

NEBRASKA

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DEPARTMENT OF REVENUE

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

RED WILLOW COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Red Willow 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 Red Willow 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: Lori Stevens, Red Willow 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.

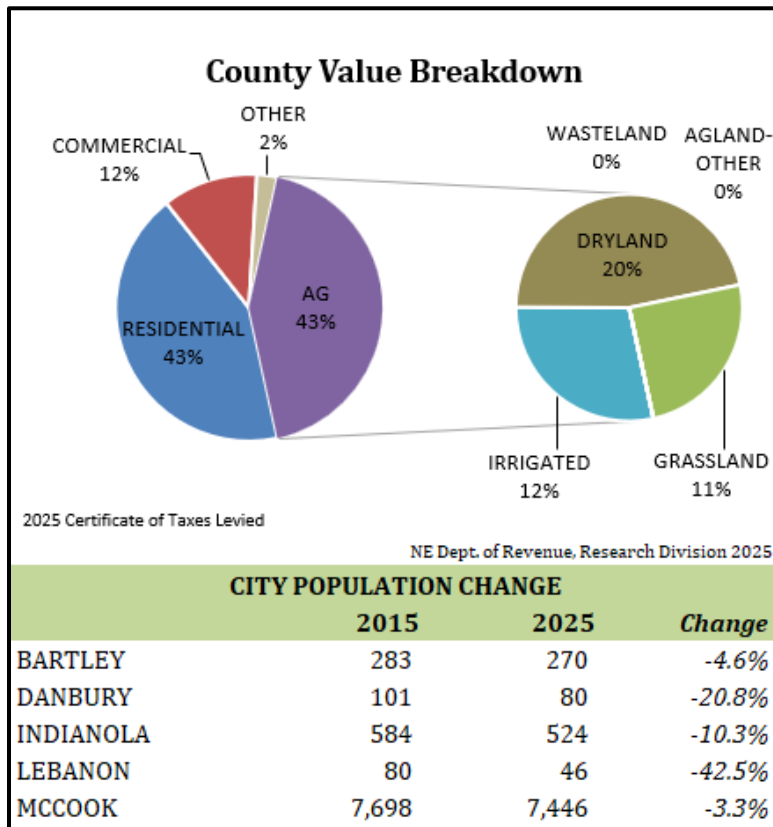
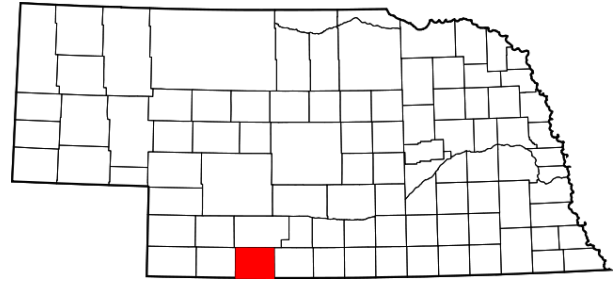
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 717 square miles, Red Willow County has 10,409 residents, a 3% decrease from the 2020 U.S. Census.¹ The report indicates that 73% of county housing is owner occupied and 82% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$150,284.²



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census Bureau, there are 400 employer establishments with a total employment figure of 3,848. This represents a 1% increase in total employment from 2022-2023.¹

Agricultural land makes up about 43% of the county's valuation base. A mix of grass and dry land makes up the majority of the agricultural land in the county, with cattle, and corn production being the primary agricultural activities. Red Willow County is included in the Middle Republican Natural Resources District (NRD).

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

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 Red Willow County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed, which indicated that the Red Willow County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows no bias in qualifications and that all available arm's-length transactions have been made available for measurement. A sales questionnaire is sent to both the buyer and seller on all transactions where money is exchanged.

Red Willow County has been stratified into five residential valuation groups. The largest town and county seat is Valuation Group 1, the villages of Indianola and Bartley make up Valuation Groups 2 and 3, the small villages of Lebanon and Danbury are Valuation Group 4, and the remaining Valuation Group 6 is rural residential and suburban parcels. The six-year inspection and review cycle is up-to-date and there is a systematic review cycle that is followed.

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

2026 Residential Assessment Details for Red Willow 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	McCook	2025-2026*	2023	2022-2023	2025*	NBHD 1505,1605, and 2705 increased costing factors. NBHD 1605 and 2705 Depreciation Tables updated.
2	Indianola	2025*	2023	2024	2023	Increased costing factor.
3	Bartley	2025*	2023*	2023	2023	
4	Lebanon & Danbury	2024	2023	2023	2023	Increased costing factor.
6	Rural and Suburban	2023	2023*	2023	2020-2025*	
<u>Additional comments:</u> Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

The statistical sample contains 294 qualified residential sales. All three measures of central tendency are within the acceptable range. Both COD and PRD are also within the acceptable parameters. When valuation groups are analyzed individually, the median is in the acceptable range for all valuation groups except Valuation Group 4 and 5 with few sales. Valuation Group 3 and 4 are smaller towns which both have higher PRD's, however, both have small samples. A substat for these two valuation groups are in the appendices of this report.

2026 Residential Correlation for Red Willow County

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to both the population and the sample reflect the assessment actions of changes to value for all valuation groups.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Red Willow are uniform across the residential class. Although not all valuation groups have enough sales for statistical measurement, because all property is reviewed and appraised the same, the quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	247	94.40	95.12	94.66	11.21	100.49
2	10	93.76	96.08	93.96	12.29	102.26
3	8	93.10	94.49	76.76	30.12	123.10
4	3	104.57	128.45	106.40	28.58	120.72
5	1	82.73	82.73	82.73	00.00	100.00
6	25	91.59	91.47	88.57	17.05	103.27
____ALL____	294	94.41	95.12	93.52	12.47	101.71

Level of Value

Based on analysis of all available information, the level of value for the residential property in Red Willow County is 94%.

2026 Commercial Correlation for Red Willow County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed, and it indicated that the Red Willow County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows a sufficient reason for non-qualified sales and shows no apparent bias in the qualification process.

There are two commercial valuation groups in Red Willow County. The county seat and largest town, McCook, is Valuation Group 1, and the rest of the county is Valuation Group 2. There is a systematic review process that is followed and the six-year inspection and review cycle is in compliance.

2026 Commercial Assessment Details for Red Willow 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	McCook	2022	2021	2022	2021-2022	Occ Codes 352, 353 & 406 increased
2	Rest of the county	2022	2021	2022	2021-2022	Occ Codes 352, 353 & 406 increased
Additional comments: Pick-up work completed. Occ code 352 Multi-residential (apartments) 20% increase Occ code 353 Retail properties 20% increase Occ code 406 Storage Warehouse 25% increase * = assessment action for current year						

Description of Analysis

The statistical sample contains 38 qualified sales with both the median and mean measures of central tendency being within the acceptable range. The COD is in the recommended range, while the PRD is high. Valuation Group 1 also has a high PRD, but is not regressive, there are two outliers that impact the PRD as well as the mean. The Valuation Group 2 median is low with three sales, but with a COD of 30%, it is considered not reliable.

Analysis of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) generally reflects similar changes. The sales file change is calculated to be 4-5 percentage points higher than the abstract, however, a single sale with over a half million dollar increase accounts for most of the sales file change.

2026 Commercial Correlation for Red Willow County

Equalization and Quality of Assessment

A review of the assessment practices indicates that the assessments are uniform and proportionate across the commercial class in Red Willow County. The quality of assessment meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	35	94.77	96.53	91.17	19.16	105.88
2	3	56.85	63.81	50.08	29.96	127.42
____ALL____	38	93.93	93.94	89.31	20.39	105.18

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Red Willow County is 94%.

2026 Agricultural Correlation for Red Willow County

Assessment Practices & Actions

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

The sales verification and qualification process was reviewed and indicated that the Red Willow County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows an adequate reason for disqualification and supports that all arm's-length transactions were made available for measurement.

There is one market area utilized for analysis in the agricultural class. Sales are monitored to ensure this remains sufficient. Agricultural homes and outbuildings are reviewed at the same time as the rural and suburban residential parcel and a systematic review schedule is followed to ensure that the six-year inspection and review cycle remains in compliance with statutory requirement. Land use is reviewed with aerial imagery.

2026 Agricultural Assessment Details for Red Willow County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2023	2023*	2023	2020-2025*	
AB DW	Agricultural dwellings	2023	2023*	2023	2020-2025*	
<u>Additional comments:</u> Pick-up work completed.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2020-2022	Irrigated land 10% increase CREP = 75% of irrigated values CRP = 80% of dryland values
<u>Additional comments:</u> Pick-up work completed.			
* = assessment action for current year			

2026 Agricultural Correlation for Red Willow County

Description of Analysis

The statistical sample includes 41 qualified sales with all three measures of central tendency within the acceptable range. Both COD and PRD are also within acceptable parameters. When stratified by 80% Majority Land Use (MLU) dryland has a sufficient number of sales to measure and is in acceptable range. Irrigated land and grassland with few sales are also in acceptable range. Review of agricultural land values in Red Willow County is best served by comparison to neighboring counties values which demonstrates the values for each class of agricultural land are equalized.

The changes made to agricultural land as shown in the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) supports the stated assessment actions.

Equalization and Quality of Assessment

Agricultural homes are inspected and valued the same as rural residential parcels in Red Willow County. Agricultural improvements are equalized at the statutory level. Agricultural land values are equalized, uniformly representing market value. The quality of assessments of agricultural land in Red Willow County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	3	69.61	74.19	70.10	18.50	105.83
1	3	69.61	74.19	70.10	18.50	105.83
<u> Dry </u>						
County	14	73.23	72.33	74.61	14.87	96.94
1	14	73.23	72.33	74.61	14.87	96.94
<u> Grass </u>						
County	4	74.31	70.18	60.11	33.09	116.75
1	4	74.31	70.18	60.11	33.09	116.75
<u> ALL </u>	41	69.61	71.43	69.63	21.22	102.59

Level of Value

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

2026 Opinions of the Property Tax Administrator for Red Willow 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Red Willow County

Residential Real Property - Current

Number of Sales	294	Median	94.41
Total Sales Price	\$53,600,309	Mean	95.12
Total Adj. Sales Price	\$53,600,309	Wgt. Mean	93.52
Total Assessed Value	\$50,124,930	Average Assessed Value of the Base	\$125,952
Avg. Adj. Sales Price	\$182,314	Avg. Assessed Value	\$170,493

Confidence Interval - Current

95% Median C.I	92.43 to 95.24
95% Wgt. Mean C.I	91.65 to 95.38
95% Mean C.I	93.05 to 97.19
% of Value of the Class of all Real Property Value in the County	38.44
% of Records Sold in the Study Period	5.69
% of Value Sold in the Study Period	7.70

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	294	95	94.91
2024	382	96	95.66
2023	462	96	96.43
2022	446	94	94.07

2026 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	38	Median	93.93
Total Sales Price	\$13,881,024	Mean	93.94
Total Adj. Sales Price	\$13,881,024	Wgt. Mean	89.31
Total Assessed Value	\$12,397,515	Average Assessed Value of the Base	\$268,361
Avg. Adj. Sales Price	\$365,290	Avg. Assessed Value	\$326,250

Confidence Interval - Current

95% Median C.I	81.71 to 97.69
95% Wgt. Mean C.I	83.51 to 95.12
95% Mean C.I	83.69 to 104.19
% of Value of the Class of all Real Property Value in the County	11.65
% of Records Sold in the Study Period	5.17
% of Value Sold in the Study Period	6.29

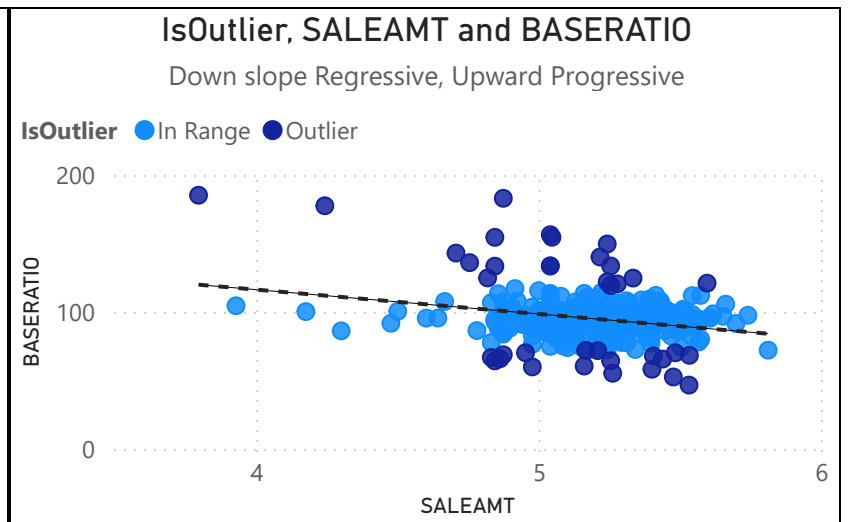
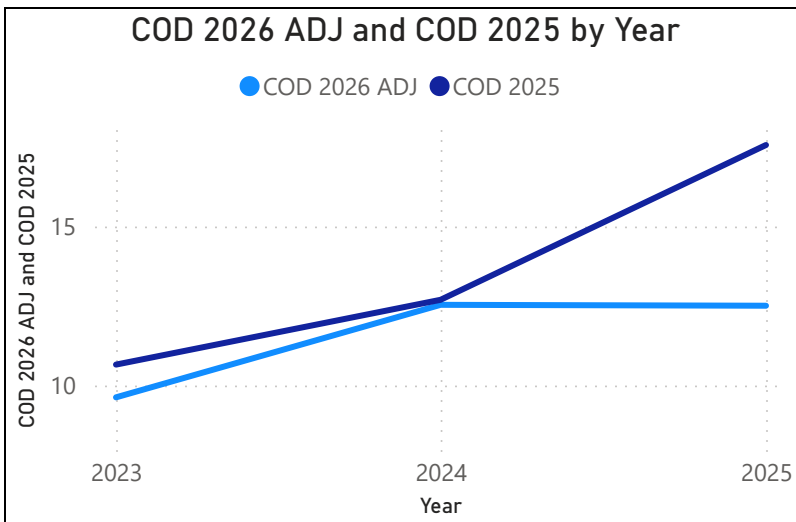
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	43	93	93.05
2024	59	95	95.46
2023	59	0	99.57
2022	42	93	93.03

Red Willow 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	247	94.40	91.46	3.21%	95.12	91.69	3.74%	94.66	91.51	3.45%
2	10	93.76	91.72	2.23%	96.08	91.35	5.17%	93.96	89.26	5.27%
3	8	93.10	75.07	24.02%	94.49	81.39	16.09%	76.76	66.30	15.78%
4	3	104.57	100.00	4.57%	128.45	122.92	4.50%	106.40	101.44	4.89%
5	1	82.73	61.72	34.04%	82.73	61.72	34.04%	82.73	61.72	34.04%
6	25	91.59	86.97	5.31%	91.46	86.22	6.08%	88.57	83.91	5.55%
Total	294	94.41	91.34	3.36%	95.12	91.15	4.36%	93.52	89.94	3.98%

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	247	11.21	13.31	-15.79%	100.48	100.20	0.28%	60.53	47.85	26.48%	182.99	199.20	-8.14%
2	10	12.29	15.95	-22.96%	102.25	102.35	-0.09%	65.62	65.05	0.89%	140.15	139.58	0.40%
3	8	30.12	42.76	-29.57%	123.10	122.77	0.27%	55.28	39.58	39.65%	177.55	167.49	6.01%
4	3	28.58	29.02	-1.53%	120.72	121.18	-0.38%	95.56	90.85	5.18%	185.22	177.92	4.10%
5	1	0.00	0.00	0.00%	100.00	100.00	-0.00%	82.73	61.72	34.04%	82.73	61.72	34.04%
6	25	17.05	19.85	-14.11%	103.27	102.75	0.51%	46.64	44.60	4.57%	154.49	146.72	5.30%
Total	294	12.46	14.81	-15.83%	101.71	101.35	0.36%	46.64	39.58	17.84%	185.22	199.20	-7.02%



73 Red Willow

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 : 294
 Total Sales Price : 53,600,309
 Total Adj. Sales Price : 53,600,309
 Total Assessed Value : 50,124,930
 Avg. Adj. Sales Price : 182,314
 Avg. Assessed Value : 170,493

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 12.47
 PRD : 101.71

COV : 19.00
 STD : 18.07
 Avg. Abs. Dev : 11.77
 MAX Sales Ratio : 185.22
 MIN Sales Ratio : 46.64

95% Median C.I. : 92.43 to 95.24
 95% Wgt. Mean C.I. : 91.65 to 95.38
 95% Mean C.I. : 93.05 to 97.19

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	28	101.10	101.78	99.02	09.62	102.79	70.23	177.55	95.05 to 103.98	183,589	181,788	
01-JAN-24 To 31-MAR-24	34	95.70	97.17	96.31	06.17	100.89	80.09	133.47	92.74 to 99.20	178,461	171,883	
01-APR-24 To 30-JUN-24	41	94.69	92.66	92.87	10.49	99.77	55.28	149.64	90.71 to 97.35	191,852	178,169	
01-JUL-24 To 30-SEP-24	34	90.96	93.25	90.94	15.41	102.54	46.64	140.15	85.36 to 95.77	174,379	158,576	
01-OCT-24 To 31-DEC-24	33	95.50	99.68	95.01	18.38	104.92	52.57	185.22	90.26 to 101.76	166,735	158,412	
01-JAN-25 To 31-MAR-25	26	91.28	90.90	90.71	09.96	100.21	58.21	120.49	86.92 to 95.84	177,850	161,326	
01-APR-25 To 30-JUN-25	46	94.02	95.39	95.37	11.46	100.02	65.88	182.99	90.52 to 98.26	190,521	181,703	
01-JUL-25 To 30-SEP-25	52	88.97	92.33	89.77	14.47	102.85	59.91	154.49	86.26 to 94.60	186,673	167,576	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	137	95.05	95.79	94.51	10.89	101.35	46.64	177.55	93.85 to 97.33	182,504	172,486	
01-OCT-24 To 30-SEP-25	157	92.47	94.53	92.65	13.85	102.03	52.57	185.22	90.38 to 94.83	182,148	168,754	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	142	94.92	95.51	93.71	12.54	101.92	46.64	185.22	92.43 to 95.88	178,625	167,381	
<u>ALL</u>	294	94.41	95.12	93.52	12.47	101.71	46.64	185.22	92.43 to 95.24	182,314	170,493	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	247	94.40	95.12	94.66	11.21	100.49	60.53	182.99	92.43 to 95.37	176,656	167,230	
2	10	93.76	96.08	93.96	12.29	102.26	65.62	140.15	85.36 to 106.64	173,800	163,301	
3	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381	
4	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831	
5	1	82.73	82.73	82.73	00.00	100.00	82.73	82.73	N/A	160,000	132,371	
6	25	91.59	91.47	88.57	17.05	103.27	46.64	154.49	86.25 to 97.72	285,620	252,966	
<u>ALL</u>	294	94.41	95.12	93.52	12.47	101.71	46.64	185.22	92.43 to 95.24	182,314	170,493	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	294	94.41	95.12	93.52	12.47	101.71	46.64	185.22	92.43 to 95.24	182,314	170,493	
06												
07												
<u>ALL</u>	294	94.41	95.12	93.52	12.47	101.71	46.64	185.22	92.43 to 95.24	182,314	170,493	

73 Red Willow

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 : 294
 Total Sales Price : 53,600,309
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 Total Assessed Value : 50,124,930
 Avg. Adj. Sales Price : 182,314
 Avg. Assessed Value : 170,493

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 12.47
 PRD : 101.71

COV : 19.00
 STD : 18.07
 Avg. Abs. Dev : 11.77
 MAX Sales Ratio : 185.22
 MIN Sales Ratio : 46.64

95% Median C.I. : 92.43 to 95.24
 95% Wgt. Mean C.I. : 91.65 to 95.38
 95% Mean C.I. : 93.05 to 97.19

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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	2	144.90	144.90	138.78	27.83	104.41	104.57	185.22	N/A	7,367	10,224
Less Than 30,000	5	104.57	130.77	124.65	33.71	104.91	86.25	185.22	N/A	13,447	16,762
Ranges Excl. Low \$											
Greater Than 4,999	294	94.41	95.12	93.52	12.47	101.71	46.64	185.22	92.43 to 95.24	182,314	170,493
Greater Than 14,999	292	94.39	94.78	93.50	12.18	101.37	46.64	182.99	92.26 to 95.20	183,512	171,591
Greater Than 29,999	289	94.38	94.50	93.48	11.96	101.09	46.64	182.99	92.26 to 95.20	185,236	173,153
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	144.90	144.90	138.78	27.83	104.41	104.57	185.22	N/A	7,367	10,224
15,000 TO 29,999	3	100.27	121.36	120.69	30.35	100.56	86.25	177.55	N/A	17,500	21,120
30,000 TO 59,999	7	100.46	110.00	113.31	14.77	97.08	91.76	143.01	91.76 to 143.01	42,888	48,595
60,000 TO 99,999	40	91.27	95.66	95.06	16.89	100.63	59.91	182.99	88.14 to 97.49	79,519	75,591
100,000 TO 149,999	71	93.85	95.64	95.12	11.60	100.55	60.53	156.43	90.41 to 96.21	123,434	117,405
150,000 TO 249,999	106	94.24	94.40	94.63	11.14	99.76	55.28	149.64	91.26 to 96.46	190,337	180,113
250,000 TO 499,999	62	94.60	91.23	91.62	10.30	99.57	46.64	121.05	91.41 to 95.62	313,090	286,857
500,000 TO 999,999	3	91.59	87.10	86.10	09.26	101.16	72.14	97.57	N/A	567,000	488,160
1,000,000 +											
ALL	294	94.41	95.12	93.52	12.47	101.71	46.64	185.22	92.43 to 95.24	182,314	170,493

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	42.04	95% Median C.I. :	55.28 to 177.55
Total Sales Price :	869,000	Wgt. Mean :	77	STD :	39.72	95% Wgt. Mean C.I. :	54.26 to 99.26
Total Adj. Sales Price :	869,000	Mean :	94	Avg. Abs. Dev :	28.04	95% Mean C.I. :	61.28 to 127.70
Total Assessed Value :	667,049						
Avg. Adj. Sales Price :	108,625	COD :	30.12	MAX Sales Ratio :	177.55		
Avg. Assessed Value :	83,381	PRD :	123.10	MIN Sales Ratio :	55.28		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	1	177.55	177.55	177.55	100.00	177.55	177.55		N/A	17,500	31,071
01/01/2024 To 03/31/2024	1	106.72	106.72	106.72	100.00	106.72	106.72		N/A	68,000	72,569
04/01/2024 To 06/30/2024	1	55.28	55.28	55.28	100.00	55.28	55.28		N/A	183,000	101,154
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	85.99	85.99	81.62	25.20	105.35	64.32	107.66	N/A	58,250	47,542
01/01/2025 To 03/31/2025	2	78.21	78.21	73.74	25.57	106.06	58.21	98.20	N/A	206,000	151,904
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025	1	88.00	88.00	88.00	100.00	88.00	88.00		N/A	72,000	63,363
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	3	106.72	113.18	76.27	38.19	148.39	55.28	177.55	N/A	89,500	68,265
10/01/2024 To 09/30/2025	5	88.00	83.28	76.98	18.94	108.18	58.21	107.66	N/A	120,100	92,451
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	4	85.52	83.50	73.14	27.71	114.16	55.28	107.66	N/A	91,875	67,202
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	42.04	95% Median C.I. :	55.28 to 177.55
Total Sales Price :	869,000	Wgt. Mean :	77	STD :	39.72	95% Wgt. Mean C.I. :	54.26 to 99.26
Total Adj. Sales Price :	869,000	Mean :	94	Avg. Abs. Dev :	28.04	95% Mean C.I. :	61.28 to 127.70
Total Assessed Value :	667,049						
Avg. Adj. Sales Price :	108,625	COD :	30.12	MAX Sales Ratio :	177.55		
Avg. Assessed Value :	83,381	PRD :	123.10	MIN Sales Ratio :	55.28		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	42.04	95% Median C.I. :	55.28 to 177.55
Total Sales Price :	869,000	Wgt. Mean :	77	STD :	39.72	95% Wgt. Mean C.I. :	54.26 to 99.26
Total Adj. Sales Price :	869,000	Mean :	94	Avg. Abs. Dev :	28.04	95% Mean C.I. :	61.28 to 127.70
Total Assessed Value :	667,049						
Avg. Adj. Sales Price :	108,625	COD :	30.12	MAX Sales Ratio :	177.55		
Avg. Assessed Value :	83,381	PRD :	123.10	MIN Sales Ratio :	55.28		

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	177.55	177.55	177.55		100.00	177.55	177.55	N/A	17,500	31,071
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381
Greater Than 15,000	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381
Greater Than 30,000	7	88.00	82.63	74.69	21.88	110.63	55.28	107.66	55.28 to 107.66	121,643	90,854
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	177.55	177.55	177.55		100.00	177.55	177.55	N/A	17,500	31,071
30,000 TO 59,999	1	107.66	107.66	107.66		100.00	107.66	107.66	N/A	46,500	50,063
60,000 TO 99,999	3	88.00	86.35	86.17	16.06	100.21	64.32	106.72	N/A	70,000	60,318
100,000 TO 149,999											
150,000 TO 249,999	2	76.74	76.74	75.30	27.96	101.91	55.28	98.20	N/A	171,500	129,140
250,000 TO 499,999	1	58.21	58.21	58.21		100.00	58.21	58.21	N/A	252,000	146,683
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.10	94.49	76.76	30.12	123.10	55.28	177.55	55.28 to 177.55	108,625	83,381

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

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	105	COV :	38.44	95% Median C.I. :	N/A
Total Sales Price :	58,734	Wgt. Mean :	106	STD :	49.37	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	58,734	Mean :	128	Avg. Abs. Dev :	29.89	95% Mean C.I. :	5.80 to 251.10
Total Assessed Value :	62,494						
Avg. Adj. Sales Price :	19,578	COD :	28.58	MAX Sales Ratio :	185.22		
Avg. Assessed Value :	20,831	PRD :	120.72	MIN Sales Ratio :	95.56		

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	104.57	104.57	104.57		100.00	104.57	104.57	N/A	8,484	8,872
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	185.22	185.22	185.22		100.00	185.22	185.22	N/A	6,250	11,576
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	1	95.56	95.56	95.56		100.00	95.56	95.56	N/A	44,000	42,046
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	1	104.57	104.57	104.57		100.00	104.57	104.57	N/A	8,484	8,872
10/01/2024 To 09/30/2025	2	140.39	140.39	106.71	31.93	131.56	95.56	185.22	N/A	25,125	26,811
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	2	144.90	144.90	138.78	27.83	104.41	104.57	185.22	N/A	7,367	10,224
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831

PAD 2026 R&O Statistics 2026 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	105	COV :	38.44	95% Median C.I. :	N/A
Total Sales Price :	58,734	Wgt. Mean :	106	STD :	49.37	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	58,734	Mean :	128	Avg. Abs. Dev :	29.89	95% Mean C.I. :	5.80 to 251.10
Total Assessed Value :	62,494						
Avg. Adj. Sales Price :	19,578	COD :	28.58	MAX Sales Ratio :	185.22		
Avg. Assessed Value :	20,831	PRD :	120.72	MIN Sales Ratio :	95.56		

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	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	3	Median :	105	COV :	38.44	95% Median C.I. :	N/A
Total Sales Price :	58,734	Wgt. Mean :	106	STD :	49.37	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	58,734	Mean :	128	Avg. Abs. Dev :	29.89	95% Mean C.I. :	5.80 to 251.10
Total Assessed Value :	62,494						
Avg. Adj. Sales Price :	19,578	COD :	28.58	MAX Sales Ratio :	185.22		
Avg. Assessed Value :	20,831	PRD :	120.72	MIN Sales Ratio :	95.56		

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	2	144.90	144.90	138.78	27.83	104.41	104.57	185.22	N/A	7,367	10,224
Less Than 30,000	2	144.90	144.90	138.78	27.83	104.41	104.57	185.22	N/A	7,367	10,224
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831
Greater Than 15,000	1	95.56	95.56	95.56		100.00	95.56	95.56	N/A	44,000	42,046
Greater Than 30,000	1	95.56	95.56	95.56		100.00	95.56	95.56	N/A	44,000	42,046
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	144.90	144.90	138.78	27.83	104.41	104.57	185.22	N/A	7,367	10,224
15,000 TO 29,999											
30,000 TO 59,999	1	95.56	95.56	95.56		100.00	95.56	95.56	N/A	44,000	42,046
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
10/01/2023 To 09/30/2025	3	104.57	128.45	106.40	28.58	120.72	95.56	185.22	N/A	19,578	20,831

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

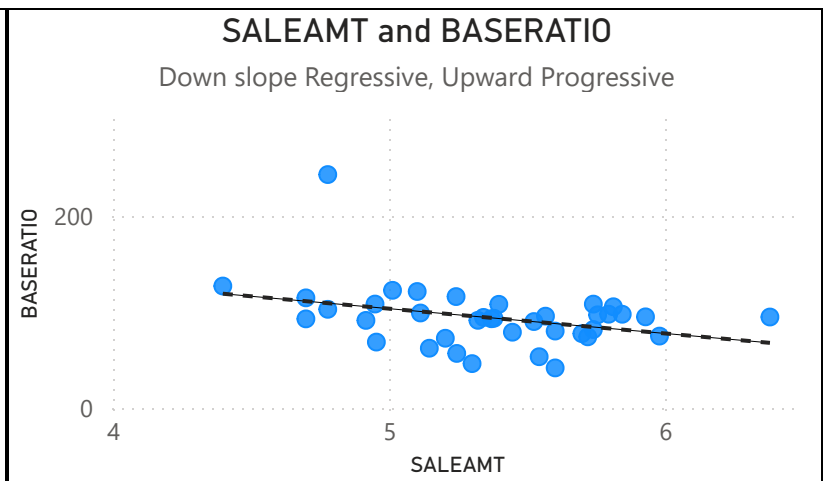
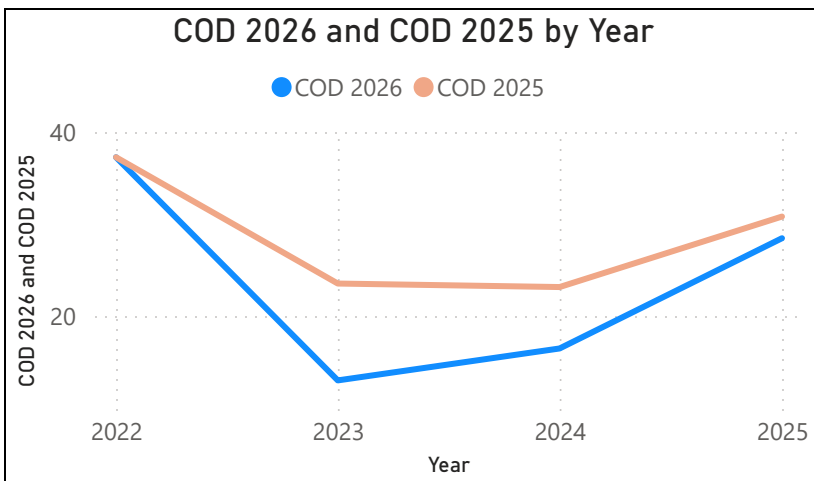
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

Red Willow 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	35	94.77	83.95	12.89%	96.53	89.51	7.84%	91.17	84.76	7.56%
2	3	56.85	56.85	0.00%	63.81	58.03	9.95%	50.08	48.69	2.84%
Total	38	93.93	82.23	14.22%	93.94	87.03	7.95%	89.31	83.13	7.43%

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	35	19.17	29.15	-34.25%	105.88	105.60	7.84%	46.23	30.86	49.82%	243.16	216.67	12.22%
2	3	29.95	19.79	51.34%	127.43	119.19	9.95%	41.75	41.75	0.00%	92.83	75.50	22.95%
Total	38	20.39	29.82	-31.62%	105.19	104.68	7.95%	41.75	30.86	35.29%	243.16	216.67	12.22%



73 Red Willow

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 : 38
 Total Sales Price : 13,881,024
 Total Adj. Sales Price : 13,881,024
 Total Assessed Value : 12,397,515
 Avg. Adj. Sales Price : 365,290
 Avg. Assessed Value : 326,250

MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 94
 COD : 20.39
 PRD : 105.18

COV : 34.33
 STD : 32.25
 Avg. Abs. Dev : 19.15
 MAX Sales Ratio : 243.16
 MIN Sales Ratio : 41.75

95% Median C.I. : 81.71 to 97.69
 95% Wgt. Mean C.I. : 83.51 to 95.12
 95% Mean C.I. : 83.69 to 104.19

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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	2	66.54	66.54	58.82	37.26	113.12	41.75	91.33	N/A	305,000	179,399	
01-JAN-23 To 31-MAR-23	1	80.14	80.14	80.14	00.00	100.00	80.14	80.14	N/A	400,000	320,578	
01-APR-23 To 30-JUN-23	3	97.06	99.61	97.22	05.08	102.46	93.48	108.28	N/A	299,667	291,322	
01-JUL-23 To 30-SEP-23	5	108.22	101.65	96.27	17.89	105.59	56.85	127.06	N/A	655,505	631,023	
01-OCT-23 To 31-DEC-23	3	105.47	103.71	102.44	03.27	101.24	97.65	108.00	N/A	533,333	546,367	
01-JAN-24 To 31-MAR-24	3	92.96	95.99	93.13	13.31	103.07	78.95	116.06	N/A	230,000	214,204	
01-APR-24 To 30-JUN-24	2	67.57	67.57	70.71	20.94	95.56	53.42	81.71	N/A	450,000	318,193	
01-JUL-24 To 30-SEP-24	2	81.53	81.53	86.92	15.77	93.80	68.67	94.38	N/A	155,000	134,720	
01-OCT-24 To 31-DEC-24	5	98.97	97.71	87.38	12.37	111.82	74.13	122.58	N/A	230,600	201,491	
01-JAN-25 To 31-MAR-25	3	91.24	94.47	82.20	13.61	114.93	77.46	114.72	N/A	210,833	173,305	
01-APR-25 To 30-JUN-25	7	94.95	102.12	87.89	38.08	116.19	46.23	243.16	46.23 to 243.16	457,000	401,641	
01-JUL-25 To 30-SEP-25	2	82.75	82.75	77.46	12.19	106.83	72.66	92.83	N/A	105,000	81,335	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	11	94.77	92.75	90.78	19.04	102.17	41.75	127.06	56.85 to 121.35	471,502	428,042	
01-OCT-23 To 30-SEP-24	10	93.67	89.73	91.07	15.58	98.53	53.42	116.06	68.67 to 108.00	350,000	318,754	
01-OCT-24 To 30-SEP-25	17	92.83	97.19	86.66	24.18	112.15	46.23	243.16	74.13 to 102.81	305,559	264,795	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	12	101.56	99.86	96.96	13.00	102.99	56.85	127.06	93.48 to 108.28	514,710	499,063	
01-JAN-24 To 31-DEC-24	12	91.50	89.56	83.72	16.47	106.98	53.42	122.58	74.13 to 102.81	254,417	212,991	
<u>ALL</u>	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	35	94.77	96.53	91.17	19.16	105.88	46.23	243.16	90.04 to 98.97	378,715	345,258	
2	3	56.85	63.81	50.08	29.96	127.42	41.75	92.83	N/A	208,667	104,491	
<u>ALL</u>	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250	

**73 Red Willow
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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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	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250
04											
<u>ALL</u>	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250

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	1	127.06	127.06	127.06	00.00	100.00	127.06	127.06	N/A	25,000	31,765
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250
Greater Than 14,999	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250
Greater Than 29,999	37	93.48	93.05	89.24	20.07	104.27	41.75	243.16	81.71 to 97.65	374,487	334,209
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	127.06	127.06	127.06	00.00	100.00	127.06	127.06	N/A	25,000	31,765
30,000 TO 59,999	2	103.78	103.78	103.78	10.55	100.00	92.83	114.72	N/A	50,000	51,888
60,000 TO 99,999	5	102.81	122.83	115.60	37.26	106.25	68.67	243.16	N/A	76,300	88,206
100,000 TO 149,999	4	110.16	101.29	99.22	18.76	102.09	62.27	122.58	N/A	124,881	123,909
150,000 TO 249,999	8	92.15	82.99	83.79	17.61	99.05	46.23	116.06	46.23 to 116.06	202,000	169,264
250,000 TO 499,999	7	80.14	78.28	76.35	21.31	102.53	41.75	108.00	41.75 to 108.00	340,571	260,038
500,000 TO 999,999	10	96.01	90.92	90.76	10.72	100.18	74.13	108.22	74.90 to 105.47	647,500	587,640
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999	1	94.77	94.77	94.77	00.00	100.00	94.77	94.77	N/A	2,400,000	2,274,534
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	38	93.93	93.94	89.31	20.39	105.18	41.75	243.16	81.71 to 97.69	365,290	326,250

**73 Red Willow
COMMERCIAL**

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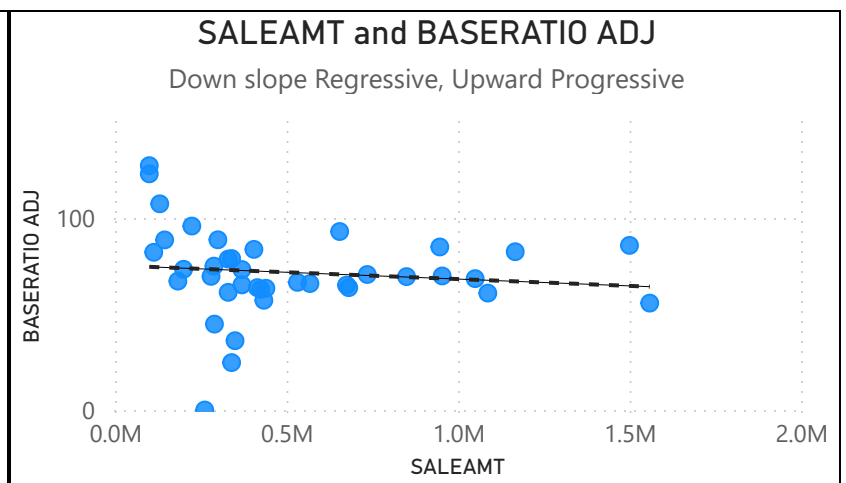
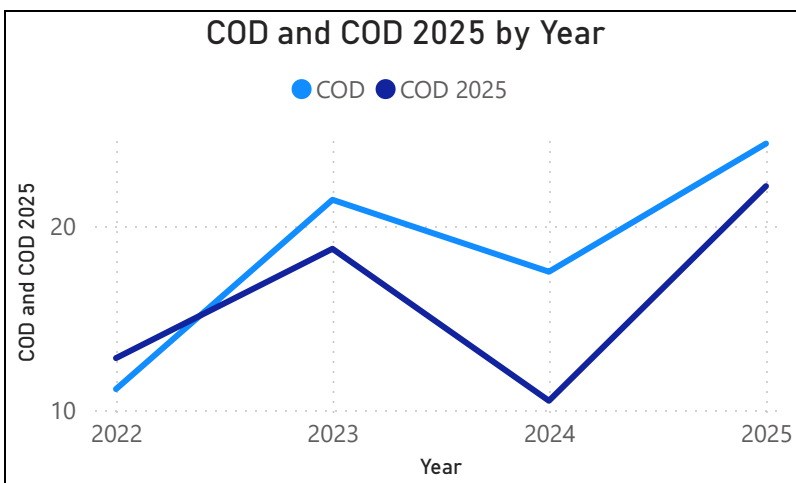
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	53.42	53.42	53.42	00.00	100.00	53.42	53.42	N/A	350,000	186,955
343	1	97.65	97.65	97.65	00.00	100.00	97.65	97.65	N/A	700,000	683,562
344	5	92.96	121.00	97.32	41.03	124.33	78.95	243.16	N/A	335,000	326,010
350	3	91.33	96.46	96.03	06.56	100.45	90.04	108.00	N/A	265,000	254,485
351	1	62.27	62.27	62.27	00.00	100.00	62.27	62.27	N/A	140,000	87,178
352	6	96.37	95.60	94.51	05.61	101.15	80.14	108.28	80.14 to 108.28	742,167	701,385
353	6	96.68	98.45	100.73	14.15	97.74	68.67	121.35	68.67 to 121.35	137,337	138,337
386	1	41.75	41.75	41.75	00.00	100.00	41.75	41.75	N/A	400,000	167,000
406	12	94.22	93.89	86.14	18.45	109.00	46.23	127.06	74.90 to 114.72	350,667	302,056
528	1	72.66	72.66	72.66	00.00	100.00	72.66	72.66	N/A	160,000	116,253
582	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	176,000	100,056
<u>ALL</u>	<u>38</u>	<u>93.93</u>	<u>93.94</u>	<u>89.31</u>	<u>20.39</u>	<u>105.18</u>	<u>41.75</u>	<u>243.16</u>	<u>81.71 to 97.69</u>	<u>365,290</u>	<u>326,250</u>

Red Willow 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	41	69.61	70.57	-1.37%	71.43	72.75	-1.81%	69.63	69.03	0.87%
Total	41	69.61	70.57	-1.37%	71.43	72.75	-1.81%	69.63	69.03	0.87%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	41	21.22	17.71	19.81%	102.59	105.39	-2.66%
Total	41	21.22	17.71	19.81%	102.59	105.39	-2.66%



73 Red Willow
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 : 41
Total Sales Price : 21,536,152
Total Adj. Sales Price : 21,536,152
Total Assessed Value : 14,995,403
Avg. Adj. Sales Price : 525,272
Avg. Assessed Value : 365,742

MEDIAN : 70
WGT. MEAN : 70
MEAN : 71
COD : 21.22
PRD : 102.59

COV : 31.30
STD : 22.36
Avg. Abs. Dev : 14.77
MAX Sales Ratio : 127.26
MIN Sales Ratio : 00.00

95% Median C.I. : 65.03 to 78.60
95% Wgt. Mean C.I. : 64.96 to 74.30
95% Mean C.I. : 64.59 to 78.27

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	4	75.98	76.93	74.04	11.13	103.90	67.12	88.65	N/A	387,555	286,948
01-JAN-23 To 31-MAR-23	3	65.86	78.69	69.54	22.55	113.16	62.83	107.39	N/A	374,633	260,520
01-APR-23 To 30-JUN-23	3	66.48	73.57	76.78	15.87	95.82	61.29	92.95	N/A	505,667	388,250
01-JUL-23 To 30-SEP-23	1	63.72	63.72	63.72	00.00	100.00	63.72	63.72	N/A	681,499	434,221
01-OCT-23 To 31-DEC-23	2	90.78	90.78	87.04	05.55	104.30	85.74	95.81	N/A	862,000	750,323
01-JAN-24 To 31-MAR-24	4	59.71	57.33	57.07	11.94	100.46	44.74	65.17	N/A	658,495	375,824
01-APR-24 To 30-JUN-24	1	78.89	78.89	78.89	00.00	100.00	78.89	78.89	N/A	340,000	268,231
01-JUL-24 To 30-SEP-24	2	66.51	66.51	65.82	04.66	101.05	63.41	69.61	N/A	360,000	236,949
01-OCT-24 To 31-DEC-24	6	66.72	59.51	64.12	24.22	92.81	00.00	83.65	00.00 to 83.65	559,167	358,524
01-JAN-25 To 31-MAR-25	5	69.48	65.73	66.07	06.65	99.49	57.16	70.57	N/A	768,390	507,685
01-APR-25 To 30-JUN-25	6	75.95	69.52	75.33	16.42	92.29	24.70	84.92	24.70 to 84.92	558,967	421,096
01-JUL-25 To 30-SEP-25	4	105.80	93.74	72.66	29.67	129.01	36.10	127.26	N/A	173,701	126,218
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	11	67.12	75.29	72.41	16.36	103.98	61.29	107.39	62.83 to 92.95	442,965	320,757
01-OCT-23 To 30-SEP-24	9	65.17	69.20	69.14	17.48	100.09	44.74	95.81	55.67 to 85.74	601,998	416,230
01-OCT-24 To 30-SEP-25	21	70.57	70.37	68.66	25.14	102.49	00.00	127.26	65.03 to 82.43	535,503	367,667
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	9	66.48	78.01	76.91	21.42	101.43	61.29	107.39	62.83 to 95.81	560,711	431,242
01-JAN-24 To 31-DEC-24	13	65.03	61.41	62.37	17.51	98.46	00.00	83.65	55.67 to 74.93	542,229	338,197
<u>ALL</u>	41	69.61	71.43	69.63	21.22	102.59	00.00	127.26	65.03 to 78.60	525,272	365,742

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	41	69.61	71.43	69.63	21.22	102.59	00.00	127.26	65.03 to 78.60	525,272	365,742
<u>ALL</u>	41	69.61	71.43	69.63	21.22	102.59	00.00	127.26	65.03 to 78.60	525,272	365,742

73 Red Willow
AGRICULTURAL LAND

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MEAN : 71
COD : 21.22
PRD : 102.59

COV : 31.30
STD : 22.36
Avg. Abs. Dev : 14.77
MAX Sales Ratio : 127.26
MIN Sales Ratio : 00.00

95% Median C.I. : 65.03 to 78.60
95% Wgt. Mean C.I. : 64.96 to 74.30
95% Mean C.I. : 64.59 to 78.27

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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	2	76.49	76.49	70.32	25.27	108.77	57.16	95.81	N/A	329,000	231,337
1	2	76.49	76.49	70.32	25.27	108.77	57.16	95.81	N/A	329,000	231,337
Dry											
County	7	73.16	69.67	72.04	15.76	96.71	44.74	88.59	44.74 to 88.59	560,258	403,618
1	7	73.16	69.67	72.04	15.76	96.71	44.74	88.59	44.74 to 88.59	560,258	403,618
Grass											
County	4	74.31	70.18	60.11	33.09	116.75	24.70	107.39	N/A	278,875	167,644
1	4	74.31	70.18	60.11	33.09	116.75	24.70	107.39	N/A	278,875	167,644
ALL	41	69.61	71.43	69.63	21.22	102.59	00.00	127.26	65.03 to 78.60	525,272	365,742

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	3	69.61	74.19	70.10	18.50	105.83	57.16	95.81	N/A	312,667	219,190
1	3	69.61	74.19	70.10	18.50	105.83	57.16	95.81	N/A	312,667	219,190
Dry											
County	14	73.23	72.33	74.61	14.87	96.94	44.74	88.65	61.29 to 85.74	568,257	424,004
1	14	73.23	72.33	74.61	14.87	96.94	44.74	88.65	61.29 to 85.74	568,257	424,004
Grass											
County	4	74.31	70.18	60.11	33.09	116.75	24.70	107.39	N/A	278,875	167,644
1	4	74.31	70.18	60.11	33.09	116.75	24.70	107.39	N/A	278,875	167,644
ALL	41	69.61	71.43	69.63	21.22	102.59	00.00	127.26	65.03 to 78.60	525,272	365,742

Red Willow County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	4,025	4,025	3,849	3,770	3,645	2,270	3,135	3,102	3,934
Frontier	1	4,334	4,352	4,278	4,339	4,300	4,275	4,217	4,155	4,327
Furnas	1	5,205	5,205	4,210	3,950	n/a	2,920	2,785	2,785	4,673
Hayes	1	3,885	3,885	3,755	3,755	3,615	3,615	3,480	3,480	3,758
Hitchcock	1	4,527	4,547	4,425	4,374	4,222	4,250	4,054	4,081	4,483

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,870	1,870	1,815	1,815	1,690	1,690	1,595	1,595	1,833
Frontier	1	2,000	2,000	1,950	1,950	1,900	n/a	1,850	1,850	1,977
Furnas	1	2,670	2,670	1,830	1,830	1,830	n/a	1,670	1,670	2,341
Hayes	1	n/a	1,670	1,500	1,500	1,455	1,455	1,390	1,390	1,611
Hitchcock	1	1,880	1,880	1,770	1,770	1,650	1,650	1,470	1,470	1,831

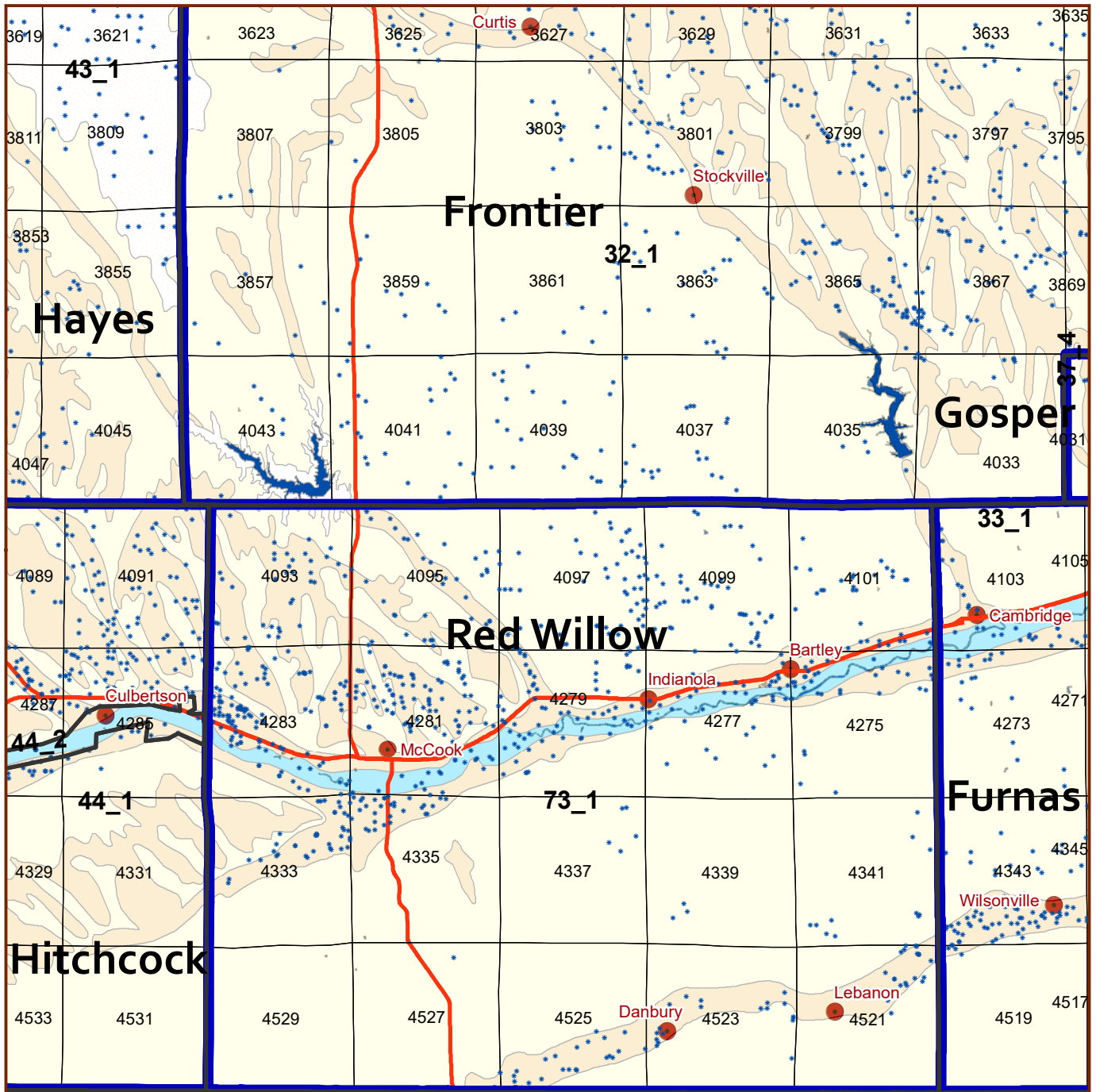
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	1,121	1,045	848	838	835	842	846	949	879
Frontier	1	765	765	765	n/a	765	765	765	765	765
Furnas	1	1,065	1,065	1,065	1,065	1,065	n/a	1,065	n/a	1,065
Hayes	1	600	600	n/a	600	600	600	600	600	600
Hitchcock	1	715	715	715	715	n/a	715	715	715	715

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1,454	835	100
Frontier	1	1,504	n/a	n/a
Furnas	1	1,400	1,065	75
Hayes	1	1,185	n/a	294
Hitchcock	1	1,988	n/a	n/a

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

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

RED WILLOW COUNTY



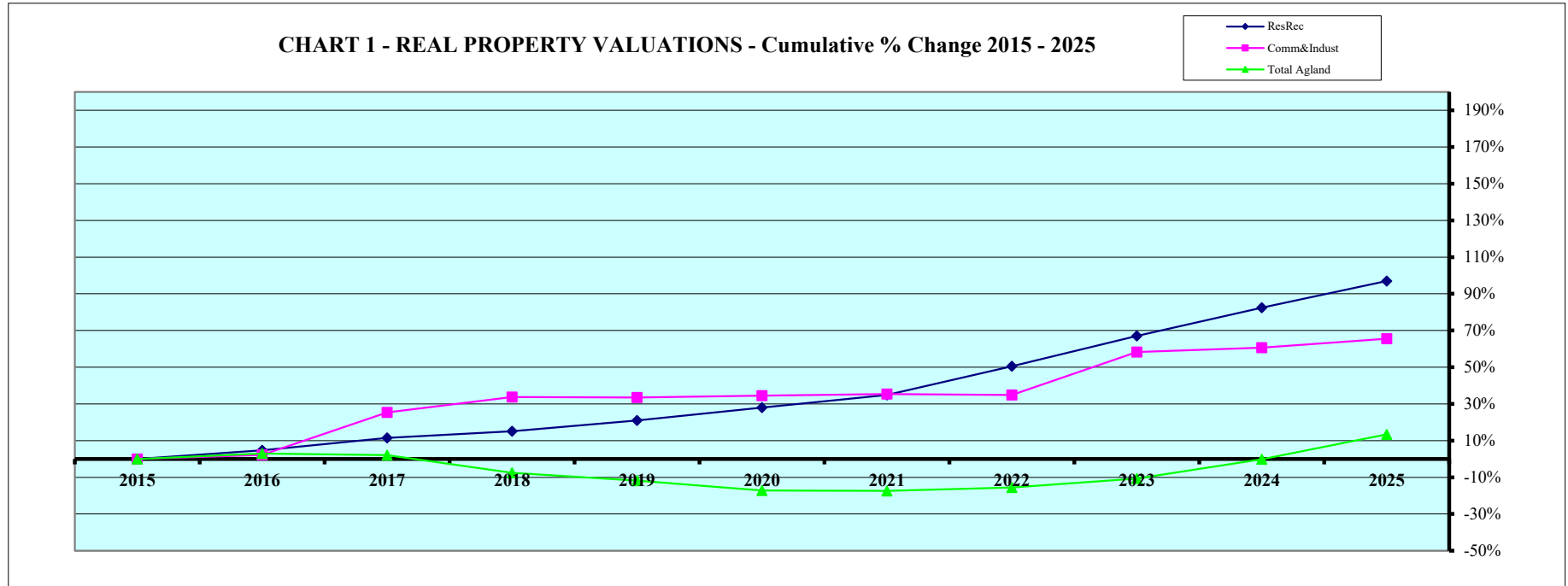
Legend

- 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	319,107,327	-	-	-	114,639,412	-	-	-	622,011,497	-	-	-
2016	334,058,979	14,951,652	4.69%	4.69%	117,217,623	2,578,211	2.25%	2.25%	640,281,707	18,270,210	2.94%	2.94%
2017	355,774,313	21,715,334	6.50%	11.49%	143,737,151	26,519,528	22.62%	25.38%	634,878,192	-5,403,515	-0.84%	2.07%
2018	367,199,567	11,425,254	3.21%	15.07%	153,296,500	9,559,349	6.65%	33.72%	575,067,853	-59,810,339	-9.42%	-7.55%
2019	386,254,099	19,054,532	5.19%	21.04%	153,042,337	-254,163	-0.17%	33.50%	548,650,387	-26,417,466	-4.59%	-11.79%
2020	408,246,913	21,992,814	5.69%	27.93%	154,150,825	1,108,488	0.72%	34.47%	514,879,449	-33,770,938	-6.16%	-17.22%
2021	430,560,424	22,313,511	5.47%	34.93%	155,244,081	1,093,256	0.71%	35.42%	513,847,009	-1,032,440	-0.20%	-17.39%
2022	480,201,815	49,641,391	11.53%	50.48%	154,592,145	-651,936	-0.42%	34.85%	525,027,968	11,180,959	2.18%	-15.59%
2023	532,937,487	52,735,672	10.98%	67.01%	181,468,388	26,876,243	17.39%	58.29%	555,701,540	30,673,572	5.84%	-10.66%
2024	582,268,015	49,330,528	9.26%	82.47%	184,163,489	2,695,101	1.49%	60.65%	621,376,606	65,675,066	11.82%	-0.10%
2025	628,595,034	46,327,019	7.96%	96.99%	189,751,326	5,587,837	3.03%	65.52%	705,412,019	84,035,413	13.52%	13.41%

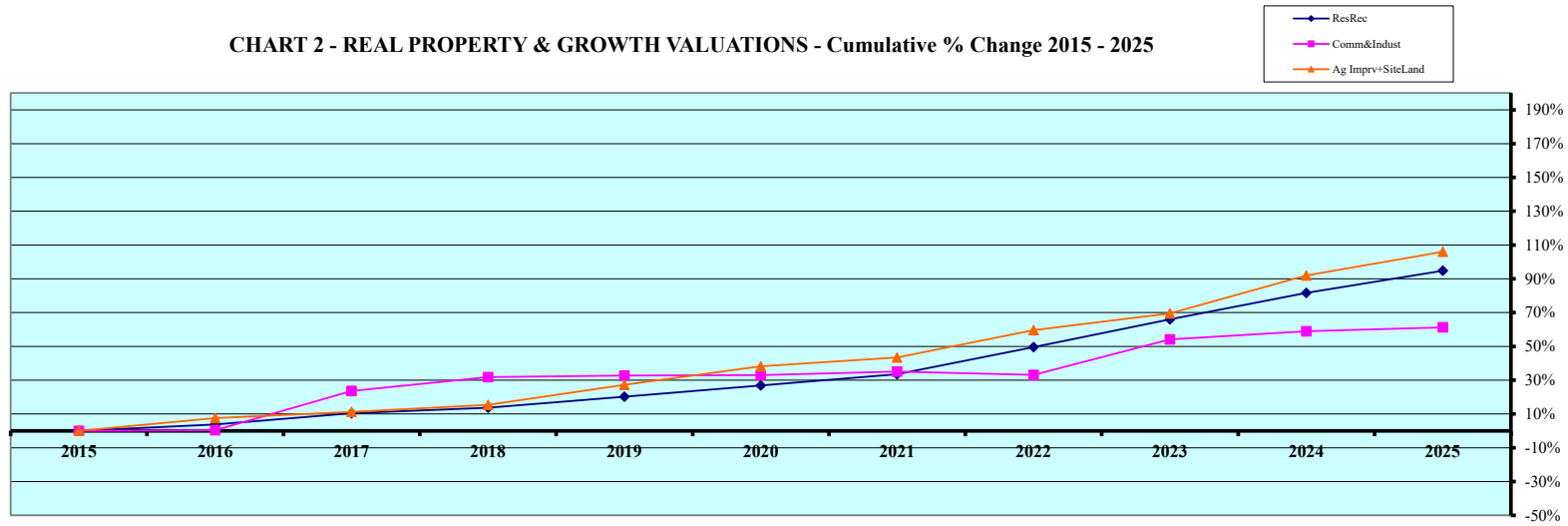
Rate Annual %chg: Residential & Recreational **7.01%** Commercial & Industrial **5.17%** Agricultural Land **1.27%**

Cnty# **73**
County **RED WILLOW**

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	319,107,327	1,774,780	0.56%	317,332,547	--	--	114,639,412	1,416,737	1.24%	113,222,675	--	--
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	3.81%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	0.34%
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	10.46%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	23.63%
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	13.74%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	31.81%
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	20.23%	153,042,337	793,749	0.52%	152,248,588	-0.68%	32.81%
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	26.87%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	33.04%
2021	430,560,424	4,404,974	1.02%	426,155,450	4.39%	33.55%	155,244,081	321,746	0.21%	154,922,335	0.50%	35.14%
2022	480,201,815	3,015,795	0.63%	477,186,020	10.83%	49.54%	154,592,145	1,888,043	1.22%	152,704,102	-1.64%	33.20%
2023	532,937,487	3,291,418	0.62%	529,646,069	10.30%	65.98%	181,468,388	4,756,510	2.62%	176,711,878	14.31%	54.15%
2024	582,268,015	2,644,426	0.45%	579,623,589	8.76%	81.64%	184,163,489	1,858,810	1.01%	182,304,679	0.46%	59.02%
2025	628,595,034	7,024,607	1.12%	621,570,427	6.75%	94.78%	189,751,326	4,887,344	2.58%	184,863,982	0.38%	61.26%
Rate Ann%chg	7.01%	Resid & Recreat w/o growth				6.17%	C & I w/o growth				3.94%	

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	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	--	--
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	7.62%
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	11.20%
2018	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	15.42%
2019	43,488,005	20,642,606	64,130,611	2,016,525	3.14%	62,114,086	7.68%	27.34%
2020	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	38.23%
2021	47,776,716	24,041,873	71,818,589	1,815,107	2.53%	70,003,482	1.43%	43.51%
2022	54,913,704	24,874,130	79,787,834	1,942,535	2.43%	77,845,299	8.39%	59.59%
2023	59,092,737	25,508,786	84,601,523	1,878,251	2.22%	82,723,272	3.68%	69.59%
2024	66,379,648	29,473,343	95,852,991	2,215,231	2.31%	93,637,760	10.68%	91.96%
2025	71,427,910	32,211,684	103,639,594	3,151,595	3.04%	100,487,999	4.84%	106.01%
Rate Ann%chg	8.07%	7.31%	7.83%	Ag Imprv+Site w/o growth		5.02%		

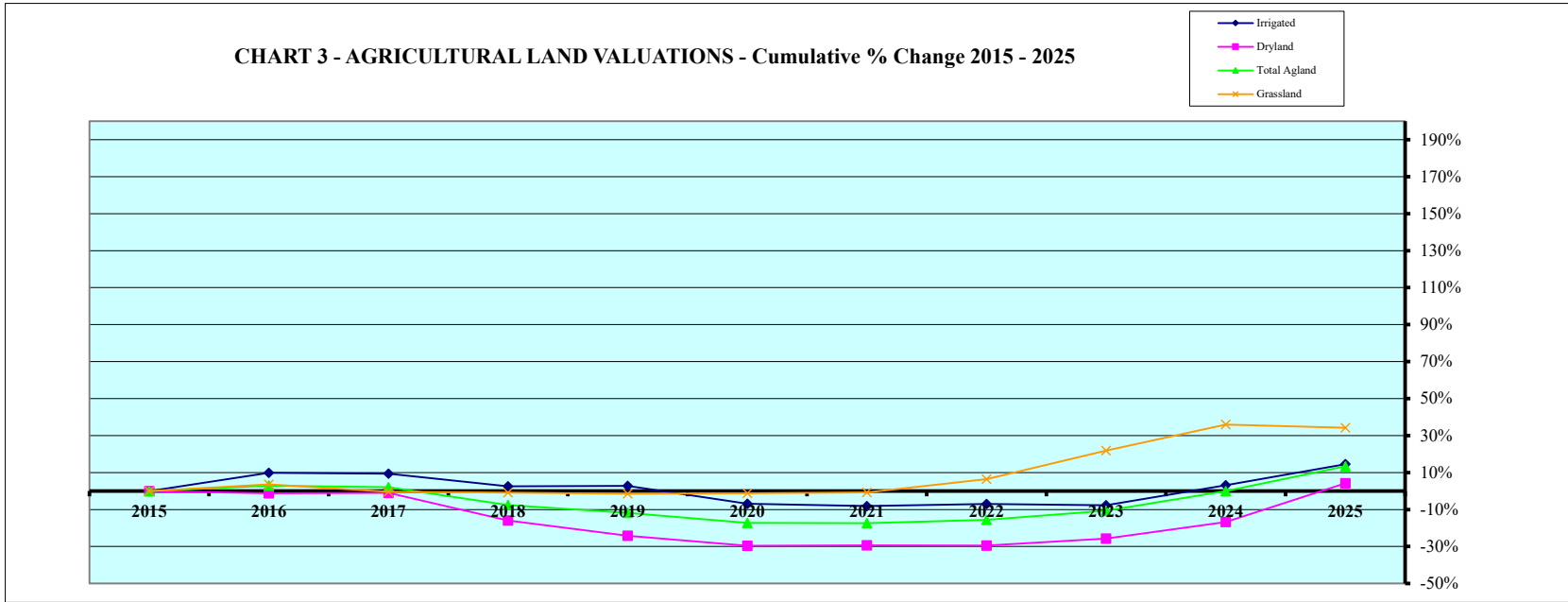
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 73
County RED WILLOW

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	175,779,317	-	-	-	315,916,260	-	-	-	130,294,445	-	-	-
2016	193,102,607	17,323,290	9.86%	9.86%	312,101,293	-3,814,967	-1.21%	-1.21%	135,056,590	4,762,145	3.65%	3.65%
2017	192,213,081	-889,526	-0.46%	9.35%	312,905,687	804,394	0.26%	-0.95%	129,738,232	-5,318,358	-3.94%	-0.43%
2018	180,286,195	-11,926,886	-6.21%	2.56%	265,632,431	-47,273,256	-15.11%	-15.92%	129,128,036	-610,196	-0.47%	-0.90%
2019	180,706,577	420,382	0.23%	2.80%	239,562,910	-26,069,521	-9.81%	-24.17%	128,359,504	-768,532	-0.60%	-1.49%
2020	163,752,141	-16,954,436	-9.38%	-6.84%	222,402,963	-17,159,947	-7.16%	-29.60%	128,702,960	343,456	0.27%	-1.22%
2021	161,513,377	-2,238,764	-1.37%	-8.12%	222,992,165	589,202	0.26%	-29.41%	129,320,179	617,219	0.48%	-0.75%
2022	163,531,105	2,017,728	1.25%	-6.97%	222,821,286	-170,879	-0.08%	-29.47%	138,654,997	9,334,818	7.22%	6.42%
2023	162,145,370	-1,385,735	-0.85%	-7.76%	234,819,734	11,998,448	5.38%	-25.67%	158,715,858	20,060,861	14.47%	21.81%
2024	181,321,354	19,175,984	11.83%	3.15%	262,853,869	28,034,135	11.94%	-16.80%	177,119,434	18,403,576	11.60%	35.94%
2025	201,262,987	19,941,633	11.00%	14.50%	329,125,238	66,271,369	25.21%	4.18%	174,941,888	-2,177,546	-1.23%	34.27%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	21,475	-	-	-	0	0	-	-	622,011,497	-	-	-
2016	21,217	-258	-1.20%	-1.20%	0	0	-	-	640,281,707	18,270,210	2.94%	2.94%
2017	21,192	-25	-0.12%	-1.32%	0	0	-	-	634,878,192	-5,403,515	-0.84%	2.07%
2018	21,191	-1	0.00%	-1.32%	0	0	-	-	575,067,853	-59,810,339	-9.42%	-7.55%
2019	21,396	205	0.97%	-0.37%	0	0	-	-	548,650,387	-26,417,466	-4.59%	-11.79%
2020	21,385	-11	-0.05%	-0.42%	0	0	-	-	514,879,449	-33,770,938	-6.16%	-17.22%
2021	21,288	-97	-0.45%	-0.87%	0	0	-	-	513,847,009	-1,032,440	-0.20%	-17.39%
2022	20,580	-708	-3.33%	-4.17%	0	0	-	-	525,027,968	11,180,959	2.18%	-15.59%
2023	20,578	-2	-0.01%	-4.18%	0	0	-	-	555,701,540	30,673,572	5.84%	-10.66%
2024	81,949	61,371	298.24%	281.60%	0	0	-	-	621,376,606	65,675,066	11.82%	-0.10%
2025	81,906	-43	-0.05%	281.40%	0	0	-	-	705,412,019	84,035,413	13.52%	13.41%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	175,861,661	61,343	2,867			315,814,867	181,514	1,740			130,314,483	193,056	675		
2016	192,765,404	60,650	3,178	10.86%	10.86%	312,293,257	179,327	1,741	0.09%	0.09%	135,060,681	195,707	690	2.24%	2.24%
2017	192,394,248	60,562	3,177	-0.05%	10.81%	312,825,956	179,655	1,741	-0.01%	0.08%	129,805,555	195,450	664	-3.76%	-1.61%
2018	180,646,193	60,722	2,975	-6.35%	3.77%	265,441,055	179,359	1,480	-15.01%	-14.94%	129,119,430	195,535	660	-0.57%	-2.17%
2019	180,708,173	60,751	2,975	-0.01%	3.76%	239,656,069	179,406	1,336	-9.74%	-23.22%	128,311,756	195,465	656	-0.59%	-2.75%
2020	163,752,141	56,488	2,899	-2.54%	1.12%	222,402,965	179,146	1,241	-7.06%	-28.65%	128,702,962	199,894	644	-1.92%	-4.62%
2021	161,148,672	55,604	2,898	-0.02%	1.09%	223,150,422	179,745	1,241	0.00%	-28.65%	129,301,829	200,210	646	0.31%	-4.32%
2022	162,960,320	56,226	2,898	0.01%	1.10%	222,690,630	179,368	1,242	0.00%	-28.64%	140,017,393	200,104	700	8.34%	3.66%
2023	163,756,287	56,492	2,899	0.01%	1.11%	234,103,498	179,496	1,304	5.05%	-25.04%	158,717,208	199,588	795	13.65%	17.81%
2024	181,321,353	55,876	3,245	11.95%	13.19%	262,993,161	180,015	1,461	12.02%	-16.03%	177,169,697	199,339	889	11.77%	31.67%
2025	201,263,757	56,267	3,577	10.23%	24.77%	329,125,240	179,524	1,833	25.49%	5.37%	174,941,886	199,285	878	-1.23%	30.05%

Rate Annual %chg Average Value/Acre: 1.36%

0.41%

2.99%

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	21,633	863	25			0	0				622,012,644	436,777	1,424		
2016	21,219	847	25	0.00%	0.00%	0	0				640,140,561	436,531	1,466	2.97%	2.97%
2017	21,192	846	25	0.00%	0.00%	0	0				635,046,951	436,513	1,455	-0.79%	2.16%
2018	21,192	846	25	0.00%	0.00%	0	0				575,227,870	436,462	1,318	-9.41%	-7.45%
2019	21,181	845	25	0.00%	-0.01%	0	0				548,697,179	436,467	1,257	-4.61%	-11.72%
2020	21,385	854	25	0.00%	-0.01%	0	0				514,879,453	436,382	1,180	-6.15%	-17.15%
2021	21,287	850	25	0.00%	0.00%	0	0				513,622,210	436,408	1,177	-0.25%	-17.36%
2022	20,627	823	25	0.00%	0.00%	0	0				525,688,970	436,520	1,204	2.32%	-15.44%
2023	20,577	821	25	0.00%	0.00%	0	0				556,597,570	436,397	1,275	5.91%	-10.44%
2024	81,949	819	100	299.10%	299.09%	0	0				621,566,160	436,050	1,425	11.76%	0.09%
2025	81,906	819	100	0.00%	299.09%	0	0				705,412,789	435,895	1,618	13.53%	13.64%

73
RED WILLOW

Rate Annual %chg Average Value/Acre: 1.27%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10,702	RED WILLOW	99,845,006	25,943,429	29,577,407	628,595,034	189,751,326	0	0	705,412,019	71,427,910	32,211,684	8,268,840	1,791,032,655
cnty sectorvalue % of total value:		5.57%	1.45%	1.65%	35.10%	10.59%			39.39%	3.99%	1.80%	0.46%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
270	BARTLEY	867,339	698,344	1,107,647	14,738,332	0	0	3,538,343	0	191,622	4,215	0	21,145,842
2.52%	%sector of county sector	0.87%	2.69%	3.74%	2.34%					0.27%	0.01%		1.18%
	%sector of municipality	4.10%	3.30%	5.24%	69.70%			16.73%		0.91%	0.02%		100.00%
80	DANBURY	17,458	70,601	30,426	2,297,189	0	0	931,890	0	34,951	0	0	3,382,515
0.75%	%sector of county sector	0.02%	0.27%	0.10%	0.37%					0.05%			0.19%
	%sector of municipality	0.52%	2.09%	0.90%	67.91%			27.55%		1.03%			100.00%
524	INDIANOLA	353,148	2,881,640	1,747,398	29,006,474	0	0	4,833,542	0	697,050	1,028	0	39,520,280
4.90%	%sector of county sector	0.35%	11.11%	5.91%	4.61%					0.98%	0.00%		2.21%
	%sector of municipality	0.89%	7.29%	4.42%	73.40%			12.23%		1.76%	0.00%		100.00%
46	LEBANON	59,828	48,635	19,477	1,244,580	0	0	47,350	0	0	0	0	1,419,870
0.43%	%sector of county sector	0.06%	0.19%	0.07%	0.20%								0.08%
	%sector of municipality	4.21%	3.43%	1.37%	87.65%			3.33%					100.00%
7,446	MCCOOK	21,498,768	12,134,562	7,121,521	428,350,330	0	0	155,927,515	0	16,145	0	0	625,048,841
69.58%	%sector of county sector	21.53%	46.77%	24.08%	68.14%					0.02%			34.90%
	%sector of municipality	3.44%	1.94%	1.14%	68.53%			24.95%		0.00%			100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
8,367	Total Municipalities	22,796,541	15,833,783	10,026,469	475,636,909	0	0	165,278,641	0	939,768	5,243	0	690,517,353
78.18%	%all municip.sectors of cnty	22.83%	61.03%	33.90%	75.67%			#DIV/0!		1.32%	0.02%		38.55%

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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 : 8,673

Value : 1,692,951,323

Growth 7,731,799

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	410	2,821,046	245	6,583,383	306	6,940,384	961	16,344,813	
02. Res Improve Land	3,492	36,177,247	287	10,240,062	298	9,066,971	4,077	55,484,280	
03. Res Improvements	3,565	450,961,643	319	71,502,663	322	56,498,977	4,206	578,963,283	
04. Res Total	3,975	489,959,936	564	88,326,108	628	72,506,332	5,167	650,792,376	3,073,276
% of Res Total	76.93	75.29	10.92	13.57	12.15	11.14	59.58	38.44	39.75
05. Com UnImp Land	114	2,796,738	11	97,180	0	0	125	2,893,918	
06. Com Improve Land	540	19,406,342	34	1,148,780	21	2,442,008	595	22,997,130	
07. Com Improvements	538	149,080,937	37	11,542,724	35	10,730,499	610	171,354,160	
08. Com Total	652	171,284,017	48	12,788,684	35	13,172,507	735	197,245,208	1,613,918
% of Com Total	88.71	86.84	6.53	6.48	4.76	6.68	8.47	11.65	20.87
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,975	489,959,936	564	88,326,108	628	72,506,332	5,167	650,792,376	3,073,276
% of Res & Rec Total	76.93	75.29	10.92	13.57	12.15	11.14	59.58	38.44	39.75
Com & Ind Total	652	171,284,017	48	12,788,684	35	13,172,507	735	197,245,208	1,613,918
% of Com & Ind Total	88.71	86.84	6.53	6.48	4.76	6.68	8.47	11.65	20.87
17. Taxable Total	4,627	661,243,953	612	101,114,792	663	85,678,839	5,902	848,037,584	4,687,194
% of Taxable Total	78.40	77.97	10.37	11.92	11.23	10.10	68.05	50.09	60.62

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	173,256	5,462,271	0	0	0
19. Commercial	26	1,281,738	33,597,915	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	15	173,256	5,462,271
19. Commercial	0	0	0	26	1,281,738	33,597,915
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				41	1,454,994	39,060,186

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	57	4,950,940	57	4,950,940	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	57	4,950,940	57	4,950,940	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	482	129	205	816

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	37	701,069	388	81,081,430	1,682	478,017,892	2,107	559,800,391
28. Ag-Improved Land	3	236,280	153	41,020,352	428	147,156,530	584	188,413,162
29. Ag Improvements	3	130,366	154	24,571,504	450	67,047,376	607	91,749,246

30. Ag Total				2,714	839,962,799
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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	5	5.00	150,000	
32. HomeSite Improv Land	0	0.00	0	83	83.99	2,804,650	
33. HomeSite Improvements	0	0.00	0	85	0.00	17,874,699	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	14,385	32	197.21	452,620	
36. FarmSite Improv Land	1	1.00	3,500	113	399.48	2,089,250	
37. FarmSite Improvements	3	0.00	130,366	135	0.00	6,696,805	
38. FarmSite Total							
39. Road & Ditches	8	5.90	0	348	992.13	0	
40. Other- Non Ag Use	0	0.00	0	1	1.99	1,990	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	30	30.00	905,000	35	35.00	1,055,000	
32. HomeSite Improv Land	277	280.99	8,744,700	360	364.98	11,549,350	
33. HomeSite Improvements	286	0.00	46,645,219	371	0.00	64,519,918	3,044,605
34. HomeSite Total				406	399.98	77,124,268	
35. FarmSite UnImp Land	75	501.90	909,025	108	703.22	1,376,030	
36. FarmSite Improv Land	338	1,401.43	5,045,421	452	1,801.91	7,138,171	
37. FarmSite Improvements	400	0.00	20,402,157	538	0.00	27,229,328	0
38. FarmSite Total				646	2,505.13	35,743,529	
39. Road & Ditches	1,691	5,857.71	0	2,047	6,855.74	0	
40. Other- Non Ag Use	5	29.96	60,590	6	31.95	62,580	
41. Total Section VI				1,052	9,792.80	112,930,377	3,044,605

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	21,629.90	38.27%	87,059,527	39.15%	4,024.96
46. 1A	24,468.57	43.29%	98,478,304	44.29%	4,024.69
47. 2A1	3,632.60	6.43%	13,981,183	6.29%	3,848.81
48. 2A	2,487.00	4.40%	9,376,199	4.22%	3,770.08
49. 3A1	62.78	0.11%	228,834	0.10%	3,645.01
50. 3A	8.10	0.01%	18,389	0.01%	2,270.25
51. 4A1	1,847.06	3.27%	5,789,866	2.60%	3,134.64
52. 4A	2,389.82	4.23%	7,414,205	3.33%	3,102.41
53. Total	56,525.83	100.00%	222,346,507	100.00%	3,933.54
Dry					
54. 1D1	450.16	0.25%	841,800	0.26%	1,870.00
55. 1D	132,107.30	73.70%	247,040,820	75.18%	1,870.00
56. 2D1	4,634.30	2.59%	8,411,261	2.56%	1,815.00
57. 2D	23,696.06	13.22%	43,008,366	13.09%	1,815.00
58. 3D1	268.65	0.15%	454,022	0.14%	1,690.01
59. 3D	46.95	0.03%	79,345	0.02%	1,689.99
60. 4D1	11,012.97	6.14%	17,565,741	5.35%	1,595.00
61. 4D	7,032.51	3.92%	11,216,909	3.41%	1,595.01
62. Total	179,248.90	100.00%	328,618,264	100.00%	1,833.31
Grass					
63. 1G1	14,673.87	7.36%	15,600,440	8.86%	1,063.14
64. 1G	19,649.67	9.86%	20,591,005	11.70%	1,047.91
65. 2G1	37,881.99	19.01%	32,585,061	18.52%	860.17
66. 2G	95,086.60	47.71%	79,989,802	45.45%	841.23
67. 3G1	366.78	0.18%	306,265	0.17%	835.01
68. 3G	5,065.16	2.54%	4,294,660	2.44%	847.88
69. 4G1	25,408.84	12.75%	21,546,281	12.24%	847.98
70. 4G	1,169.50	0.59%	1,072,231	0.61%	916.83
71. Total	199,302.41	100.00%	175,985,745	100.00%	883.01
Irrigated Total					
	56,525.83	12.97%	222,346,507	30.58%	3,933.54
Dry Total					
	179,248.90	41.12%	328,618,264	45.20%	1,833.31
Grass Total					
	199,302.41	45.72%	175,985,745	24.21%	883.01
72. Waste	819.06	0.19%	81,906	0.01%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	435,896.20	100.00%	727,032,422	100.00%	1,667.90

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	90.58	362,746	16,381.26	64,371,670	40,053.99	157,612,091	56,525.83	222,346,507
77. Dry Land	207.92	382,530	16,986.12	31,029,473	162,054.86	297,206,261	179,248.90	328,618,264
78. Grass	143.55	174,188	21,754.43	21,185,856	177,404.43	154,625,701	199,302.41	175,985,745
79. Waste	0.00	0	162.73	16,273	656.33	65,633	819.06	81,906
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	442.05	919,464	55,284.54	116,603,272	380,169.61	609,509,686	435,896.20	727,032,422

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,525.83	12.97%	222,346,507	30.58%	3,933.54
Dry Land	179,248.90	41.12%	328,618,264	45.20%	1,833.31
Grass	199,302.41	45.72%	175,985,745	24.21%	883.01
Waste	819.06	0.19%	81,906	0.01%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	435,896.20	100.00%	727,032,422	100.00%	1,667.90

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 Bartley (3)	49	184,704	175	771,025	179	15,056,087	228	16,011,816	301,080
83.2 Danbury (5)	36	105,303	60	66,882	63	2,221,464	99	2,393,649	0
83.3 Indianola (2)	56	287,901	281	2,035,543	286	28,196,711	342	30,520,155	366,922
83.4 Lebanon (4)	51	54,217	41	49,783	43	1,186,824	94	1,290,824	0
83.5 Mccook (1)	218	2,188,921	2,935	33,254,014	2,994	404,300,557	3,212	439,743,492	1,458,872
83.6 Rural (7)	279	5,925,766	244	7,407,592	267	41,387,053	546	54,720,411	419,070
83.7 Suburban (6)	272	7,598,001	341	11,899,441	374	86,614,587	646	106,112,029	527,332
84 Residential Total	961	16,344,813	4,077	55,484,280	4,206	578,963,283	5,167	650,792,376	3,073,276

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	Bartley (3)	5	29,242	19	430,446	20	3,078,655	25	3,538,343	0
85.2	Danbury (5)	7	7,622	15	19,083	15	905,185	22	931,890	0
85.3	Indianola (2)	14	109,892	41	279,343	43	5,402,807	57	5,792,042	0
85.4	Lebanon (4)	4	1,047	8	2,234	8	44,069	12	47,350	0
85.5	Mccook (1)	84	2,648,935	458	18,707,797	453	139,842,342	537	161,199,074	1,543,958
85.6	Rural (7)	1	300	19	2,362,838	33	7,889,663	34	10,252,801	69,960
85.7	Suburban (6)	10	96,880	35	1,195,389	38	14,191,439	48	15,483,708	0
86	Commercial Total	125	2,893,918	595	22,997,130	610	171,354,160	735	197,245,208	1,613,918

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,888.31	5.80%	12,205,883	7.40%	1,121.01
88. 1G	18,548.59	9.88%	19,392,098	11.76%	1,045.48
89. 2G1	36,375.91	19.38%	30,830,560	18.69%	847.55
90. 2G	91,821.51	48.91%	76,979,302	46.67%	838.36
91. 3G1	259.50	0.14%	216,684	0.13%	835.01
92. 3G	3,814.74	2.03%	3,212,875	1.95%	842.23
93. 4G1	25,185.74	13.42%	21,305,022	12.92%	845.92
94. 4G	841.44	0.45%	798,299	0.48%	948.73
95. Total	187,735.74	100.00%	164,940,723	100.00%	878.58
CRP					
96. 1C1	351.28	15.69%	526,920	16.18%	1,500.00
97. 1C	420.31	18.77%	630,465	19.36%	1,500.00
98. 2C1	807.95	36.08%	1,171,561	35.97%	1,450.04
99. 2C	462.00	20.63%	669,915	20.57%	1,450.03
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	73.14	3.27%	98,742	3.03%	1,350.04
102. 4C1	124.91	5.58%	159,265	4.89%	1,275.04
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,239.59	100.00%	3,256,868	100.00%	1,454.23
Timber					
105. 1T1	3,434.28	36.82%	2,867,637	36.82%	835.00
106. 1T	680.77	7.30%	568,442	7.30%	835.00
107. 2T1	698.13	7.48%	582,940	7.48%	835.00
108. 2T	2,803.09	30.05%	2,340,585	30.05%	835.00
109. 3T1	107.28	1.15%	89,581	1.15%	835.02
110. 3T	1,177.28	12.62%	983,043	12.62%	835.01
111. 4T1	98.19	1.05%	81,994	1.05%	835.05
112. 4T	328.06	3.52%	273,932	3.52%	835.01
113. Total	9,327.08	100.00%	7,788,154	100.00%	835.00
<hr/>					
Grass Total	187,735.74	94.20%	164,940,723	93.72%	878.58
CRP Total	2,239.59	1.12%	3,256,868	1.85%	1,454.23
Timber Total	9,327.08	4.68%	7,788,154	4.43%	835.00
<hr/>					
114. Market Area Total	199,302.41	100.00%	175,985,745	100.00%	883.01

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

73 Red Willow

	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	628,595,034	650,792,376	22,197,342	3.53%	3,073,276	3.04%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	71,427,910	77,124,268	5,696,358	7.97%	3,044,605	3.71%
04. Total Residential (sum lines 1-3)	700,022,944	727,916,644	27,893,700	3.98%	6,117,881	3.11%
05. Commercial	189,751,326	197,245,208	7,493,882	3.95%	1,613,918	3.10%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	189,751,326	197,245,208	7,493,882	3.95%	1,613,918	3.10%
08. Ag-Farmsite Land, Outbuildings	32,149,104	35,743,529	3,594,425	11.18%	0	11.18%
09. Minerals	8,268,840	4,950,940	-3,317,900	-40.13	0	-40.13%
10. Non Ag Use Land	62,580	62,580	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	40,480,524	40,757,049	276,525	0.68%	0	0.68%
12. Irrigated	201,262,987	222,346,507	21,083,520	10.48%		
13. Dryland	329,125,238	328,618,264	-506,974	-0.15%		
14. Grassland	174,941,888	175,985,745	1,043,857	0.60%		
15. Wasteland	81,906	81,906	0	0.00%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	705,412,019	727,032,422	21,620,403	3.06%		
18. Total Value of all Real Property (Locally Assessed)	1,635,666,813	1,692,951,323	57,284,510	3.50%	7,731,799	3.03%

2026 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$313,135
7.	Adopted budget, or granted budget if different from above:
	\$313,135
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$51,000 computer and GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$8,000
12.	Amount of last year's assessor's budget not used:
	\$53,474

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?
	Office 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?
	Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS to verify land use
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	McCook is zoned.
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Central Plains Valuation
2.	GIS Services:
	Beacon Schneider
3.	Other services:
	Applied Connective (IT)

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, for both the commercial and oil and gas mineral appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2026 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:
	The county assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are established using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, for each neighborhood in McCook. The rest are by valuation group.
5.	Describe the methodology used to determine the residential lot values?
	Sales studies of vacant lots are conducted and values are established by the square foot.
6.	How are rural residential site values developed?
	Costs to improve the sites with sewer, water and electricity were studied along with vacant land sales.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A, Currently there are no applications on file.

2026 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:
	The county assessor and staff, and by the contracted appraisal service.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.
2a.	Describe the process used to determine the value of unique commercial properties.
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.
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, the depreciation tables are developed using local market information varying by occupancy codes.
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.
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.

2026 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:
	The county assessor and staff
2.	Describe the process used to determine and monitor market areas.
	Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas. In 2023, the assessor's office mailed out new GIS maps and letters to the farmers asking for new FSA maps or updated land use.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	A contract appraiser was hired to help establish values for the feed lots.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CREP, CRP, and EQUIP
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2025 AMENDED PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2026, 2027 AND 2028
DATE: OCTOBER 2, 2025

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,189	59.69%	38.97%
Commercial	748	08.61%	12.36%
Agricultural	2,701	31.07%	48.03%
Mineral Interest	55	00.63%	00.64%

Agricultural Land – taxable acres:

Irrigated	55,875.98	12.81%
Dry	180,015.16	41.28%
Grass	199,339.30	45.72%
Waste	819.49	00.19%

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

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The county assessor prepares the assessment roll according to section 77-129 and described in section 77-303. The assessor follows all the rules and regulations made under Chapter 77 and supervises all reappraisals in the county. Other duties of the assessor include managing the staff, preparing the budget, filing claims for payment of the expenses for the assessor’s office. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The assessor meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. The assessor prepares information for protests & attends the hearings before the county board of equalization. The evidence for Tax Equalization and Review Commission hearings are prepared by the assessor and the commercial appraiser, if necessary. She also attends hearings with the deputy county

attorney. The centrally assessed values are checked and certified to the political subdivisions by the assessor. The assessor studies the statistics to determine which areas need a review or reappraisal. The assessor also oversees the six-year physical inspection of real estate.

We have an Assessor's Clerk that works the real estate transfers, including changing ownership on the record cards and computer records. She files the sales electronically with the state and prepares the 521 books for our office and the public's use. She also prepares questionnaires for mailing to the buyer and seller to verify sold properties.

We have an Assessor's Clerk that does the data collection and reappraisal work. She reviews the realtor site and prints out information on properties that are listed for sale. She also assists with homestead exemptions and personal property returns.

The entire staff are trained to handle personal property returns including reviewing the taxpayer's depreciation worksheets. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the CAMA program. We work together to print and mail notice of valuation changes.

The County Assessor holds an assessor's certificate with the State of Nebraska. The Assessor attends the Assessor's workshops, IAAO courses, as well as other meetings to keep informed about new legislation and changes. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal and assistance with commercial appraisals and pickup work. It also includes expenses for fuel costs for sales reviews and on-site inspections. The budget contains a line item for the geographical information system and computer expenses.

The 2025/2026 budget for the Red Willow County Assessor's office is \$313,135.20

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. We use the most current soil conversion. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We have maps printed when a new subdivision is filed. The county surveyor assists us with questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. We are in the process of printing new property record cards for the City of McCook. Information on the record card includes square feet of the improvement, quality, condition, year built, number of bathrooms, basement information, sketches and photos. The record cards are updated from information recorded with the county clerk, clerk of the district court and county court.

D. Software for CAMA, Assessment Administration, GIS

We use the MIPS computer system for our assessment and CAMA programs. We have contracted with Schneider Geospatial for our GIS technical support & the Beacon website. The county contracts with Applied Connective Technologies for our IT support.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural.

Residential Property: First, we review the neighborhoods where we are doing physical inspections to make sure all the information on the appraisals is correct. We then review the residential statistics for the roster period and begin with the areas that are falling below the acceptable median of 92-100% of market value. The assessor clerk conducts the residential physical inspections. Current data is checked for accuracy, notes are made about the quality and condition and a new photograph is taken of the improvements. New structures or items that are discovered when doing the inspections are measured and the necessary information is collected. Full reappraisals are done as needed. Pickup work on real property is done annually using information from building permits and other sources. Building permits are provided by the McCook city office, the villages of Indianola and Bartley, and the county zoning administrator. The smaller villages have no offices so permits are not available. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished. Residential properties are all valued using the cost approach. The characteristics of houses and outbuildings are entered into the MIPS CAMA system. Some of the information entered includes the square foot of the house, quality, condition, year built, number of bathrooms, basements and basement finish. The system will then calculate the replacement cost as if the structure were to be built new.

Depreciation tables are developed by analyzing the sales in each neighborhood. This depreciation is applied to the RCN (replacement cost new) to determine the final market value for each property.

Commercial Property: We contracted with Central Plains Valuation to conduct the commercial physical inspections and reappraisal for 2023. They checked measurements, made notes about the quality and condition, took new photographs and visited with owners when possible. They primarily used the cost approach to value commercial property. Central Plains also does our commercial pick-up work.

Agricultural: A market analysis of agricultural land by each land class is done annually by the assessor. We keep a spreadsheet with all the agland sales to help us determine the values. We put the most emphasis on the sales that are predominately one land class, such as irrigated, dry or grass. We use our GIS imagery or physical inspections to meet the six-year review on agland.

Level of Value for assessment year 2025

<u>Property Class</u>	<u>Median</u>
Residential	95.00%
Commercial	93.00%
Agricultural	69.00%

It has been confirmed by the property tax administrator that the quality of assessment on residential, commercial and agricultural land in Red Willow County complies with generally accepted mass appraisal techniques. For more information regarding statistical measures see the 2025 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor. These reports include the real property abstract, assessed value update (AVU), the certification of values, the school district taxable value report, homestead exemption average assessed value report, 3-year plan of assessment, homestead exemption summary certificate, and certificate of taxes levied. The assessor certifies taxable valuations and growth value to political subdivisions by August 20th. The assessor's office prepares the tax list and delivers it to the treasurer before the deadline. There are also tax list corrections filed throughout the year.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We are entering the current homestead exemptions into the Centurion file online.

Personal property returns are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year and any new businesses or farmers we are aware of. The middle of April we send out a reminder postcard to

anyone that has not yet filed. Penalties on personal property are applied to late filings as the law requires.

Our real estate transfers are timely completed and electronically filed with the Property Assessment Division. A questionnaire is sent to both the buyer and seller for all classes of property to help determine if the sale was an arms length transaction.

Assessment Actions Planned for Assessment Year 2026

Residential (and/or subclasses):

In 2026 we will begin the physical inspections of the rural and suburban properties to comply with the 6-year review cycle. We will review the information collected and make any necessary changes on those properties. We will review the statistics and identify any other problem areas that we need to address for 2026. All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural Land (and/or subclasses):

The assessor will update the agland spreadsheet with sales from the past year. Our office will continue to study all land sales to determine the market value. All sales are reviewed for land use on GIS. We will continue to verify CREP and CRP land when it is available.

Assessment Actions Planned for Assessment Year 2027

Residential (and/or subclasses):

For 2027 we will continue physical inspections of the rural and suburban properties to comply with the 6-year review cycle. The statistics will be studied on all areas to determine if any other reviews or updates are needed.

Commercial (and/or subclasses):

An outside appraisal company will be contracted with to conduct our physical inspections to comply with the 6-year review. The statistics will be reviewed and spreadsheets will be developed to support any changes required. Our office will continue to review the current sales of each occupancy as well as gathering rent and expense information.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller. The assessor will update the agland spreadsheet with sales from the past year.

Assessment Actions planned for Assessment Year 2028

Residential (and/or subclasses):

In 2028 we will start the physical inspections on homes in the McCook neighborhoods 1905 and 2405. This will meet the required 6-year inspection cycle. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural (and/or subclasses):

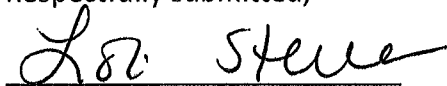
A study of all land sales will be completed and values will be determined annually. The assessor will update the agland spreadsheet with sales for the past year.

Other duties performed by the Assessor's office:

1. Record maintenance, mapping updates and ownership changes.
2. Annually prepare and file Assessor Administrative reports required by law:
 - a. Real Property Abstract
 - b. Assessed Value Update (AVU)
 - c. School District Taxable Value Report
 - d. Certification of Value to Political Subdivisions
 - e. Homestead Exemption Average Assessed Value
 - f. 3-Year Plan of Assessment
 - g. Homestead Exemption Summary Certificate
 - h. Certificate of Taxes Levied Report (CTL)
 - i. Report of all Exempt Property and Taxable Government Owned Property
3. Personal Property: The assessor's office oversees the annual filing of 1,054 schedules; prepare notices for incomplete filings or failure to file and penalties are applied, as required.

4. Permissive Exemptions: The assessor's office oversees the annual filing of applications for new or continued exempt use, reviews the use and makes recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose and send notices of intent to tax.
6. Homestead Exemptions: The assessor's office manages 470 annual filings of exemption applications, reviews the applications to approve or disapprove, sends reminder notices and provides taxpayer assistance.
7. Centrally Assessed Property: The assessor reviews the valuations that have been certified by PTA for railroads and public service entities, creates a parcel for each record and verifies the value.
8. Tax Increment Financing: The assessor verifies the base and excess value for parcels that are in community redevelopment projects. They also process any new TIF projects and notice to divide paperwork.
9. Tax Districts and Tax Rates: The assessor's office oversees the school district and other tax entity boundary changes and reviews the tax rates prior to being certified.
10. Tax Lists: The assessor's office prepares and certifies the tax lists to the county treasurer.
11. Tax List Corrections: The assessor prepares tax list corrections when necessary, to file with the county treasurer.
12. County Board of Equalization: The assessor prepares information for protests and attends the hearings of the county board of equalization.
13. TERC Appeals: The assessor prepares information for TERC hearings and attends the hearings with TERC to defend the county's valuation.
14. TERC Statewide Equalization: The assessor attends statewide equalization hearings before TERC and provides explanations of the county's actions.
15. Education: The assessor will attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Respectfully submitted,



Lori Stevens
Red Willow County Assessor

10/2/2025
Date