.12	77.92	N/A	762,662	469,519
1	2	61.52	61.52	57.69	26.66	106.64	45.12	77.92	N/A	817,324	471,515
2	2	66.02	66.02	66.03	01.29	99.98	65.17	66.87	N/A	708,000	467,523
Grass											
County	4	72.77	72.34	73.08	03.57	98.99	68.32	75.52	N/A	586,072	428,318
1	4	72.77	72.34	73.08	03.57	98.99	68.32	75.52	N/A	586,072	428,318
ALL	19	71.42	70.40	70.39	14.60	100.01	19.08	90.01	66.87 to 78.26	1,115,136	784,904

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	77	COV :	12.08	95% Median C.I. :	65.17 to 88.69
Total Sales Price :	9,108,500	Wgt. Mean :	77	STD :	09.17	95% Wgt. Mean C.I. :	69.34 to 84.86
Total Adj. Sales Price :	9,108,500	Mean :	76	Avg. Abs. Dev :	07.31	95% Mean C.I. :	67.43 to 84.39
Total Assessed Value :	7,022,785						
Avg. Adj. Sales Price :	1,301,214	COD :	09.43	MAX Sales Ratio :	88.69		
Avg. Assessed Value :	1,003,255	PRD :	98.46	MIN Sales Ratio :	65.17		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	85.55	85.55	85.55		100.00	85.55	85.55	N/A	1,422,500	1,217,005
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	65.17	65.17	65.17		100.00	65.17	65.17	N/A	696,000	453,615
01/01/2024 To 03/31/2024	2	79.01	79.01	77.62	12.26	101.79	69.32	88.69	N/A	1,400,000	1,086,663
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	66.87	66.87	66.87		100.00	66.87	66.87	N/A	720,000	481,430
10/01/2024 To 12/31/2024	1	77.49	77.49	77.49		100.00	77.49	77.49	N/A	2,370,000	1,836,580
01/01/2025 To 03/31/2025	1	78.26	78.26	78.26		100.00	78.26	78.26	N/A	1,100,000	860,830
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	1	85.55	85.55	85.55		100.00	85.55	85.55	N/A	1,422,500	1,217,005
10/01/2023 To 09/30/2024	4	68.10	72.51	73.73	09.53	98.35	65.17	88.69	N/A	1,054,000	777,093
10/01/2024 To 09/30/2025	2	77.88	77.88	77.74	00.50	100.18	77.49	78.26	N/A	1,735,000	1,348,705
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	1	65.17	65.17	65.17		100.00	65.17	65.17	N/A	696,000	453,615
01/01/2024 To 12/31/2024	4	73.41	75.59	76.25	10.22	99.13	66.87	88.69	N/A	1,472,500	1,122,834
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	77.49	75.91	77.10	09.43	98.46	65.17	88.69	65.17 to 88.69	1,301,214	1,003,255

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	77	COV :	12.08	95% Median C.I. :	65.17 to 88.69
Total Sales Price :	9,108,500	Wgt. Mean :	77	STD :	09.17	95% Wgt. Mean C.I. :	69.34 to 84.86
Total Adj. Sales Price :	9,108,500	Mean :	76	Avg. Abs. Dev :	07.31	95% Mean C.I. :	67.43 to 84.39
Total Assessed Value :	7,022,785						
Avg. Adj. Sales Price :	1,301,214	COD :	09.43	MAX Sales Ratio :	88.69		
Avg. Assessed Value :	1,003,255	PRD :	98.46	MIN Sales Ratio :	65.17		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	7	77.49	75.91	77.10	09.43	98.46	65.17	88.69	65.17 to 88.69	1,301,214	1,003,255
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	77.49	75.91	77.10	09.43	98.46	65.17	88.69	65.17 to 88.69	1,301,214	1,003,255

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	1	66.87	66.87	66.87		100.00	66.87	66.87	N/A	720,000	481,430
2	1	66.87	66.87	66.87		100.00	66.87	66.87	N/A	720,000	481,430
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	77.49	75.91	77.10	09.43	98.46	65.17	88.69	65.17 to 88.69	1,301,214	1,003,255

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	69.32	69.32	69.32		100.00	69.32	69.32	N/A	1,600,000	1,109,065
2	1	69.32	69.32	69.32		100.00	69.32	69.32	N/A	1,600,000	1,109,065
<u>Dry</u>											
County	2	66.02	66.02	66.03	01.29	99.98	65.17	66.87	N/A	708,000	467,523
2	2	66.02	66.02	66.03	01.29	99.98	65.17	66.87	N/A	708,000	467,523
<u>ALL</u>											
10/01/2022 To 09/30/2025	7	77.49	75.91	77.10	09.43	98.46	65.17	88.69	65.17 to 88.69	1,301,214	1,003,255

AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	2	Improvmt	Increase	0%

What IF

Nance County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	5,798	5,792	5,685	5,678	5,571	5,598	5,550	5,546	5,689
Boone	1	9,328	9,268	9,328	9,266	6,548	9,257	9,298	9,295	9,298
Greeley	2	6,490	6,480	6,470	6,460	6,450	6,440	6,430	6,420	6,453
Howard	7300	6,000	6,000	5,450	5,300	4,850	4,700	4,450	4,350	5,449
Merrick	1	6,200	6,150	6,000	5,700	5,300	5,200	4,700	4,000	5,782
Nance	2	7,800	7,800	7,700	7,700	7,600	7,600	7,550	7,550	7,703
Boone	1	9,328	9,268	9,328	9,266	6,548	9,257	9,298	9,295	9,298
Platte	3	7,568	7,505	7,210	7,029	7,050	6,291	5,400	4,800	6,860
Platte	6	10,630	10,280	9,289	9,053	8,350	7,933	7,590	7,129	8,860

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	3,299	3,299	3,192	3,191	3,084	3,094	3,000	3,000	3,152
Boone	1	6,678	6,626	6,678	6,159	5,444	6,639	6,633	6,632	6,632
Greeley	2	n/a	2,600	2,550	2,500	2,450	2,400	2,350	2,300	2,432
Howard	7300	3,000	3,000	2,850	2,850	2,700	2,500	2,400	2,400	2,693
Merrick	1	2,900	2,850	2,900	2,700	2,600	2,400	2,300	2,250	2,696
Nance	2	6,300	6,300	6,200	6,200	6,100	6,100	6,000	6,000	6,170
Boone	1	6,678	6,626	6,678	6,159	5,444	6,639	6,633	6,632	6,632
Platte	3	6,135	5,960	5,645	5,545	5,179	4,651	3,960	3,360	5,264
Platte	6	8,627	8,085	7,593	7,434	7,196	7,317	6,259	4,794	7,474

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	2,601	2,600	2,502	2,501	2,402	2,404	2,300	2,300	2,501
Boone	1	1,919	1,917	1,918	1,923	1,652	1,713	-	-	1,916
Greeley	2	1,875	1,830	1,785	1,740	1,678	1,635	n/a	1,560	1,760
Howard	7300	2,400	2,400	1,600	1,600	1,600	1,600	1,600	n/a	1,659
Merrick	1	2,178	2,000	1,965	1,804	1,718	n/a	1,527	1,200	2,022
Nance	2	1,997	1,998	1,971	1,970	1,891	1,890	n/a	1,840	1,978
Boone	1	1,919	1,917	1,918	1,923	1,652	1,713	-	-	1,916
Platte	3	2,361	2,369	2,251	1,846	2,045	n/a	1,000	1,480	2,230
Platte	6	3,132	3,243	3,044	3,015	2,931	n/a	2,695	2,585	3,141

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	2,603	1,600	264
Boone	1	2,439	747	489
Greeley	2	1,876	n/a	400
Howard	7300	1,847	n/a	1,253
Merrick	1	1,580	500	547
Nance	2	2,600	1,600	263
Boone	1	2,439	747	489
Platte	3	2,274	1,987	195
Platte	6	3,218	3,019	200

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

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

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	4	Median :	46	COV :	12.81	95% Median C.I. :	N/A
Total Sales Price :	3,894,500	Wgt. Mean :	50	STD :	06.17	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,894,500	Mean :	48	Avg.Abs.Dev :	04.16	95% Mean C.I. :	38.35 to 57.99
Total Assessed Value :	1,937,506						
Avg. Adj. Sales Price :	973,625	COD :	09.02	MAX Sales Ratio :	57.04		
Avg. Assessed Value :	484,377	PRD :	96.82	MIN Sales Ratio :	43.45		

Printed : 03/19/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	1	57.04	57.04	57.04		100.00	57.04	57.04	N/A	1,422,500	811,336
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	47.61	47.61	47.61		100.00	47.61	47.61	N/A	1,056,000	502,807
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	43.45	43.45	43.45		100.00	43.45	43.45	N/A	696,000	302,410
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	44.58	44.58	44.58		100.00	44.58	44.58	N/A	720,000	320,953
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	2	52.33	52.33	53.02	09.02	98.70	47.61	57.04	N/A	1,239,250	657,072
10/01/2023 To 09/30/2024	2	44.02	44.02	44.02	01.29	100.00	43.45	44.58	N/A	708,000	311,682
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	2	45.53	45.53	45.96	04.57	99.06	43.45	47.61	N/A	876,000	402,609
01/01/2024 To 12/31/2024	1	44.58	44.58	44.58		100.00	44.58	44.58	N/A	720,000	320,953
<u>ALL</u>											
10/01/2022 To 09/30/2025	4	46.10	48.17	49.75	09.02	96.82	43.45	57.04	N/A	973,625	484,377

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	4	Median :	46	COV :	12.81	95% Median C.I. :	N/A
Total Sales Price :	3,894,500	Wgt. Mean :	50	STD :	06.17	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,894,500	Mean :	48	Avg.Abs.Dev :	04.16	95% Mean C.I. :	38.35 to 57.99
Total Assessed Value :	1,937,506						
Avg. Adj. Sales Price :	973,625	COD :	09.02	MAX Sales Ratio :	57.04		
Avg. Assessed Value :	484,377	PRD :	96.82	MIN Sales Ratio :	43.45		

Printed : 03/19/2026

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	1	47.61	47.61	47.61		100.00	47.61	47.61	N/A	1,056,000	502,807
2	3	44.58	48.36	50.54	10.16	95.69	43.45	57.04	N/A	946,167	478,233
<u>ALL</u>											
10/01/2022 To 09/30/2025	4	46.10	48.17	49.75	09.02	96.82	43.45	57.04	N/A	973,625	484,377

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
060006											
060017											
060075											
390010											
390060											
610049											
630001											
630030	4	46.10	48.17	49.75	09.02	96.82	43.45	57.04	N/A	973,625	484,377
720075											
<u>ALL</u>											
10/01/2022 To 09/30/2025	4	46.10	48.17	49.75	09.02	96.82	43.45	57.04	N/A	973,625	484,377

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	1	44.58	44.58	44.58		100.00	44.58	44.58	N/A	720,000	320,953
2	1	44.58	44.58	44.58		100.00	44.58	44.58	N/A	720,000	320,953
<u>ALL</u>											
10/01/2022 To 09/30/2025	4	46.10	48.17	49.75	09.02	96.82	43.45	57.04	N/A	973,625	484,377

AGRICULTURAL - BASE STAT

Type : Qualified

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

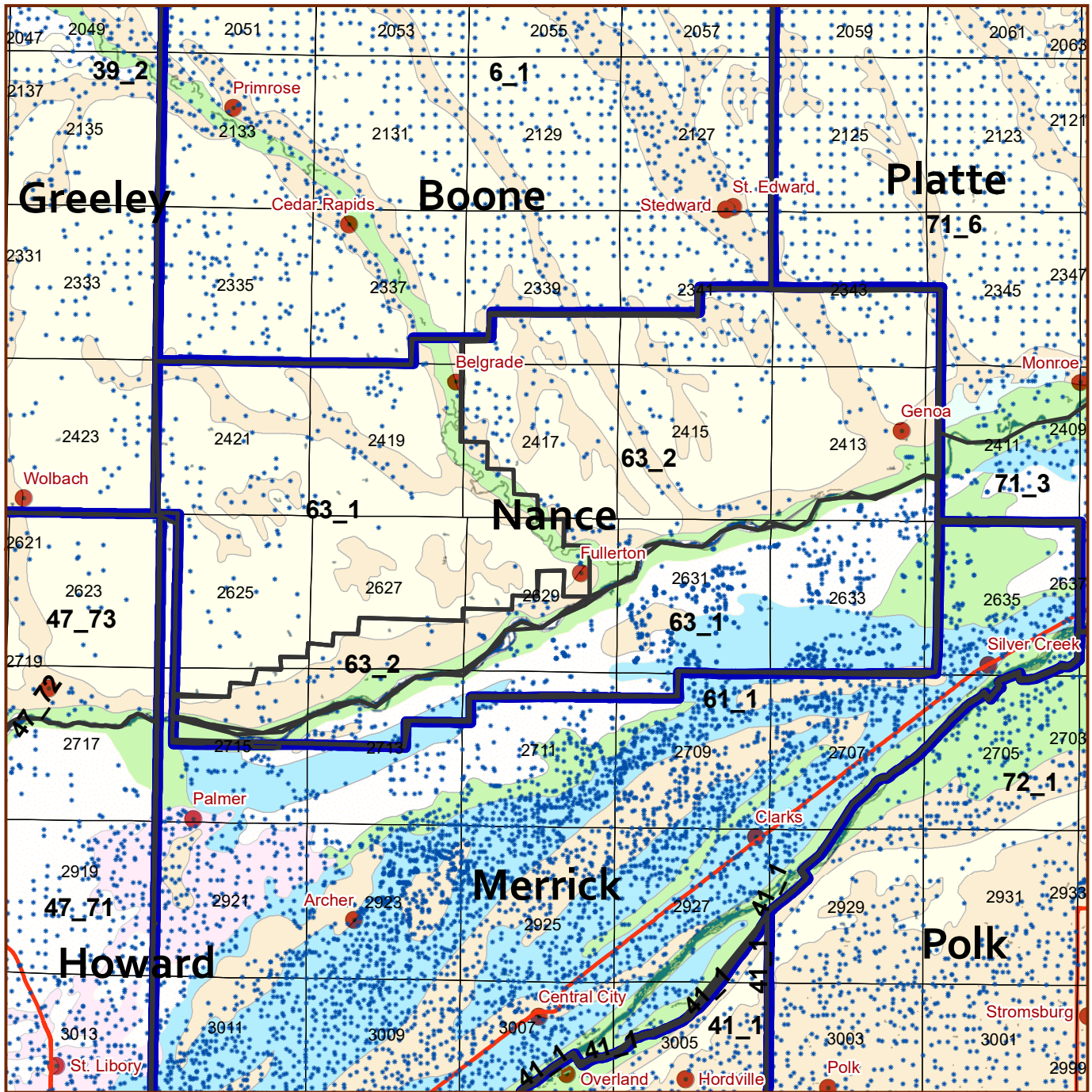
Number of Sales :	4	Median :	46	COV :	12.81	95% Median C.I. :	N/A
Total Sales Price :	3,894,500	Wgt. Mean :	50	STD :	06.17	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,894,500	Mean :	48	Avg.Abs.Dev :	04.16	95% Mean C.I. :	38.35 to 57.99
Total Assessed Value :	1,937,506						
Avg. Adj. Sales Price :	973,625	COD :	09.02	MAX Sales Ratio :	57.04		
Avg. Assessed Value :	484,377	PRD :	96.82	MIN Sales Ratio :	43.45		

Printed : 03/19/2026

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	47.61	47.61	47.61		100.00	47.61	47.61	N/A	1,056,000	502,807
1	1	47.61	47.61	47.61		100.00	47.61	47.61	N/A	1,056,000	502,807
<u>Dry</u>											
County	2	44.02	44.02	44.02	01.29	100.00	43.45	44.58	N/A	708,000	311,682
2	2	44.02	44.02	44.02	01.29	100.00	43.45	44.58	N/A	708,000	311,682
<u>ALL</u>											
10/01/2022 To 09/30/2025	4	46.10	48.17	49.75	09.02	96.82	43.45	57.04	N/A	973,625	484,377

NANCE COUNTY



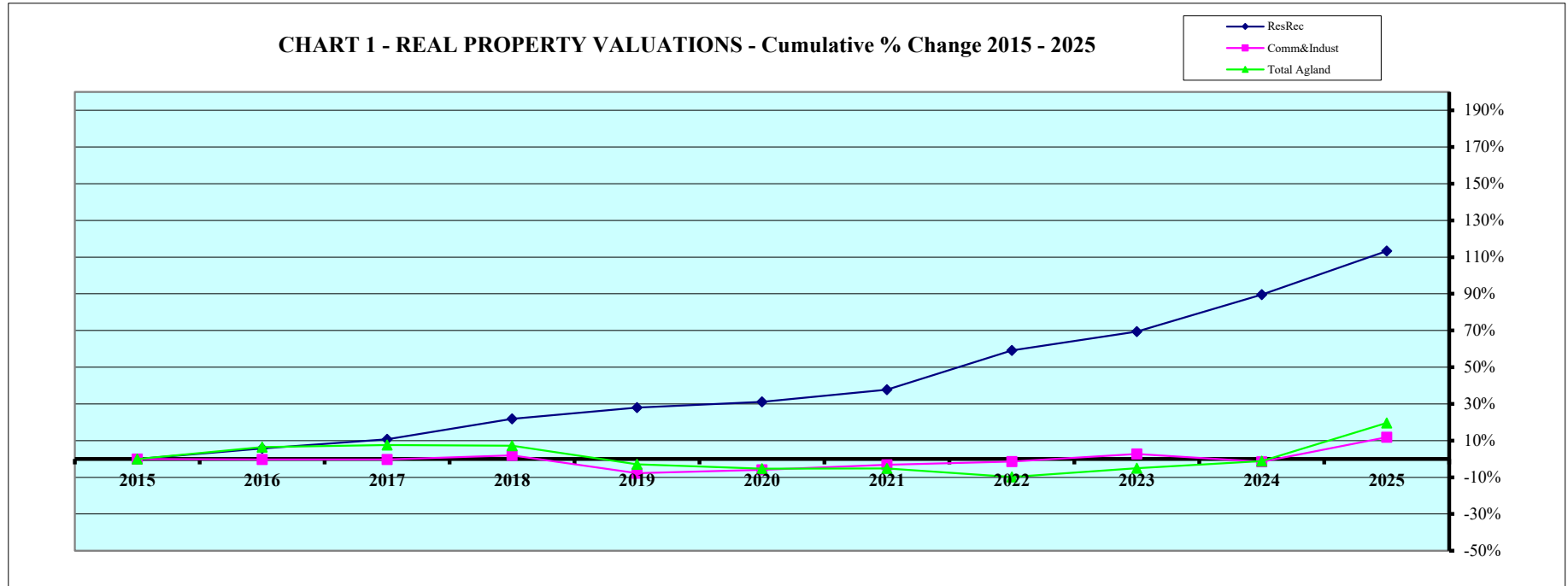
Legend

- 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	86,595,530	-	-	-	29,043,470	-	-	-	834,214,078	-	-	-
2016	91,570,013	4,974,483	5.74%	5.74%	28,962,520	-80,950	-0.28%	-0.28%	888,572,173	54,358,095	6.52%	6.52%
2017	95,858,338	4,288,325	4.68%	10.70%	28,972,340	9,820	0.03%	-0.24%	897,230,318	8,658,145	0.97%	7.55%
2018	105,477,630	9,619,292	10.03%	21.80%	29,597,840	625,500	2.16%	1.91%	894,164,028	-3,066,290	-0.34%	7.19%
2019	110,861,305	5,383,675	5.10%	28.02%	26,794,695	-2,803,145	-9.47%	-7.74%	809,882,148	-84,281,880	-9.43%	-2.92%
2020	113,543,525	2,682,220	2.42%	31.12%	27,318,540	523,845	1.96%	-5.94%	790,534,230	-19,347,918	-2.39%	-5.24%
2021	119,242,410	5,698,885	5.02%	37.70%	28,106,675	788,135	2.88%	-3.23%	791,122,830	588,600	0.07%	-5.17%
2022	137,827,820	18,585,410	15.59%	59.16%	28,620,900	514,225	1.83%	-1.45%	752,336,710	-38,786,120	-4.90%	-9.81%
2023	146,662,175	8,834,355	6.41%	69.36%	29,825,570	1,204,670	4.21%	2.69%	792,355,150	40,018,440	5.32%	-5.02%
2024	164,094,195	17,432,020	11.89%	89.49%	28,592,985	-1,232,585	-4.13%	-1.55%	824,378,795	32,023,645	4.04%	-1.18%
2025	184,715,010	20,620,815	12.57%	113.31%	32,481,970	3,888,985	13.60%	11.84%	998,103,065	173,724,270	21.07%	19.65%

Rate Annual %chg: Residential & Recreational **7.87%**

Commercial & Industrial **1.13%**

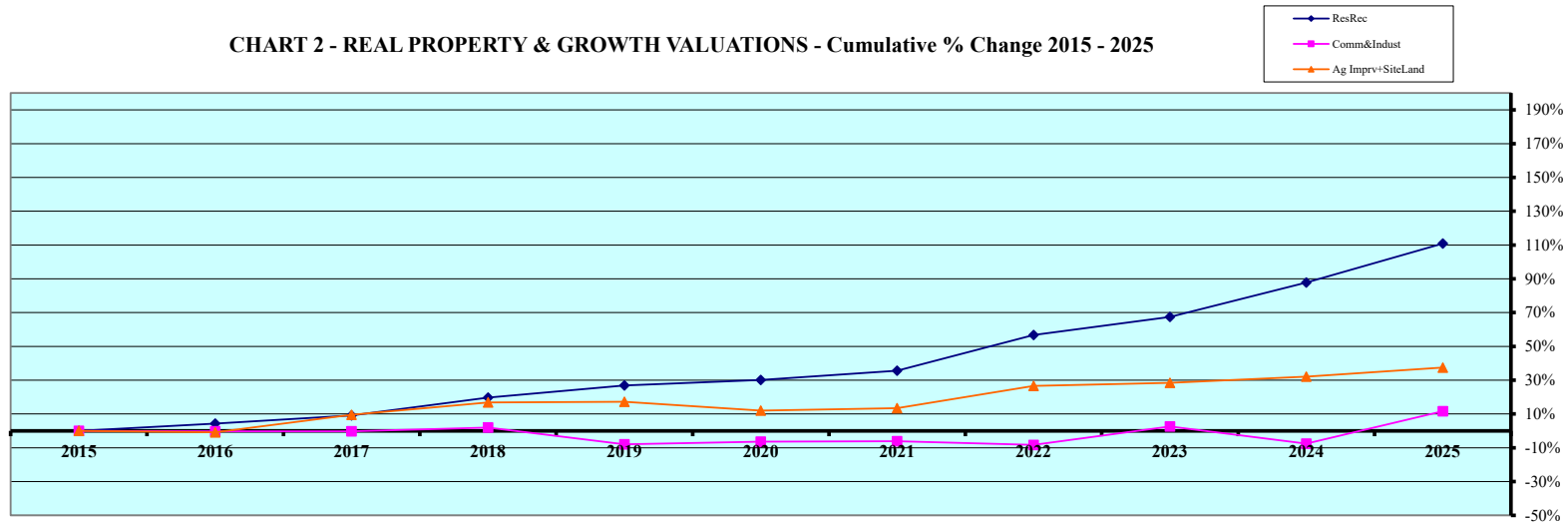
Agricultural Land **1.81%**

Cnty# **63**
County **NANCE**

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	86,595,530	2,148,710	2.48%	84,446,820	--	--	29,043,470	769,060	2.65%	28,274,410	--	--
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	4.35%	28,962,520	0	0.00%	28,962,520	-0.28%	-0.28%
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	9.10%	28,972,340	0	0.00%	28,972,340	0.03%	-0.24%
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	19.71%	29,597,840	0	0.00%	29,597,840	2.16%	1.91%
2019	110,861,305	1,038,145	0.94%	109,823,160	4.12%	26.82%	26,794,695	45,635	0.17%	26,749,060	-9.62%	-7.90%
2020	113,543,525	895,135	0.79%	112,648,390	1.61%	30.09%	27,318,540	115,780	0.42%	27,202,760	-1.52%	-6.34%
2021	119,242,410	1,796,660	1.51%	117,445,750	3.44%	35.63%	28,106,675	842,065	3.00%	27,264,610	-0.20%	-6.12%
2022	137,827,820	2,135,380	1.55%	135,692,440	13.80%	56.70%	28,620,900	1,981,620	6.92%	26,639,280	-5.22%	-8.28%
2023	146,662,175	1,674,630	1.14%	144,987,545	5.19%	67.43%	29,825,570	21,550	0.07%	29,804,020	4.13%	2.62%
2024	164,094,195	1,428,268	0.87%	162,665,927	10.91%	87.85%	28,592,985	1,744,830	6.10%	26,848,155	-9.98%	-7.56%
2025	184,715,010	2,104,305	1.14%	182,610,705	11.28%	110.88%	32,481,970	57,955	0.18%	32,424,015	13.40%	11.64%
Rate Ann%chg	7.87%	Resid & Recreat w/o growth				6.60%	C & I w/o growth				-0.41%	

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	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	--	--
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	-0.84%
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	9.56%
2018	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	16.81%
2019	28,798,400	39,276,915	68,075,315	878,005	1.29%	67,197,310	-1.45%	17.20%
2020	28,013,870	37,867,235	65,881,105	1,657,035	2.52%	64,224,070	-5.66%	12.02%
2021	27,898,575	40,162,845	68,061,420	3,016,495	4.43%	65,044,925	-1.27%	13.45%
2022	31,540,420	42,591,110	74,131,530	1,526,400	2.06%	72,605,130	6.68%	26.64%
2023	32,301,725	42,702,705	75,004,430	1,346,510	1.80%	73,657,920	-0.64%	28.47%
2024	33,746,865	43,446,715	77,193,580	1,467,185	1.90%	75,726,395	0.96%	32.08%
2025	35,658,740	44,632,530	80,291,270	1,464,280	1.82%	78,826,990	2.12%	37.49%
Rate Ann%chg	3.25%	3.57%	3.43%	Ag Imprv+Site w/o growth		0.77%		

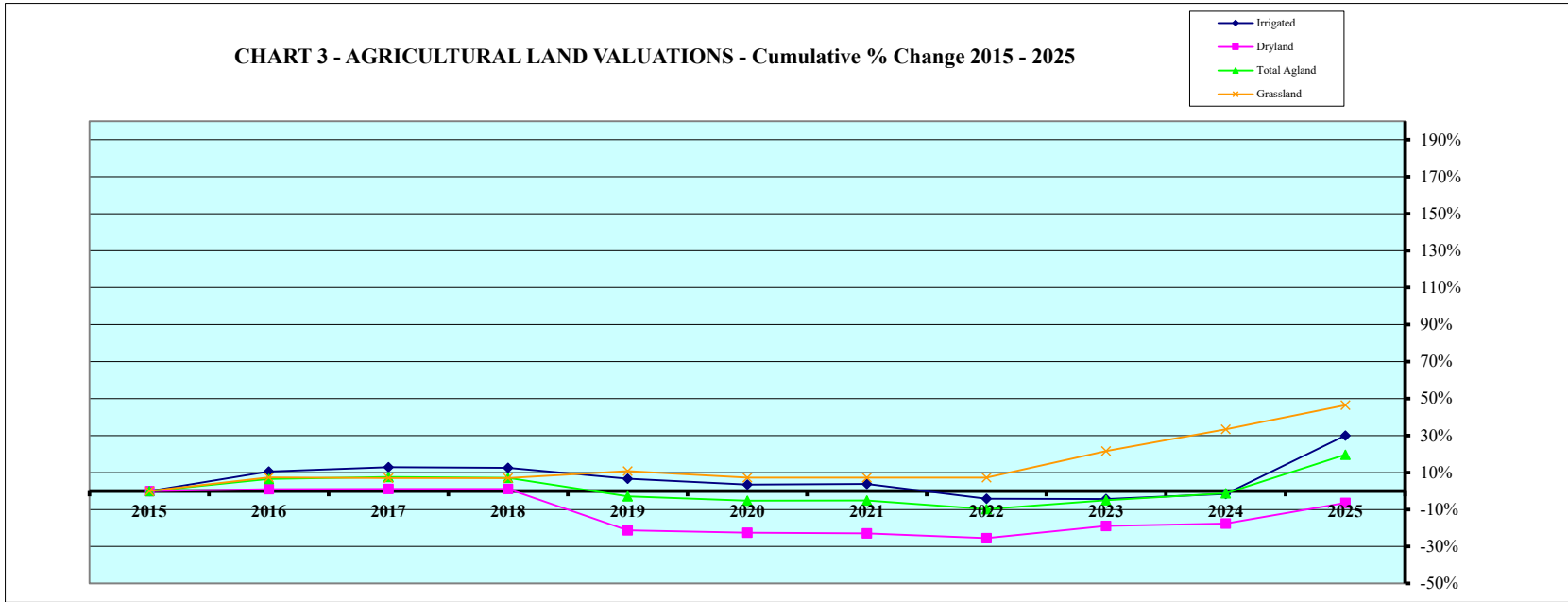
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 63
County NANCE

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	382,644,960	-	-	-	299,466,895	-	-	-	148,477,545	-	-	-
2016	423,083,425	40,438,465	10.57%	10.57%	302,417,935	2,951,040	0.99%	0.99%	159,422,505	10,944,960	7.37%	7.37%
2017	431,992,335	8,908,910	2.11%	12.90%	302,708,290	290,355	0.10%	1.08%	158,884,215	-538,290	-0.34%	7.01%
2018	430,848,470	-1,143,865	-0.26%	12.60%	302,879,330	171,040	0.06%	1.14%	158,980,620	96,405	0.06%	7.07%
2019	408,094,070	-22,754,400	-5.28%	6.65%	235,862,080	-67,017,250	-22.13%	-21.24%	164,486,440	5,505,820	3.46%	10.78%
2020	395,833,365	-12,260,705	-3.00%	3.45%	232,116,115	-3,745,965	-1.59%	-22.49%	159,246,505	-5,239,935	-3.19%	7.25%
2021	397,545,685	1,712,320	0.43%	3.89%	231,027,545	-1,088,570	-0.47%	-22.85%	159,228,200	-18,305	-0.01%	7.24%
2022	366,525,305	-31,020,380	-7.80%	-4.21%	223,259,400	-7,768,145	-3.36%	-25.45%	159,235,160	6,960	0.00%	7.25%
2023	366,102,335	-422,970	-0.12%	-4.32%	242,903,695	19,644,295	8.80%	-18.89%	180,523,595	21,288,435	13.37%	21.58%
2024	376,611,840	10,509,505	2.87%	-1.58%	246,898,675	3,994,980	1.64%	-17.55%	198,060,865	17,537,270	9.71%	33.39%
2025	497,562,655	120,950,815	32.12%	30.03%	280,295,785	33,397,110	13.53%	-6.40%	217,441,010	19,380,145	9.78%	46.45%

Rate Ann.%chg: Irrigated **2.66%** Dryland **-0.66%** Grassland **3.89%**

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	428,995	-	-	-	3,195,683	-	-	-	834,214,078	-	-	-
2016	222,975	-206,020	-48.02%	-48.02%	3,425,333	229,650	7.19%	7.19%	888,572,173	54,358,095	6.52%	6.52%
2017	216,360	-6,615	-2.97%	-49.57%	3,429,118	3,785	0.11%	7.30%	897,230,318	8,658,145	0.97%	7.55%
2018	231,720	15,360	7.10%	-45.99%	1,223,888	-2,205,230	-64.31%	-61.70%	894,164,028	-3,066,290	-0.34%	7.19%
2019	261,040	29,320	12.65%	-39.15%	1,178,518	-45,370	-3.71%	-63.12%	809,882,148	-84,281,880	-9.43%	-2.92%
2020	2,094,480	1,833,440	702.36%	388.23%	1,243,765	65,247	5.54%	-61.08%	790,534,230	-19,347,918	-2.39%	-5.24%
2021	2,082,140	-12,340	-0.59%	385.35%	1,239,260	-4,505	-0.36%	-61.22%	791,122,830	588,600	0.07%	-5.17%
2022	2,081,135	-1,005	-0.05%	385.12%	1,235,710	-3,550	-0.29%	-61.33%	752,336,710	-38,786,120	-4.90%	-9.81%
2023	1,599,320	-481,815	-23.15%	272.81%	1,226,205	-9,505	-0.77%	-61.63%	792,355,150	40,018,440	5.32%	-5.02%
2024	1,591,585	-7,735	-0.48%	271.00%	1,215,830	-10,375	-0.85%	-61.95%	824,378,795	32,023,645	4.04%	-1.18%
2025	1,595,210	3,625	0.23%	271.85%	1,208,405	-7,425	-0.61%	-62.19%	998,103,065	173,724,270	21.07%	19.65%

Cnty# **63**
County **NANCE**

Rate Ann.%chg: Total Agric Land **1.81%**

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	382,951,920	77,446	4,945			299,347,455	72,301	4,140			148,578,745	112,622	1,319		
2016	423,522,325	77,893	5,437	9.96%	9.96%	303,494,035	73,074	4,153	0.31%	0.31%	158,989,705	111,912	1,421	7.69%	7.69%
2017	432,184,145	78,163	5,529	1.69%	11.82%	302,671,485	72,738	4,161	0.19%	0.50%	158,836,630	111,881	1,420	-0.07%	7.61%
2018	431,115,135	77,960	5,530	0.01%	11.83%	302,650,255	72,697	4,163	0.05%	0.55%	159,087,760	112,042	1,420	0.01%	7.63%
2019	412,716,670	78,251	5,274	-4.62%	6.66%	236,836,160	72,215	3,280	-21.22%	-20.79%	166,252,935	112,214	1,482	4.34%	12.30%
2020	396,187,550	77,988	5,080	-3.68%	2.74%	232,204,065	73,078	3,177	-3.11%	-23.25%	159,196,555	106,202	1,499	1.18%	13.62%
2021	397,644,400	78,338	5,076	-0.08%	2.65%	230,970,170	72,715	3,176	-0.04%	-23.28%	159,217,875	106,212	1,499	0.00%	13.63%
2022	366,433,625	78,602	4,662	-8.16%	-5.72%	223,317,650	72,470	3,082	-2.99%	-25.57%	159,234,950	106,215	1,499	0.01%	13.64%
2023	365,950,210	78,736	4,648	-0.30%	-6.01%	242,930,225	73,013	3,327	7.97%	-19.64%	180,589,275	107,037	1,687	12.54%	27.89%
2024	376,823,780	78,782	4,783	2.91%	-3.27%	246,772,075	73,037	3,379	1.55%	-18.39%	198,087,480	106,961	1,852	9.77%	40.38%
2025	497,964,295	78,764	6,322	32.18%	27.86%	280,371,625	73,248	3,828	13.29%	-7.55%	217,401,730	106,723	2,037	9.99%	54.41%

Rate Annual %chg Average Value/Acre: 2.66% -0.65% 3.88%

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	406,345	1,369	297			3,168,523	2,886	1,098			834,452,988	266,625	3,130		
2016	218,670	1,046	209	-29.58%	-29.58%	3,425,333	3,208	1,068	-2.76%	-2.76%	889,650,068	267,133	3,330	6.41%	6.41%
2017	214,475	1,085	198	-5.42%	-33.40%	3,429,118	3,211	1,068	0.04%	-2.72%	897,335,853	267,077	3,360	0.89%	7.35%
2018	231,720	1,144	203	2.46%	-31.76%	1,223,888	1,373	891	-16.53%	-18.80%	894,308,758	265,216	3,372	0.36%	7.74%
2019	232,220	1,146	203	0.07%	-31.71%	1,223,083	1,372	892	0.00%	-18.80%	817,261,068	265,198	3,082	-8.61%	-1.53%
2020	2,092,690	7,547	277	36.82%	-6.57%	1,243,770	1,100	1,131	26.82%	2.98%	790,924,630	265,914	2,974	-3.48%	-4.96%
2021	2,082,145	7,516	277	-0.10%	-6.67%	1,240,500	1,097	1,131	0.06%	3.04%	791,155,090	265,879	2,976	0.04%	-4.92%
2022	2,079,745	7,509	277	-0.02%	-6.69%	1,235,710	1,091	1,132	0.08%	3.12%	752,301,680	265,887	2,829	-4.91%	-9.59%
2023	1,599,390	6,023	266	-4.13%	-10.54%	1,226,990	1,084	1,132	0.02%	3.14%	792,296,090	265,893	2,980	5.31%	-4.79%
2024	1,591,585	6,024	264	-0.50%	-10.99%	1,216,025	1,072	1,135	0.19%	3.34%	824,490,945	265,875	3,101	4.07%	-0.92%
2025	1,590,935	6,031	264	-0.16%	-11.13%	1,211,020	1,067	1,135	0.08%	3.42%	998,539,605	265,832	3,756	21.13%	20.02%

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NANCE

Rate Annual %chg Average Value/Acre: 1.81%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,380	NANCE	54,440,865	6,336,004	27,887,917	182,232,140	26,814,825	5,667,145	2,482,870	998,103,065	35,658,740	44,632,530	0	1,384,256,101
cnty sectorvalue % of total value:		3.93%	0.46%	2.01%	13.16%	1.94%	0.41%	0.18%	72.10%	2.58%	3.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BELGRADE	308,261	80,527	8,308	5,133,550	0	0	511,425	0	6,205	30,150	0	6,078,426
3.05%	%sector of county sector	0.57%	1.27%	0.03%	2.82%			20.60%		0.02%	0.07%		0.44%
	%sector of municipality	5.07%	1.32%	0.14%	84.46%			8.41%		0.10%	0.50%		100.00%
1,244	FULLERTON	5,725,281	736,398	734,396	69,864,170	0	367,270	15,169,410	51,630	243,005	6,055	0	92,897,615
36.80%	%sector of county sector	10.52%	11.62%	2.63%	38.34%		6.48%	610.96%	0.01%	0.68%	0.01%		6.71%
	%sector of municipality	6.16%	0.79%	0.79%	75.21%		0.40%	16.33%	0.06%	0.26%	0.01%		100.00%
894	GENOA	1,315,497	694,662	1,914,357	53,481,265	0	0	3,947,990	0	285,730	53,135	0	61,692,636
26.45%	%sector of county sector	2.42%	10.96%	6.86%	29.35%			159.01%		0.80%	0.12%		4.46%
	%sector of municipality	2.13%	1.13%	3.10%	86.69%			6.40%		0.46%	0.09%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
2,242	Total Municipalities	7,349,039	1,511,587	2,657,061	128,478,988	0	367,270	19,628,833	51,630	534,940	89,340	0	160,668,680
66.32%	%all municip.sectors of cnty	13.50%	23.86%	9.53%	70.50%		6.48%	790.57%	0.01%	1.50%	0.20%		11.61%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,446	Value : 1,431,372,090	Growth 6,175,200	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	138	1,421,810	59	918,680	194	3,270,890	391	5,611,380	
02. Res Improve Land	1,068	12,185,855	65	2,833,995	198	5,801,525	1,331	20,821,375	
03. Res Improvements	1,076	122,015,295	79	12,979,515	213	32,497,200	1,368	167,492,010	
04. Res Total	1,214	135,622,960	138	16,732,190	407	41,569,615	1,759	193,924,765	3,384,210
% of Res Total	69.02	69.94	7.85	8.63	23.14	21.44	39.56	13.55	54.80
05. Com UnImp Land	25	198,610	4	75,430	3	25,125	32	299,165	
06. Com Improve Land	168	1,025,815	13	582,240	0	0	181	1,608,055	
07. Com Improvements	175	20,012,995	14	6,483,510	5	79,605	194	26,576,110	
08. Com Total	200	21,237,420	18	7,141,180	8	104,730	226	28,483,330	165,895
% of Com Total	88.50	74.56	7.96	25.07	3.54	0.37	5.08	1.99	2.69
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	51,630	0	0	2	916,575	3	968,205	
11. Ind Improvements	0	0	0	0	2	4,698,940	2	4,698,940	
12. Ind Total	0	51,630	0	0	2	5,615,515	2	5,667,145	0
% of Ind Total	0.00	0.91	0.00	0.00	100.00	99.09	0.04	0.40	0.00
13. Rec UnImp Land	0	0	6	313,270	10	513,625	16	826,895	
14. Rec Improve Land	0	0	2	92,085	9	661,935	11	754,020	
15. Rec Improvements	0	0	2	18,470	22	1,132,365	24	1,150,835	
16. Rec Total	0	0	8	423,825	32	2,307,925	40	2,731,750	0
% of Rec Total	0.00	0.00	20.00	15.51	80.00	84.49	0.90	0.19	0.00
Res & Rec Total	1,214	135,622,960	146	17,156,015	439	43,877,540	1,799	196,656,515	3,384,210
% of Res & Rec Total	67.48	68.96	8.12	8.72	24.40	22.31	40.46	13.74	54.80
Com & Ind Total	200	21,289,050	18	7,141,180	10	5,720,245	228	34,150,475	165,895
% of Com & Ind Total	87.72	62.34	7.89	20.91	4.39	16.75	5.13	2.39	2.69
17. Taxable Total	1,414	156,912,010	164	24,297,195	449	49,597,785	2,027	230,806,990	3,550,105
% of Taxable Total	69.76	67.98	8.09	10.53	22.15	21.49	45.59	16.12	57.49

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	1,122,035	0	0	0
19. Commercial	3	95,690	4,507,920	0	0	0
20. Industrial	1	51,630	3,895,670	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	2	27,820	1,122,035
19. Commercial	0	0	0	3	95,690	4,507,920
20. Industrial	0	0	0	1	51,630	3,895,670
21. Other	0	0	0	0	0	0
22. Total Sch II				6	175,140	9,525,625

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	162	13	306	481

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	165,510	37	9,241,900	1,806	828,982,485	1,849	838,389,895
28. Ag-Improved Land	4	495,910	22	6,874,075	506	285,554,555	532	292,924,540
29. Ag Improvements	4	360,835	23	4,608,045	543	64,281,785	570	69,250,665

30. Ag Total				2,419	1,200,565,100
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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	3	3.00	75,000	
32. HomeSite Improv Land	2	3.00	75,000	13	13.00	325,000	
33. HomeSite Improvements	2	0.00	286,380	14	0.00	2,286,610	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,625	2	2.02	6,565	
36. FarmSite Improv Land	3	4.08	13,260	22	57.17	185,815	
37. FarmSite Improvements	4	0.00	74,455	23	0.00	2,321,435	
38. FarmSite Total							
39. Road & Ditches	3	3.81	0	30	49.14	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	28	28.00	700,000	31	31.00	775,000	
32. HomeSite Improv Land	259	268.23	6,705,750	274	284.23	7,105,750	
33. HomeSite Improvements	267	0.00	26,209,840	283	0.00	28,782,830	1,397,420
34. HomeSite Total				314	315.23	36,663,580	
35. FarmSite UnImp Land	32	69.76	226,760	35	72.28	234,950	
36. FarmSite Improv Land	438	849.15	2,760,215	463	910.40	2,959,290	
37. FarmSite Improvements	518	0.00	38,071,945	545	0.00	40,467,835	1,227,675
38. FarmSite Total				580	982.68	43,662,075	
39. Road & Ditches	1,748	4,305.86	0	1,781	4,358.81	0	
40. Other- Non Ag Use	23	1,841.23	2,209,465	24	1,850.44	2,220,515	
41. Total Section VI				894	7,507.16	82,546,170	2,625,095

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	1,123.70	2,535,230	9	1,123.70	2,535,230

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	6,599.36	17.30%	38,263,885	17.63%	5,798.12
46. 1A	8,265.33	21.66%	47,870,550	22.05%	5,791.73
47. 2A1	7,087.37	18.58%	40,290,200	18.56%	5,684.79
48. 2A	4,944.23	12.96%	28,075,315	12.93%	5,678.40
49. 3A1	1,369.14	3.59%	7,627,885	3.51%	5,571.30
50. 3A	1,598.71	4.19%	8,949,975	4.12%	5,598.25
51. 4A1	4,484.49	11.75%	24,888,945	11.47%	5,550.01
52. 4A	3,805.36	9.97%	21,104,145	9.72%	5,545.90
53. Total	38,153.99	100.00%	217,070,900	100.00%	5,689.34
Dry					
54. 1D1	3,211.63	8.29%	10,593,615	8.67%	3,298.52
55. 1D	11,334.82	29.26%	37,397,805	30.62%	3,299.37
56. 2D1	5,285.48	13.64%	16,872,280	13.81%	3,192.19
57. 2D	1,865.56	4.82%	5,952,955	4.87%	3,190.97
58. 3D1	1,856.18	4.79%	5,723,980	4.69%	3,083.74
59. 3D	241.55	0.62%	747,430	0.61%	3,094.31
60. 4D1	8,565.07	22.11%	25,693,210	21.04%	2,999.77
61. 4D	6,383.55	16.48%	19,149,185	15.68%	2,999.77
62. Total	38,743.84	100.00%	122,130,460	100.00%	3,152.25
Grass					
63. 1G1	11,080.70	14.82%	28,119,065	15.57%	2,537.66
64. 1G	8,938.64	11.96%	22,059,840	12.21%	2,467.92
65. 2G1	21,210.49	28.37%	52,565,135	29.10%	2,478.26
66. 2G	20,540.76	27.48%	47,487,830	26.29%	2,311.88
67. 3G1	2,803.80	3.75%	6,688,040	3.70%	2,385.35
68. 3G	4,303.38	5.76%	10,214,680	5.65%	2,373.64
69. 4G1	202.40	0.27%	464,545	0.26%	2,295.18
70. 4G	5,675.31	7.59%	13,037,870	7.22%	2,297.30
71. Total	74,755.48	100.00%	180,637,005	100.00%	2,416.37
Irrigated Total					
Irrigated Total	38,153.99	24.49%	217,070,900	41.63%	5,689.34
Dry Total					
Dry Total	38,743.84	24.87%	122,130,460	23.42%	3,152.25
Grass Total					
Grass Total	74,755.48	47.99%	180,637,005	34.64%	2,416.37
72. Waste	3,377.71	2.17%	892,345	0.17%	264.19
73. Other	736.01	0.47%	734,280	0.14%	997.65
74. Exempt	1,192.76	0.77%	0	0.00%	0.00
75. Market Area Total	155,767.03	100.00%	521,464,990	100.00%	3,347.72

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,840.50	36.42%	115,755,860	36.88%	7,800.00
46. 1A	6,507.20	15.97%	50,756,145	16.17%	7,800.00
47. 2A1	3,605.33	8.85%	27,761,020	8.85%	7,699.99
48. 2A	2,181.66	5.35%	16,798,760	5.35%	7,699.99
49. 3A1	196.70	0.48%	1,494,930	0.48%	7,600.05
50. 3A	127.64	0.31%	970,075	0.31%	7,600.09
51. 4A1	8,568.28	21.03%	64,690,610	20.61%	7,550.01
52. 4A	4,717.94	11.58%	35,620,595	11.35%	7,550.03
53. Total	40,745.25	100.00%	313,847,995	100.00%	7,702.69
Dry					
54. 1D1	7,935.44	21.90%	49,993,280	22.36%	6,300.00
55. 1D	6,891.26	19.02%	43,414,980	19.42%	6,300.01
56. 2D1	2,620.45	7.23%	16,246,765	7.27%	6,199.99
57. 2D	532.76	1.47%	3,303,135	1.48%	6,200.04
58. 3D1	369.88	1.02%	2,256,255	1.01%	6,099.96
59. 3D	10,390.77	28.68%	63,383,690	28.35%	6,100.00
60. 4D1	937.04	2.59%	5,622,240	2.51%	6,000.00
61. 4D	6,557.01	18.10%	39,342,060	17.60%	6,000.00
62. Total	36,234.61	100.00%	223,562,405	100.00%	6,169.86
Grass					
63. 1G1	8,450.71	28.10%	16,923,575	29.18%	2,002.62
64. 1G	2,888.98	9.61%	5,542,115	9.56%	1,918.36
65. 2G1	5,927.54	19.71%	11,560,195	19.94%	1,950.25
66. 2G	12,270.90	40.81%	22,981,015	39.63%	1,872.81
67. 3G1	26.26	0.09%	48,920	0.08%	1,862.91
68. 3G	144.17	0.48%	271,540	0.47%	1,883.47
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	362.11	1.20%	661,140	1.14%	1,825.80
71. Total	30,070.67	100.00%	57,988,500	100.00%	1,928.41
Irrigated Total	40,745.25	37.04%	313,847,995	52.61%	7,702.69
Dry Total	36,234.61	32.94%	223,562,405	37.48%	6,169.86
Grass Total	30,070.67	27.34%	57,988,500	9.72%	1,928.41
72. Waste	2,639.10	2.40%	692,960	0.12%	262.57
73. Other	314.37	0.29%	462,080	0.08%	1,469.86
74. Exempt	2,294.62	2.09%	0	0.00%	0.00
75. Market Area Total	110,004.00	100.00%	596,553,940	100.00%	5,423.02

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.05	455,880	1,256.91	9,095,560	77,575.28	521,367,455	78,899.24	530,918,895
77. Dry Land	6.00	37,800	671.55	3,915,975	74,300.90	341,739,090	74,978.45	345,692,865
78. Grass	33.88	77,540	1,235.45	2,437,440	103,556.82	236,110,525	104,826.15	238,625,505
79. Waste	1.32	315	220.93	60,455	5,794.56	1,524,535	6,016.81	1,585,305
80. Other	0.00	0	3.18	3,115	1,047.20	1,193,245	1,050.38	1,196,360
81. Exempt	124.70	0	51.74	0	3,310.94	0	3,487.38	0
82. Total	108.25	571,535	3,388.02	15,512,545	262,274.76	1,101,934,850	265,771.03	1,118,018,930

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,899.24	29.69%	530,918,895	47.49%	6,729.07
Dry Land	74,978.45	28.21%	345,692,865	30.92%	4,610.56
Grass	104,826.15	39.44%	238,625,505	21.34%	2,276.39
Waste	6,016.81	2.26%	1,585,305	0.14%	263.48
Other	1,050.38	0.40%	1,196,360	0.11%	1,138.98
Exempt	3,487.38	1.31%	0	0.00%	0.00
Total	265,771.03	100.00%	1,118,018,930	100.00%	4,206.70

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	1	22,880	1	25,000	1	175,680	2	223,560	0
83.2 Belgrade	37	255,810	90	698,940	92	4,175,160	129	5,129,910	0
83.3 Fullerton	51	548,360	587	6,356,995	591	64,152,235	642	71,057,590	1,014,100
83.4 Genoa	50	617,640	391	5,129,920	393	53,687,900	443	59,435,460	141,135
83.5 Rural	240	4,429,225	211	5,678,910	242	31,623,515	482	41,731,650	1,909,425
83.6 Suburban Genoa	28	564,360	62	3,685,630	73	14,828,355	101	19,078,345	319,550
84 Residential Total	407	6,438,275	1,342	21,575,395	1,392	168,642,845	1,799	196,656,515	3,384,210

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Belgrade	2	4,685	17	46,700	17	460,040	19	511,425	0
85.2	Fullerton	19	148,505	98	630,295	99	15,790,965	118	16,569,765	105,585
85.3	Genoa	4	45,420	53	352,685	59	3,761,990	63	4,160,095	5,500
85.4	Rural	6	99,020	15	1,521,330	20	10,509,325	26	12,129,675	54,810
85.5	Suburban Genoa	1	1,535	1	25,250	1	752,730	2	779,515	0
86	Commercial Total	32	299,165	184	2,576,260	196	31,275,050	228	34,150,475	165,895

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	9,943.75	15.50%	25,861,970	16.12%	2,600.83
88. 1G	7,684.68	11.98%	19,982,965	12.46%	2,600.36
89. 2G1	18,846.10	29.38%	47,148,380	29.39%	2,501.76
90. 2G	15,539.82	24.22%	38,861,505	24.22%	2,500.77
91. 3G1	2,740.48	4.27%	6,581,520	4.10%	2,401.59
92. 3G	3,682.15	5.74%	8,850,105	5.52%	2,403.52
93. 4G1	201.01	0.31%	462,320	0.29%	2,299.99
94. 4G	5,516.73	8.60%	12,688,475	7.91%	2,300.00
95. Total	64,154.72	100.00%	160,437,240	100.00%	2,500.79
CRP					
96. 1C1	429.11	13.29%	1,124,560	13.38%	2,620.68
97. 1C	70.38	2.18%	183,105	2.18%	2,601.66
98. 2C1	1,632.05	50.56%	4,245,035	50.52%	2,601.04
99. 2C	624.80	19.36%	1,624,485	19.33%	2,600.01
100. 3C1	5.21	0.16%	13,545	0.16%	2,599.81
101. 3C	370.60	11.48%	963,555	11.47%	2,599.99
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	95.67	2.96%	248,740	2.96%	2,599.98
104. Total	3,227.82	100.00%	8,403,025	100.00%	2,603.31
Timber					
105. 1T1	707.84	9.60%	1,132,535	9.60%	1,599.99
106. 1T	1,183.58	16.05%	1,893,770	16.05%	1,600.04
107. 2T1	732.34	9.93%	1,171,720	9.93%	1,599.97
108. 2T	4,376.14	59.35%	7,001,840	59.35%	1,600.00
109. 3T1	58.11	0.79%	92,975	0.79%	1,599.98
110. 3T	250.63	3.40%	401,020	3.40%	1,600.05
111. 4T1	1.39	0.02%	2,225	0.02%	1,600.72
112. 4T	62.91	0.85%	100,655	0.85%	1,599.98
113. Total	7,372.94	100.00%	11,796,740	100.00%	1,600.00
<hr/>					
Grass Total	64,154.72	85.82%	160,437,240	88.82%	2,500.79
CRP Total	3,227.82	4.32%	8,403,025	4.65%	2,603.31
Timber Total	7,372.94	9.86%	11,796,740	6.53%	1,600.00
<hr/>					
114. Market Area Total	74,755.48	100.00%	180,637,005	100.00%	2,416.37

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,919.81	30.09%	13,816,225	30.37%	1,996.62
88. 1G	1,930.84	8.40%	3,857,245	8.48%	1,997.70
89. 2G1	5,136.65	22.34%	10,126,150	22.26%	1,971.35
90. 2G	8,512.99	37.02%	16,774,325	36.87%	1,970.44
91. 3G1	23.76	0.10%	44,920	0.10%	1,890.57
92. 3G	133.18	0.58%	251,745	0.55%	1,890.26
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	340.67	1.48%	626,835	1.38%	1,840.01
95. Total	22,997.90	100.00%	45,497,445	100.00%	1,978.33
CRP					
96. 1C1	657.95	56.03%	1,710,705	56.03%	2,600.05
97. 1C	151.86	12.93%	394,845	12.93%	2,600.06
98. 2C1	168.42	14.34%	438,105	14.35%	2,601.26
99. 2C	193.75	16.50%	503,990	16.51%	2,601.24
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2.21	0.19%	5,745	0.19%	2,599.55
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,174.19	100.00%	3,053,390	100.00%	2,600.42
Timber					
105. 1T1	872.95	14.80%	1,396,645	14.80%	1,599.91
106. 1T	806.28	13.67%	1,290,025	13.67%	1,599.97
107. 2T1	622.47	10.55%	995,940	10.55%	1,599.98
108. 2T	3,564.16	60.42%	5,702,700	60.42%	1,600.01
109. 3T1	2.50	0.04%	4,000	0.04%	1,600.00
110. 3T	8.78	0.15%	14,050	0.15%	1,600.23
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	21.44	0.36%	34,305	0.36%	1,600.05
113. Total	5,898.58	100.00%	9,437,665	100.00%	1,599.99
<hr/>					
Grass Total	22,997.90	76.48%	45,497,445	78.46%	1,978.33
CRP Total	1,174.19	3.90%	3,053,390	5.27%	2,600.42
Timber Total	5,898.58	19.62%	9,437,665	16.28%	1,599.99
<hr/>					
114. Market Area Total	30,070.67	100.00%	57,988,500	100.00%	1,928.41

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

63 Nance

	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	182,232,140	193,924,765	11,692,625	6.42%	3,384,210	4.56%
02. Recreational	2,482,870	2,731,750	248,880	10.02%	0	10.02%
03. Ag-Homesite Land, Ag-Res Dwelling	35,658,740	36,663,580	1,004,840	2.82%	1,397,420	-1.10%
04. Total Residential (sum lines 1-3)	220,373,750	233,320,095	12,946,345	5.87%	4,781,630	3.70%
05. Commercial	26,814,825	28,483,330	1,668,505	6.22%	165,895	5.60%
06. Industrial	5,667,145	5,667,145	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	32,481,970	34,150,475	1,668,505	5.14%	165,895	4.63%
08. Ag-Farmsite Land, Outbuildings	42,412,015	43,662,075	1,250,060	2.95%	1,227,675	0.05%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,220,515	2,220,515	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	44,632,530	45,882,590	1,250,060	2.80%	1,227,675	0.05%
12. Irrigated	497,562,655	530,918,895	33,356,240	6.70%		
13. Dryland	280,295,785	345,692,865	65,397,080	23.33%		
14. Grassland	217,441,010	238,625,505	21,184,495	9.74%		
15. Wasteland	1,595,210	1,585,305	-9,905	-0.62%		
16. Other Agland	1,208,405	1,196,360	-12,045	-1.00%		
17. Total Agricultural Land	998,103,065	1,118,018,930	119,915,865	12.01%		
18. Total Value of all Real Property (Locally Assessed)	1,295,591,315	1,431,372,090	135,780,775	10.48%	6,175,200	10.00%

2026 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	N/A
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 (part time appraiser listed above)
6.	Assessor's requested budget for current fiscal year:
	\$184,596.88
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$10,000.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	0, paid out of the county's general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Amount of last year's assessor's budget not used:
	\$14,716.29

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	County assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes beacon.schneidercorp.com
8.	Who maintains the GIS software and maps?
	Beacon Schneider, the assessor and staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA flown imagery that is flown every two years
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?
	County wide except the village of Belgrade

3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	Beacon Schneider (Changed in January 2024)
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
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2026 Residential Assessment Survey for Nance County

1.	Valuation data collection done by:
	County assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county. Also, look at surrounding county sales for similar property characteristics.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The depreciation tables are developed by the CAMA vendor and then depreciation is adjusted 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?
	Sales and size comparison of value in each town. Also research sales in neighboring counties for addition information.
6.	How are rural residential site values developed?
	The sales are used and the cost to develop the vacant land as well as surrounding counties values for the first acre.
7.	Are there form 191 applications on file?
	N/A
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are treated the same; no applications to combine lots have been received.

2026 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:
	County assessor and staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost approach less depreciation derived from market determines the market value of commercial properties. Also look at surrounding counties commercial sales for similar property characteristics.
2a.	Describe the process used to determine the value of unique commercial properties.
	On staff appraiser uses cost and sales comparison approaches; state sales file query looking for sales similar in adjoining counties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are developed 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 commercial lot values.
	Reviewing sales of commercial property and look for sales in adjoining counties.

2026 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:
	Assessor and staff
2.	Describe the process used to determine and monitor market areas.
	Common geographic characteristics, topography, and market characteristics are reviewed.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	New in 2020, market analysis is conducted using studied data from neighboring counties with similar characteristics.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Questionnaires, buyer/seller interviews by phone or correspondence, and location. \$1200 per acre
6a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<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).

Nance County
3-Year Plan of Assessment
2025-2027

Introduction

Pursuant to Neb. Revised Statute 77-1311.02, on or before June 15th each year the county assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and a copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31st. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 using assessment practices required by law and the resources necessary to complete those actions.

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
3. 75% of special 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 Nance County

As reported on the 2025 County Abstract, Nance County has a total of 4,419 real property parcels. The residential parcel count (1,747) is approximately 40% of the total; the commercial parcel count (218) is approximately 5% of the total; the industrial parcel count (2) is less than 0.1% of the total; and the recreational parcel count (39) is less than 1% of the total. Agriculture parcels (2,412) account for about 54% of the total. The remainder of parcels are a combination of centrally assessed, tax exempt and Games & Parks properties. The total Nance County real estate valuation as reported on the 2025 Abstract of Assessment, excluding centrally assessed property, is \$1,294,031,990.

Budget

2024/2025 Assessor’s Proposed Budget \$176,510
2025/2025 Appraisal Proposed Budget \$17,850
2025/2026 Assessor’s Proposed Budget \$184,596.88

2025/2026 Appraisal Proposed Budget \$17,855.40

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time Deputy Assessor. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 Real Estate Transfer Statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, compiles and reports office inventory and supervises all other duties with the assistance of the deputy assessor. The assessor and deputy manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of the Nance County GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy Assessor hold the assessor's certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

3-YEAR APPRAISAL PLAN

2026

Residential

Nance County will review Fullerton residential properties and the newly designated Genoa Suburban residential area in the fall of 2025 to be completed for the year 2026. New costing and depreciation will be used. New photos will be taken, and a physical inspection of Fullerton and Suburban Genoa properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

All agricultural land use is planned to be reviewed in 2025 and completed for 2026 valuation using GIS, FSA records, and the Lower Loup & Central Platte NRDs. The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2027

Residential

Nance County will review rural residential properties in the summer of 2026 to be completed for year 2027. New photos or oblique imagery will be utilized to inspect properties for changes. If changes are detected using the imagery, staff will physically inspect the property. A statistical analysis will be completed for all other Nance County residential properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2028

Residential

Nance County will review Genoa and Belgrade residential properties in the fall of 2024 to be completed for the year 2025. New photos will be taken, and a physical inspection of Genoa and Belgrade properties will take place. A statistical analysis will be completed for all other Nance County's residential properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance.

Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.



Megan Zoucha
Nance County Assessor