

NEBRASKA

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DEPARTMENT OF REVENUE

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

SHERIDAN COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Sheridan 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 Sheridan 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: Tina Skinner, Sheridan County Assessor

Table of Contents

2026 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

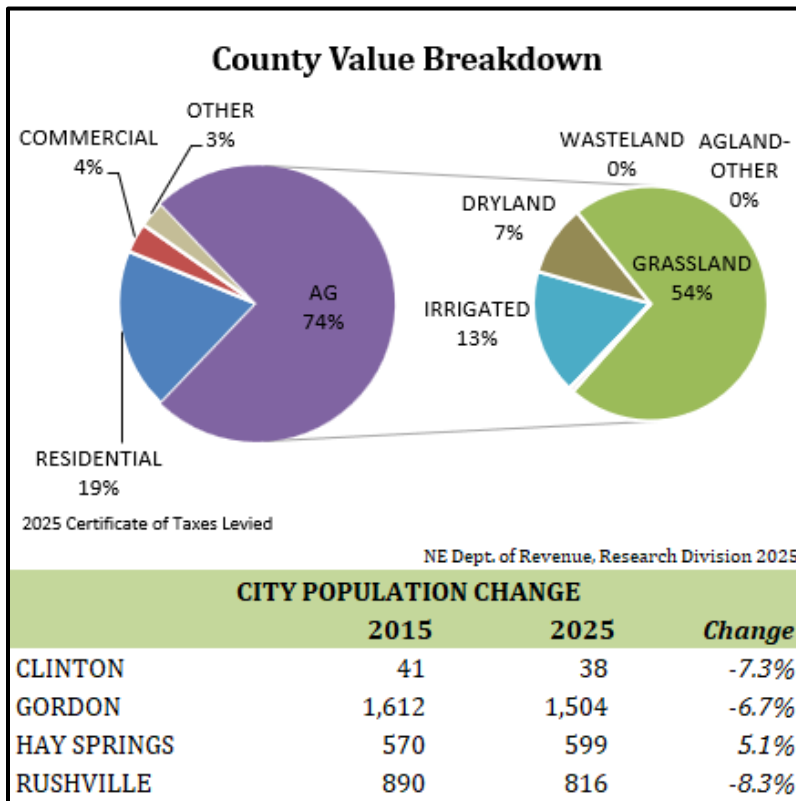
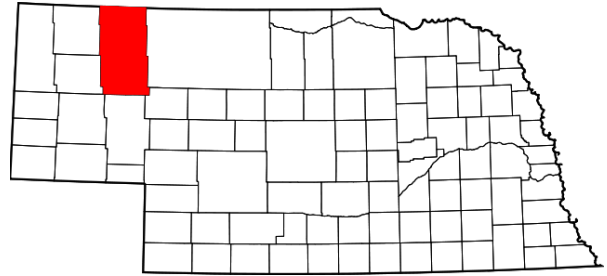
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,441 square miles, Sheridan County has 4,927 residents, a 4% decrease from the 2020 U.S. Census.¹ The report indicates that 74% of county housing is owner occupied and 93% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$94,770.²



The majority of the commercial properties in Sheridan County are located in and around the towns of Gordon, Rushville, and Hay Springs. According to the latest information available from the U.S. Census Bureau, there are 153 employer establishments with a total employment figure of 1,171. This represents a slight decrease in total employment from 2022-2023.¹

Agricultural land is the largest contributing factor to the valuation base. Grassland makes up the majority of the agricultural land in the county. Sheridan County is included in the Upper Niobrara White Natural Resources Districts (NRD).

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

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 Sheridan 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 indicates that the Sheridan County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows a valid reason for non-qualified sales and that all arm’s-length transactions were made available for measurement.

Five valuation groups are used to stratify the residential class based on assessor location and market activity. The county assessor is in compliance with the six-year inspection and review cycle statutory requirement. The county assessor and staff physically review the residential parcels.

The Sheridan County Assessor does not have a written valuation methodology on file.

2026 Residential Assessment Details for Sheridan 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
10	Gordon	2025*	2025*	2025*	2025*	Reappraisal
20	Hay Springs	2022	2022	2025*	2022	Increased Improvements 5%
30	Rushville	2022	2022	2025*	2022	Increased Improvements 9%
40	Small villages	2022	2022	2025*	2024	
80	Rural	2022	2022	2025*	2022	Increased 900 Series lots
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

With 85 sales, all three measures of central tendency are within the acceptable range, and the qualitative statistics are within the standard ranges established by IAAO. All valuation groups with sufficient sales reflect a similar pattern.

The county assessor reported a reappraisal of Valuation Group 10, with new lot values throughout the class and a percentage adjustment to improvements in Valuation Group 20 and 30. Overall, the sales file changed 9% for total value, but the median shifted from 83% to 97%. Total value of the residential class only rose 4%, as reflected in the 2026 County Abstract of Assessment, Form 45 Compared to the 2025 Certificate of Taxes Levied (CTL).

2026 Residential Correlation for Sheridan County

When abstract changes were compared to the sales file in individual valuation groups, only Valuation Group 80 reflected similar changes in the sales file and the abstract, and Valuation Group 40 reflected minimal change in either the sales or the abstract.

Valuation Groups 10, 20, and 30 had sample changes that exceeded the abstract change by 9-13 percentage points each. Discussions with the county assessor revealed that sales verification changes were made on sold properties without a corresponding review of unsold properties. The level of disparity is significant enough to make the sales file unrepresentative of the population, in that had the 4% change to the population been applied to the sales file proportionately the median would not have reached the acceptable range. The statistics do not represent the class; therefore, a level of value cannot be determined.

Equalization and Quality of Assessment

Although the county assessor did take action to address the residential population, the adjustments that were applied to the class as a whole were insufficient to move the calculated statistics into the acceptable range, sales were selectively reappraised to accomplish the calculated statistics. The quality of assessment of the residential class does not meet generally accepted mass appraisal techniques.

The county assessor needs to reappraise the class in the next assessment cycle by applying new appraisal tables, this may require conducting a desk review of improvements to equalize quality and condition changes.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	47	98.29	96.24	93.54	09.15	102.89
20	16	92.43	92.48	91.53	12.72	101.04
30	14	92.17	95.22	93.35	10.20	102.00
40	1	106.08	106.08	106.08	00.00	100.00
80	7	96.60	89.74	84.64	18.03	106.03
____ALL____	85	96.54	94.94	92.40	11.02	102.75

Level of Value

Based on analysis of all available information, the level of value for the residential property in Sheridan County cannot be determined.

2026 Commercial Correlation for Sheridan 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 Sheridan County Assessor qualifies sales at a rate near the statewide average rate. A review of the sales roster shows a valid reason for non-qualified sales and that all arm's-length transactions were made available for measurement.

The Sheridan County Assessor utilizes five valuation groups for analysis of the commercial class. The three largest communities each have their own valuation group; the small villages comprise one valuation group and the remainder are in the rural valuation group. The county assessor is in compliance with the six-year inspection and review cycle with the commercial parcels all reviewed in one year.

2026 Commercial Assessment Details for Sheridan 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
10	Gordon	2022	2022	2025	2024	
20	Hay Springs	2022	2022	2025	2024	
30	Rushville	2022	2022	2025	2024	
40	Small villages	2022	2022	2025	2024	
80	Rural	2022	2022	2025	2024	
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

Review of the statistical profile indicates that two measures of central tendency are within the acceptable range, the COD supports assessment uniformity, the PRD is high. Review of the sales price substratum indicates that the sample is overly regressive, two extreme outliers impact the PRD. There are too few sales in any valuation group to warrant separate analysis, however, most valuation groups do have a median within the acceptable range.

Review of the sold properties indicated that sales increased by 4%, uniformly across all sold properties. The 2026 County Abstract of Assessment, Form 45 Compared to the 2025 Certificate of Taxes Levied (CTL) Report showed no change to the class. The county assessor initially reported a 4% increase to all commercial properties; however, when the difference between the sales file and the abstract change was questioned, it was determined that the unsold values were

2026 Commercial Correlation for Sheridan County

not rolled correctly, and the adjustment was not applied. While this technically results in sales bias, it is not intentional or significant.

The Commercial Preliminary Statistics Comparison to R&O Statistics indicates that the class was within the acceptable range prior to the 4% adjustment with virtually the same qualitative measures, for that reason, the level of value is within the acceptable range.

Equalization and Quality of Assessment

The error in applying the adjustment to unsold properties only results in a 4% variation between sold and unsold properties, all indications are that all properties are uniformly valued within the acceptable range. The county assessor could improve equalization for the current assessment year, by either removing the 4% adjustment to sold properties or by applying it to unsold properties through an undervalued/overvalued report to the County Board of Equalization.

Based on the analysis, the quality of assessment of commercial property in Sheridan County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	12	93.34	87.21	75.39	16.58	115.68
20	2	97.08	97.08	99.30	04.06	97.76
30	7	99.91	107.57	101.36	13.80	106.13
80	1	108.73	108.73	108.73	00.00	100.00
____ALL____	22	98.56	95.56	83.96	14.28	113.82

Level of Value

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

2026 Agricultural Correlation for Sheridan 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 indicates that the Sheridan County Assessor qualifies sales at a rate below the statewide average rate. A review of the sales roster shows a large number of family sales, partial interest sales and split parcels which supports that all arm's-length transactions were made available for measurement.

The county assessor utilizes one market area in the analysis of the agricultural class. Sales are monitored to ensure that one market is sufficient. The county assessor and office staff complete the review of the agricultural class, and the statutory six-year inspection and review cycle requirement is in compliance. Intensive use acres have been identified and are valued at \$3,000 per acre.

2026 Agricultural Assessment Details for Sheridan 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	2022	2022	2025	2022	
AB DW	Agricultural dwellings	2022	2022	2025	2022	
<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	2025	Increased Dryland 10% and Grassland 2%
<u>Additional comments:</u> Pick-up work completed.			
* = assessment action for current year			

Description of Analysis

The statistical profile analysis reveals 32 qualified sales, with only the median measure of central tendency in the acceptable range. The COD supports the median as an indicator of the level of value. Review of the 80% Majority Land Use (MLU) indicates that all subclasses have a median within the acceptable range, though the cropland subclasses have few sales.

2026 Agricultural Correlation for Sheridan County

Review of the Average Acre Value Comparison chart of Sheridan County along with all surrounding counties indicates that the values are comparable.

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

Equalization and Quality of Assessment

Agricultural dwellings and outbuildings are valued using the same cost index and depreciation as those of rural residential properties. Analysis of the statistical profile, coupled with the assessment practices, indicates that the assessment of agricultural land is uniform and proportionate and complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	71.79	71.79	55.21	43.66	130.03
1	2	71.79	71.79	55.21	43.66	130.03
<u> Dry </u>						
County	6	70.22	68.19	57.82	22.22	117.93
1	6	70.22	68.19	57.82	22.22	117.93
<u> Grass </u>						
County	18	71.33	69.76	71.06	11.44	98.17
1	18	71.33	69.76	71.06	11.44	98.17
<u> ALL </u>						
	32	68.68	67.77	65.76	17.37	103.06

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sheridan County is 69%.

2026 Opinions of the Property Tax Administrator for Sheridan 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	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Sheridan County

Residential Real Property - Current

Number of Sales	85	Median	96.54
Total Sales Price	\$10,853,062	Mean	94.94
Total Adj. Sales Price	\$10,853,062	Wgt. Mean	92.40
Total Assessed Value	\$10,028,277	Average Assessed Value of the Base	\$67,801
Avg. Adj. Sales Price	\$127,683	Avg. Assessed Value	\$117,980

Confidence Interval - Current

95% Median C.I	92.23 to 100.57
95% Wgt. Mean C.I	88.38 to 96.42
95% Mean C.I	91.89 to 97.99
% of Value of the Class of all Real Property Value in the County	12.69
% of Records Sold in the Study Period	3.24
% of Value Sold in the Study Period	5.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	82	96	95.61
2024	99	97	97.24
2023	121	100	99.71
2022	125	97	96.63

2026 Commission Summary for Sheridan County

Commercial Real Property - Current

Number of Sales	22	Median	98.56
Total Sales Price	\$5,567,035	Mean	95.56
Total Adj. Sales Price	\$5,567,035	Wgt. Mean	83.96
Total Assessed Value	\$4,674,240	Average Assessed Value of the Base	\$108,935
Avg. Adj. Sales Price	\$253,047	Avg. Assessed Value	\$212,465

Confidence Interval - Current

95% Median C.I	91.38 to 102.08
95% Wgt. Mean C.I	71.75 to 96.17
95% Mean C.I	84.88 to 106.24
% of Value of the Class of all Real Property Value in the County	3.42
% of Records Sold in the Study Period	5.00
% of Value Sold in the Study Period	9.75

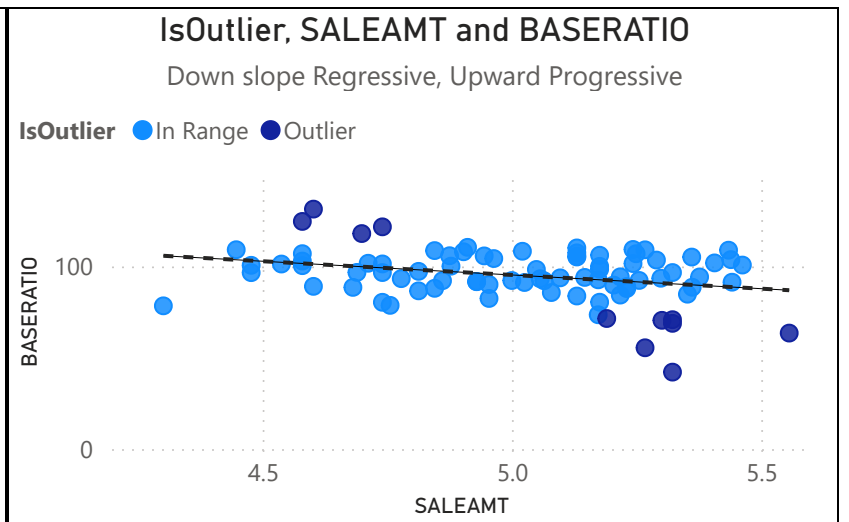
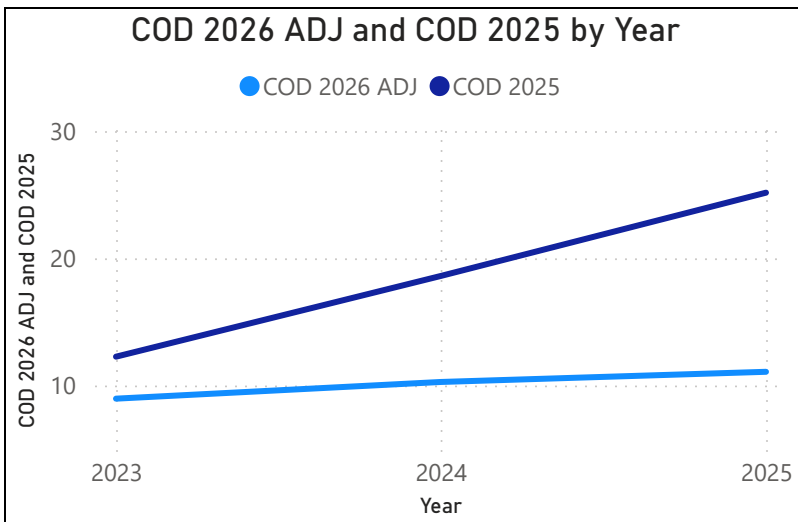
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	20	98	98.02
2024	16	99	98.60
2023	14	100	98.39
2022	10	100	101.77

Sheridan 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
10	47	98.29	89.04	10.39%	96.24	87.18	10.39%	93.54	82.21	13.78%
20	16	92.42	76.87	20.24%	92.48	79.98	15.63%	91.53	78.76	16.21%
30	14	92.17	79.36	16.14%	95.22	82.80	14.99%	93.35	76.86	21.45%
40	1	106.08	113.53	-6.56%	106.08	113.53	-6.56%	106.08	113.53	-6.56%
80	7	96.60	81.16	19.03%	89.74	76.17	17.81%	84.64	72.59	16.60%
Total	85	96.54	82.95	16.39%	94.94	84.51	12.35%	92.40	80.22	15.18%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
10	47	9.14	19.48	-53.08%	102.89	106.04	-2.97%	55.41	40.02	38.47%	124.58	132.99	-6.32%
20	16	12.73	19.20	-33.71%	101.04	101.55	-0.50%	70.79	51.49	37.49%	117.94	111.59	5.69%
30	14	10.19	21.78	-53.19%	102.00	107.73	-5.32%	82.42	44.24	86.28%	131.33	131.33	0.00%
40	1	0.00	0.00	0.00%	100.00	100.00	0.00%	106.08	113.53	-6.56%	106.08	113.53	-6.56%
80	7	18.04	20.70	-12.87%	106.03	104.94	1.03%	42.09	29.76	41.41%	121.62	100.09	21.51%
Total	85	11.02	21.02	-47.58%	102.75	105.34	-2.46%	42.09	29.76	41.41%	131.33	132.99	-1.25%



**81 Sheridan
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 : 85
 Total Sales Price : 10,853,062
 Total Adj. Sales Price : 10,853,062
 Total Assessed Value : 10,028,277
 Avg. Adj. Sales Price : 127,683
 Avg. Assessed Value : 117,980

MEDIAN : 97
 WGT. MEAN : 92
 MEAN : 95
 COD : 11.02
 PRD : 102.75

COV : 15.13
 STD : 14.36
 Avg. Abs. Dev : 10.64
 MAX Sales Ratio : 131.33
 MIN Sales Ratio : 42.09

95% Median C.I. : 92.23 to 100.57
 95% Wgt. Mean C.I. : 88.38 to 96.42
 95% Mean C.I. : 91.89 to 97.99

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-23 To 31-DEC-23	10	103.48	106.13	104.58	08.96	101.48	89.04	131.33	96.59 to 124.58	98,740	103,265
01-JAN-24 To 31-MAR-24	5	98.44	97.93	100.22	08.38	97.72	78.38	108.25	N/A	113,000	113,248
01-APR-24 To 30-JUN-24	12	90.39	90.79	90.94	08.71	99.84	70.79	105.81	83.75 to 100.70	154,167	140,195
01-JUL-24 To 30-SEP-24	18	102.12	97.40	96.40	10.96	101.04	55.41	121.62	88.92 to 108.61	132,170	127,406
01-OCT-24 To 31-DEC-24	12	96.32	96.84	92.46	08.67	104.74	73.48	117.94	91.31 to 102.89	93,633	86,573
01-JAN-25 To 31-MAR-25	6	102.48	100.16	101.04	07.36	99.13	86.58	110.40	86.58 to 110.40	141,917	143,398
01-APR-25 To 30-JUN-25	8	93.34	94.00	93.29	03.85	100.76	84.75	106.08	84.75 to 106.08	135,500	126,407
01-JUL-25 To 30-SEP-25	14	86.37	82.97	76.68	15.06	108.20	42.09	107.38	68.79 to 97.25	143,750	110,230
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	45	99.99	97.64	96.42	10.57	101.27	55.41	131.33	93.93 to 105.07	128,477	123,879
01-OCT-24 To 30-SEP-25	40	92.45	91.91	87.82	10.45	104.66	42.09	117.94	91.14 to 97.25	126,790	111,343
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	47	98.29	95.63	94.31	10.27	101.40	55.41	121.62	92.16 to 101.69	125,908	118,740
<u>ALL</u>	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	47	98.29	96.24	93.54	09.15	102.89	55.41	124.58	93.69 to 101.52	129,511	121,138
20	16	92.43	92.48	91.53	12.72	101.04	70.79	117.94	78.64 to 106.89	111,313	101,886
30	14	92.17	95.22	93.35	10.20	102.00	82.42	131.33	84.26 to 108.84	119,647	111,691
40	1	106.08	106.08	106.08	00.00	100.00	106.08	106.08	N/A	150,000	159,121
80	7	96.60	89.74	84.64	18.03	106.03	42.09	121.62	42.09 to 121.62	165,714	140,261
<u>ALL</u>	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980
06											
07											
<u>ALL</u>	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980

**81 Sheridan
RESIDENTIAL**

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Qualified

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MEDIAN : 97
 WGT. MEAN : 92
 MEAN : 95
 COD : 11.02
 PRD : 102.75

COV : 15.13
 STD : 14.36
 Avg. Abs. Dev : 10.64
 MAX Sales Ratio : 131.33
 MIN Sales Ratio : 42.09

95% Median C.I. : 92.23 to 100.57
 95% Wgt. Mean C.I. : 88.38 to 96.42
 95% Mean C.I. : 91.89 to 97.99

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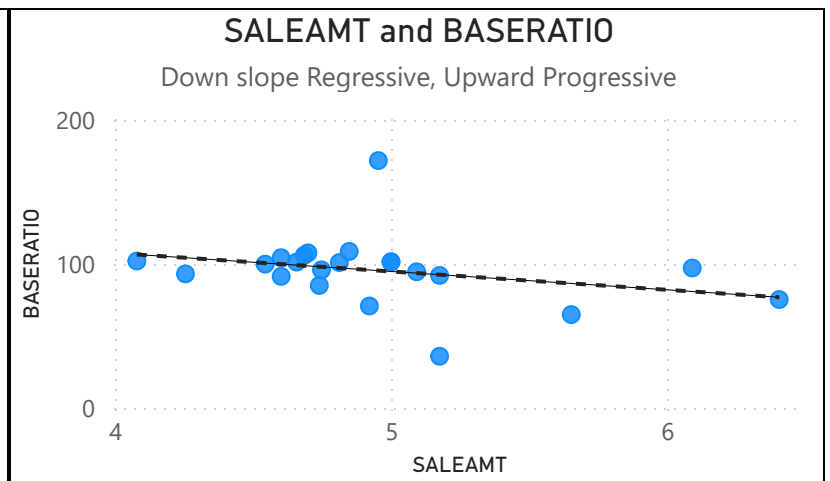
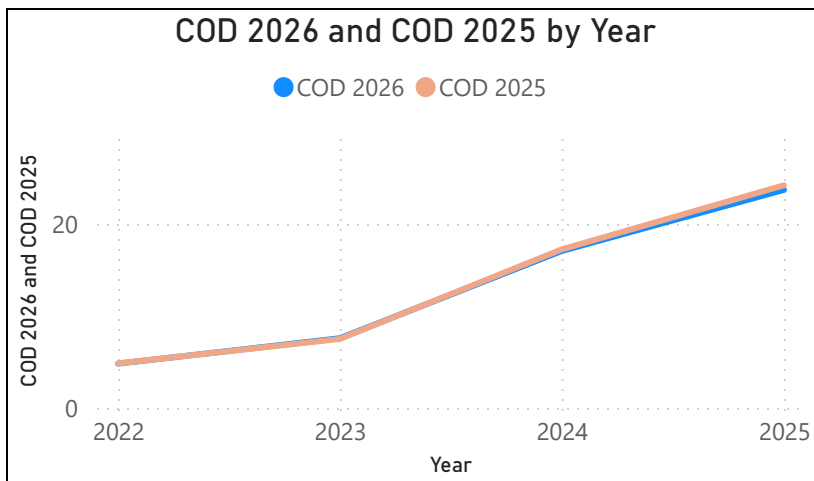
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	93.74	93.74	96.29	16.39	97.35	78.38	109.09	N/A	24,000	23,110
Ranges Excl. Low \$											
Greater Than 4,999	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980
Greater Than 14,999	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980
Greater Than 29,999	83	96.54	94.97	92.38	10.91	102.80	42.09	131.33	92.27 to 100.37	130,181	120,266
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	93.74	93.74	96.29	16.39	97.35	78.38	109.09	N/A	24,000	23,110
30,000 TO 59,999	18	100.92	102.04	101.42	10.04	100.61	78.64	131.33	96.54 to 106.93	44,550	45,181
60,000 TO 99,999	16	95.26	97.24	97.31	08.17	99.93	82.42	110.40	90.04 to 105.81	77,788	75,697
100,000 TO 149,999	16	93.45	95.40	95.25	07.90	100.16	73.48	110.07	91.14 to 105.50	125,688	119,720
150,000 TO 249,999	27	92.27	88.66	88.23	13.44	100.49	42.09	109.25	84.26 to 99.99	185,889	164,008
250,000 TO 499,999	6	101.29	94.98	93.37	09.69	101.72	63.46	108.84	63.46 to 108.84	288,094	268,985
500,000 TO 999,999											
1,000,000 +											
ALL	85	96.54	94.94	92.40	11.02	102.75	42.09	131.33	92.23 to 100.57	127,683	117,980

Sheridan 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
10	12	93.34	89.71	4.04%	87.21	83.80	4.07%	75.39	71.98	4.74%
20	2	97.07	94.27	2.97%	97.07	94.27	2.97%	99.30	96.15	3.28%
30	7	99.91	96.20	3.86%	107.56	103.66	3.76%	101.36	97.45	4.01%
80	1	108.73	105.65	2.91%	108.73	105.65	2.91%	108.73	105.65	2.91%
Total	22	98.56	94.77	4.01%	95.56	92.06	3.80%	83.96	80.41	4.42%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
10	12	16.59	16.81	-1.30%	115.67	116.41	4.07%	35.92	33.18	8.23%	107.75	102.53	5.09%
20	2	4.05	3.51	15.50%	97.76	98.05	2.97%	93.14	90.97	2.39%	101.01	97.58	3.51%
30	7	13.80	14.04	-1.68%	106.12	106.37	3.76%	85.10	81.75	4.10%	171.82	165.98	3.52%
80	1	0.00	0.00	0.00%	100.00	100.00	2.91%	108.73	105.65	2.91%	108.73	105.65	2.91%
Total	22	14.28	14.49	-1.47%	113.82	114.49	3.80%	35.92	33.18	8.23%	171.82	165.98	3.52%



**81 Sheridan
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 : 22
 Total Sales Price : 5,567,035
 Total Adj. Sales Price : 5,567,035
 Total Assessed Value : 4,674,240
 Avg. Adj. Sales Price : 253,047
 Avg. Assessed Value : 212,465

MEDIAN : 99
 WGT. MEAN : 84
 MEAN : 96
 COD : 14.28
 PRD : 113.82

COV : 25.21
 STD : 24.09
 Avg. Abs. Dev : 14.07
 MAX Sales Ratio : 171.82
 MIN Sales Ratio : 35.92

95% Median C.I. : 91.38 to 102.08
 95% Wgt. Mean C.I. : 71.75 to 96.17
 95% Mean C.I. : 84.88 to 106.24

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	2	96.74	96.74	95.81	04.83	100.97	92.07	101.41	N/A	125,000	119,758	
01-JAN-23 To 31-MAR-23	1	85.10	85.10	85.10	00.00	100.00	85.10	85.10	N/A	55,000	46,805	
01-APR-23 To 30-JUN-23	3	99.91	93.16	90.37	12.64	103.09	70.85	108.73	N/A	63,025	56,955	
01-JUL-23 To 30-SEP-23	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,873	
01-OCT-23 To 31-DEC-23	4	101.17	99.63	98.85	01.80	100.79	94.61	101.57	N/A	83,588	82,625	
01-JAN-24 To 31-MAR-24	3	95.94	120.30	137.27	27.34	87.64	93.14	171.82	N/A	54,667	75,042	
01-APR-24 To 30-JUN-24	1	104.36	104.36	104.36	00.00	100.00	104.36	104.36	N/A	40,000	41,745	
01-JUL-24 To 30-SEP-24	1	102.08	102.08	102.08	00.00	100.00	102.08	102.08	N/A	12,000	12,250	
01-OCT-24 To 31-DEC-24												
01-JAN-25 To 31-MAR-25												
01-APR-25 To 30-JUN-25	2	94.30	94.30	97.03	03.10	97.19	91.38	97.21	N/A	637,055	618,118	
01-JUL-25 To 30-SEP-25	4	70.08	70.53	72.45	28.74	97.35	35.92	106.05	N/A	799,625	579,331	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	7	99.91	95.12	93.93	09.99	101.27	70.85	108.73	70.85 to 108.73	77,725	73,008	
01-OCT-23 To 30-SEP-24	9	101.33	107.32	110.77	10.43	96.89	93.14	171.82	94.61 to 104.36	61,150	67,736	
01-OCT-24 To 30-SEP-25	6	83.34	78.45	79.45	23.71	98.74	35.92	106.05	35.92 to 106.05	745,435	592,260	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	9	101.01	96.76	95.80	07.58	101.00	70.85	108.73	85.10 to 107.75	69,825	66,894	
01-JAN-24 To 31-DEC-24	5	102.08	113.47	129.22	17.07	87.81	93.14	171.82	N/A	43,200	55,824	
<u>ALL</u>	22	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	12	93.34	87.21	75.39	16.58	115.68	35.92	107.75	70.85 to 104.36	311,946	235,191	
20	2	97.08	97.08	99.30	04.06	97.76	93.14	101.01	N/A	41,500	41,210	
30	7	99.91	107.57	101.36	13.80	106.13	85.10	171.82	85.10 to 171.82	238,587	241,828	
80	1	108.73	108.73	108.73	00.00	100.00	108.73	108.73	N/A	70,575	76,738	
<u>ALL</u>	22	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465	

**81 Sheridan
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 : 22
 Total Sales Price : 5,567,035
 Total Adj. Sales Price : 5,567,035
 Total Assessed Value : 4,674,240
 Avg. Adj. Sales Price : 253,047
 Avg. Assessed Value : 212,465

MEDIAN : 99
 WGT. MEAN : 84
 MEAN : 96
 COD : 14.28
 PRD : 113.82

COV : 25.21
 STD : 24.09
 Avg. Abs. Dev : 14.07
 MAX Sales Ratio : 171.82
 MIN Sales Ratio : 35.92

95% Median C.I. : 91.38 to 102.08
 95% Wgt. Mean C.I. : 71.75 to 96.17
 95% Mean C.I. : 84.88 to 106.24

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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	22	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465
04											
<u>ALL</u>	22	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465

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	1	102.08	102.08	102.08	00.00	100.00	102.08	102.08	N/A	12,000	12,250
Less Than 30,000	2	97.61	97.61	96.72	04.58	100.92	93.14	102.08	N/A	15,000	14,508
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465
Greater Than 14,999	21	97.21	95.25	83.92	14.93	113.50	35.92	171.82	91.38 to 101.57	264,525	222,000
Greater Than 29,999	20	98.56	95.36	83.89	15.26	113.67	35.92	171.82	91.38 to 101.57	276,852	232,261
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	102.08	102.08	102.08	00.00	100.00	102.08	102.08	N/A	12,000	12,250
15,000 TO 29,999	1	93.14	93.14	93.14	00.00	100.00	93.14	93.14	N/A	18,000	16,765
30,000 TO 59,999	8	100.62	98.98	98.70	05.86	100.28	85.10	107.75	85.10 to 107.75	46,250	45,651
60,000 TO 99,999	4	104.87	113.10	115.24	25.91	98.14	70.85	171.82	N/A	77,269	89,047
100,000 TO 149,999	3	101.41	99.20	98.86	02.29	100.34	94.61	101.57	N/A	107,950	106,715
150,000 TO 249,999	2	64.00	64.00	63.99	43.88	100.02	35.92	92.07	N/A	150,000	95,992
250,000 TO 499,999	1	64.86	64.86	64.86	00.00	100.00	64.86	64.86	N/A	450,000	291,852
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	97.21	97.21	97.21	00.00	100.00	97.21	97.21	N/A	1,234,110	1,199,685
2,000,000 TO 4,999,999	1	75.30	75.30	75.30	00.00	100.00	75.30	75.30	N/A	2,550,000	1,920,165
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	22	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465

81 Sheridan
COMMERCIAL

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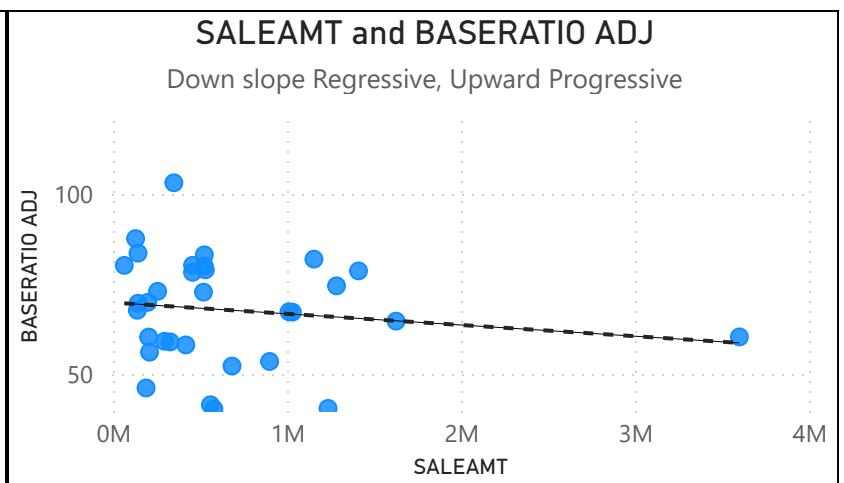
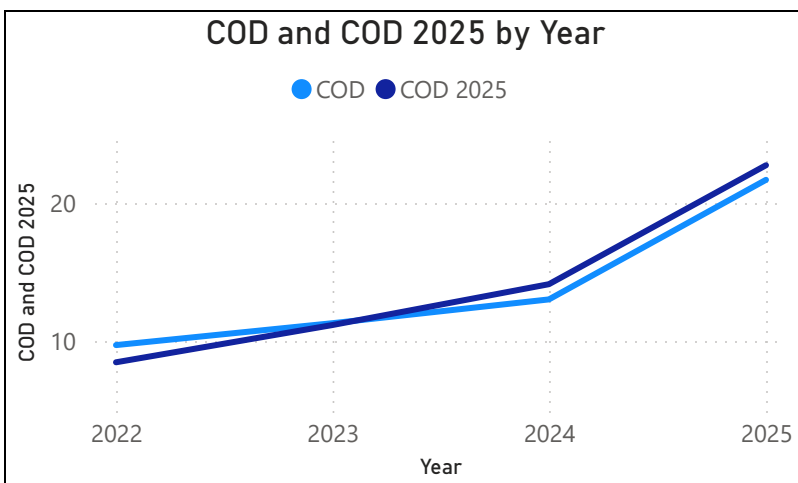
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	97.21	97.21	97.21	00.00	100.00	97.21	97.21	N/A	1,234,110	1,199,685
326	1	93.14	93.14	93.14	00.00	100.00	93.14	93.14	N/A	18,000	16,765
340	1	171.82	171.82	171.82	00.00	100.00	171.82	171.82	N/A	90,000	154,638
341	1	106.05	106.05	106.05	00.00	100.00	106.05	106.05	N/A	48,500	51,435
343	1	101.57	101.57	101.57	00.00	100.00	101.57	101.57	N/A	100,000	101,569
344	2	95.28	95.28	95.02	00.70	100.27	94.61	95.94	N/A	89,925	85,447
350	2	101.17	101.17	101.14	00.16	100.03	101.01	101.33	N/A	55,250	55,880
353	2	96.73	96.73	93.85	05.53	103.07	91.38	102.08	N/A	26,000	24,401
386	1	108.73	108.73	108.73	00.00	100.00	108.73	108.73	N/A	70,575	76,738
406	3	85.10	76.26	60.61	28.13	125.82	35.92	107.75	N/A	85,000	51,517
442	2	100.66	100.66	101.02	00.75	99.64	99.91	101.41	N/A	67,500	68,188
447	1	75.30	75.30	75.30	00.00	100.00	75.30	75.30	N/A	2,550,000	1,920,165
511	1	92.07	92.07	92.07	00.00	100.00	92.07	92.07	N/A	150,000	138,110
528	2	87.61	87.61	81.70	19.13	107.23	70.85	104.36	N/A	61,750	50,451
531	1	64.86	64.86	64.86	00.00	100.00	64.86	64.86	N/A	450,000	291,852
<u>ALL</u>	<u>22</u>	98.56	95.56	83.96	14.28	113.82	35.92	171.82	91.38 to 102.08	253,047	212,465

Sheridan 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	32	68.67	66.62	3.09%	67.77	65.48	3.51%	65.76	64.27	2.31%
Total	32	68.67	66.62	3.09%	67.77	65.48	3.51%	65.76	64.27	2.31%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	32	17.37	17.41	-0.25%	103.06	101.87	1.17%
Total	32	17.37	17.41	-0.25%	103.06	101.87	1.17%



81 Sheridan
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 : 32
Total Sales Price : 20,585,220
Total Adj. Sales Price : 20,585,220
Total Assessed Value : 13,536,660
Avg. Adj. Sales Price : 643,288
Avg. Assessed Value : 423,021

MEDIAN : 69
WGT. MEAN : 66
MEAN : 68
COD : 17.37
PRD : 103.06

COV : 21.96
STD : 14.88
Avg. Abs. Dev : 11.93
MAX Sales Ratio : 103.12
MIN Sales Ratio : 40.26

95% Median C.I. : 59.09 to 78.64
95% Wgt. Mean C.I. : 60.84 to 70.68
95% Mean C.I. : 62.61 to 72.93

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	3	79.94	74.60	63.14	09.71	118.15	60.30	83.57	N/A	1,259,667	795,311
01-JAN-23 To 31-MAR-23	1	40.45	40.45	40.45	00.00	100.00	40.45	40.45	N/A	1,136,000	459,462
01-APR-23 To 30-JUN-23	7	80.17	79.58	78.99	02.42	100.75	74.48	83.11	74.48 to 83.11	639,346	505,017
01-JUL-23 To 30-SEP-23	2	55.41	55.41	62.74	16.77	88.32	46.12	64.69	N/A	908,481	570,025
01-OCT-23 To 31-DEC-23	5	72.74	75.71	76.58	07.34	98.86	69.65	87.61	N/A	481,151	368,483
01-JAN-24 To 31-MAR-24	4	58.50	57.68	56.23	03.25	102.58	53.48	60.26	N/A	463,100	260,424
01-APR-24 To 30-JUN-24	6	61.63	59.53	60.42	15.61	98.53	41.45	72.97	41.45 to 72.97	625,570	377,955
01-JUL-24 To 30-SEP-24	1	40.26	40.26	40.26	00.00	100.00	40.26	40.26	N/A	580,000	233,520
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25	2	85.41	85.41	93.00	20.74	91.84	67.70	103.12	N/A	245,000	227,843
01-APR-25 To 30-JUN-25	1	59.09	59.09	59.09	00.00	100.00	59.09	59.09	N/A	296,260	175,053
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	13	78.93	71.70	67.10	12.14	106.86	40.45	83.57	60.30 to 81.90	862,106	578,505
01-OCT-23 To 30-SEP-24	16	63.72	62.92	62.68	16.21	100.38	40.26	87.61	53.48 to 72.74	536,974	336,585
01-OCT-24 To 30-SEP-25	3	67.70	76.64	80.22	21.68	95.54	59.09	103.12	N/A	262,087	210,246
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	15	78.25	72.46	70.95	11.28	102.13	40.45	87.61	69.65 to 80.20	655,609	465,136
01-JAN-24 To 31-DEC-24	11	58.08	57.11	57.28	13.02	99.70	40.26	72.97	41.45 to 67.29	562,347	322,086
<u>ALL</u>	32	68.68	67.77	65.76	17.37	103.06	40.26	103.12	59.09 to 78.64	643,288	423,021

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	32	68.68	67.77	65.76	17.37	103.06	40.26	103.12	59.09 to 78.64	643,288	423,021
<u>ALL</u>	32	68.68	67.77	65.76	17.37	103.06	40.26	103.12	59.09 to 78.64	643,288	423,021

81 Sheridan
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)
Qualified
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WGT. MEAN : 66
MEAN : 68
COD : 17.37
PRD : 103.06

COV : 21.96
STD : 14.88
Avg. Abs. Dev : 11.93
MAX Sales Ratio : 103.12
MIN Sales Ratio : 40.26

95% Median C.I. : 59.09 to 78.64
95% Wgt. Mean C.I. : 60.84 to 70.68
95% Mean C.I. : 62.61 to 72.93

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	40.45	40.45	40.45	00.00	100.00	40.45	40.45	N/A	1,136,000	459,462
1	1	40.45	40.45	40.45	00.00	100.00	40.45	40.45	N/A	1,136,000	459,462
Dry											
County	4	70.22	71.03	66.77	18.31	106.38	56.07	87.61	N/A	152,500	101,820
1	4	70.22	71.03	66.77	18.31	106.38	56.07	87.61	N/A	152,500	101,820
Grass											
County	13	69.91	70.90	72.10	09.03	98.34	58.91	81.90	64.69 to 78.93	768,785	554,318
1	13	69.91	70.90	72.10	09.03	98.34	58.91	81.90	64.69 to 78.93	768,785	554,318
ALL	32	68.68	67.77	65.76	17.37	103.06	40.26	103.12	59.09 to 78.64	643,288	423,021

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	71.79	71.79	55.21	43.66	130.03	40.45	103.12	N/A	743,000	410,183
1	2	71.79	71.79	55.21	43.66	130.03	40.45	103.12	N/A	743,000	410,183
Dry											
County	6	70.22	68.19	57.82	22.22	117.93	41.45	87.61	41.45 to 87.61	219,000	126,625
1	6	70.22	68.19	57.82	22.22	117.93	41.45	87.61	41.45 to 87.61	219,000	126,625
Grass											
County	18	71.33	69.76	71.06	11.44	98.17	46.12	83.11	64.69 to 78.64	684,632	486,484
1	18	71.33	69.76	71.06	11.44	98.17	46.12	83.11	64.69 to 78.64	684,632	486,484
ALL	32	68.68	67.77	65.76	17.37	103.06	40.26	103.12	59.09 to 78.64	643,288	423,021

Sheridan County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sheridan	1	2,560	2,560	2,490	2,410	2,375	2,375	2,350	2,280	2,459
Cherry	1	3,000	2,999	n/a	2,997	3,000	3,000	3,014	3,000	3,003
Grant	1	n/a	n/a	n/a	1,830	1,830	1,830	1,830	1,830	1,830
Garden	1	2,920	2,920	n/a	2,860	2,775	2,775	2,725	2,725	2,809
Morrill	2	2,200	2,200	n/a	2,200	2,090	2,090	2,090	2,090	2,132
Box Butte	1	3,830	3,941	3,946	3,932	3,351	3,341	3,350	3,336	3,591
Box Butte	2	2,944	2,902	2,951	2,906	2,167	2,176	2,146	2,174	2,815
Box Butte	3	2,478	2,408	2,441	2,386	2,268	2,277	2,229	2,296	2,414
Dawes	4	2,640	2,640	2,365	2,365	2,200	2,200	2,090	2,090	2,385
Dawes	1	1,600	1,600	1,500	1,500	1,400	1,400	1,375	1,375	1,462

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sheridan	1	n/a	800	780	780	765	740	720	715	766
Cherry	1	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garden	1	n/a	940	n/a	940	860	n/a	835	835	925
Morrill	2	n/a	570	569	535	535	n/a	525	525	535
Box Butte	1	n/a	700	700	700	700	n/a	700	700	700
Box Butte	2	n/a	940	940	940	735	n/a	735	735	907
Box Butte	3	n/a	800	800	800	700	700	700	700	789
Dawes	4	n/a	908	855	856	788	788	730	730	844
Dawes	1	n/a	765	730	730	683	683	625	625	704

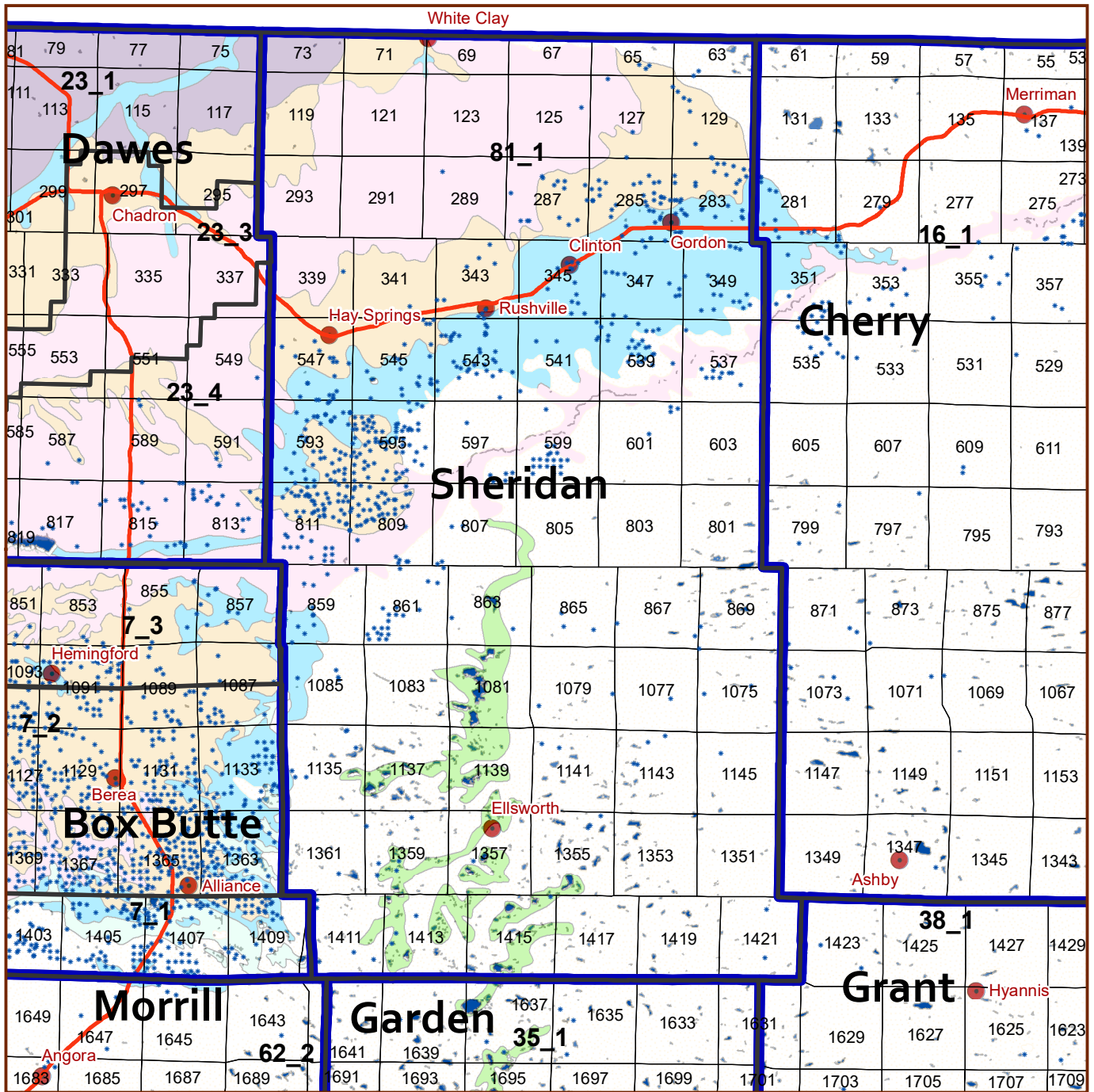
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sheridan	1	623	623	619	619	592	592	588	564	591
Cherry	1	774	765	765	765	765	630	590	590	646
Grant	1	675	675	675	675	675	675	n/a	675	675
Garden	1	495	n/a	498	495	485	485	485	485	486
Morrill	2	520	521	n/a	n/a	n/a	520	520	520	520
Box Butte	1	450	450	n/a	450	450	450	450	450	450
Box Butte	2	450	450	n/a	450	450	450	450	450	450
Box Butte	3	535	535	n/a	535	n/a	535	535	535	535
Dawes	4	765	n/a	715	n/a	704	704	677	677	689
Dawes	1	588	n/a	575	575	525	525	515	515	518

County	Mkt Area	CRP	TIMBER	WASTE
Sheridan	1	n/a	n/a	75
Cherry	1	1,000	n/a	100
Grant	1	n/a	n/a	10
Garden	1	854	n/a	50
Morrill	2	525	n/a	50
Box Butte	1	600	n/a	200
Box Butte	2	690	n/a	200
Box Butte	3	630	n/a	200
Dawes	4	n/a	n/a	200
Dawes	1	n/a	n/a	200






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

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

SHERIDAN COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










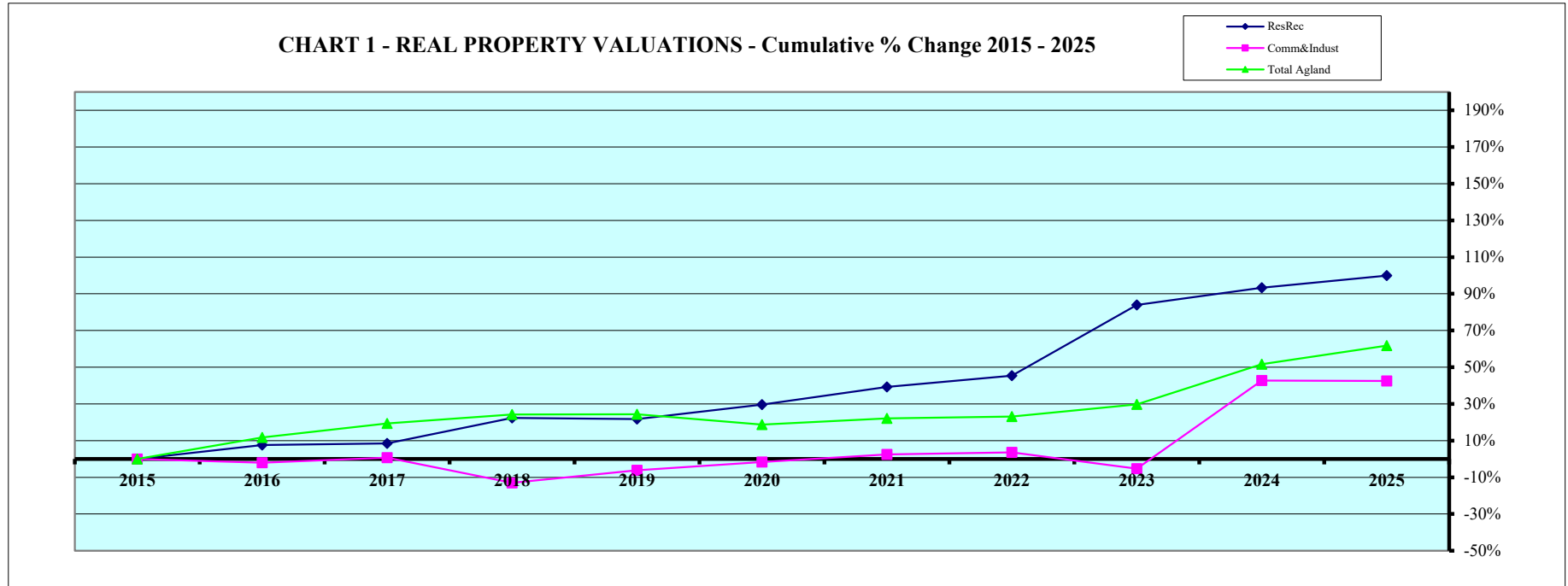
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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	82,047,962	-	-	-	33,471,877	-	-	-	624,516,371	-	-	-
2016	88,267,163	6,219,201	7.58%	7.58%	32,800,783	-671,094	-2.00%	-2.00%	697,937,982	73,421,611	11.76%	11.76%
2017	89,048,965	781,802	0.89%	8.53%	33,690,536	889,753	2.71%	0.65%	745,704,946	47,766,964	6.84%	19.41%
2018	100,378,363	11,329,398	12.72%	22.34%	29,121,143	-4,569,393	-13.56%	-13.00%	775,992,597	30,287,651	4.06%	24.25%
2019	99,858,028	-520,335	-0.52%	21.71%	31,425,236	2,304,093	7.91%	-6.11%	776,527,548	534,951	0.07%	24.34%
2020	106,371,771	6,513,743	6.52%	29.65%	32,895,360	1,470,124	4.68%	-1.72%	741,406,677	-35,120,871	-4.52%	18.72%
2021	114,253,486	7,881,715	7.41%	39.25%	34,295,566	1,400,206	4.26%	2.46%	762,435,579	21,028,902	2.84%	22.08%
2022	119,263,985	5,010,499	4.39%	45.36%	34,679,349	383,783	1.12%	3.61%	768,565,546	6,129,967	0.80%	23.07%
2023	150,916,181	31,652,196	26.54%	83.94%	31,717,248	-2,962,101	-8.54%	-5.24%	810,339,232	41,773,686	5.44%	29.75%
2024	158,557,164	7,640,983	5.06%	93.25%	47,772,268	16,055,020	50.62%	42.72%	947,138,315	136,799,083	16.88%	51.66%
2025	164,023,224	5,466,060	3.45%	99.91%	47,697,918	-74,350	-0.16%	42.50%	1,010,174,561	63,036,246	6.66%	61.75%

Rate Annual %chg: Residential & Recreational **7.17%** Commercial & Industrial **3.61%** Agricultural Land **4.93%**

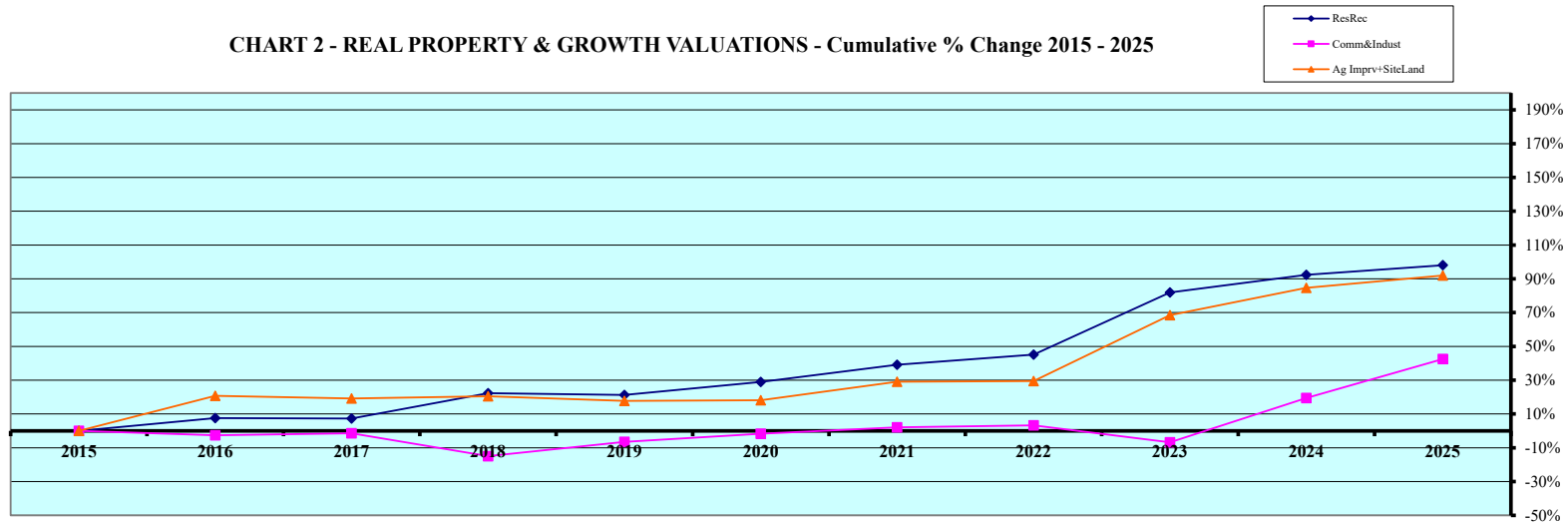
Cnty# **81**
County **SHERIDAN**

CHART 1

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

Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	82,047,962	23,272	0.03%	82,024,690	--	--	33,471,877	0	0.00%	33,471,877	--	--
2016	88,267,163	21,628	0.02%	88,245,535	7.55%	7.55%	32,800,783	210,786	0.64%	32,589,997	-2.63%	-2.63%
2017	89,048,965	997,406	1.12%	88,051,559	-0.24%	7.32%	33,690,536	689,524	2.05%	33,001,012	0.61%	-1.41%
2018	100,378,363	60,924	0.06%	100,317,439	12.65%	22.27%	29,121,143	644,600	2.21%	28,476,543	-15.48%	-14.92%
2019	99,858,028	303,728	0.30%	99,554,300	-0.82%	21.34%	31,425,236	117,418	0.37%	31,307,818	7.51%	-6.47%
2020	106,371,771	579,401	0.54%	105,792,370	5.94%	28.94%	32,895,360	0	0.00%	32,895,360	4.68%	-1.72%
2021	114,253,486	128,520	0.11%	114,124,966	7.29%	39.10%	34,295,566	125,593	0.37%	34,169,973	3.87%	2.09%
2022	119,263,985	124,204	0.10%	119,139,781	4.28%	45.21%	34,679,349	108,628	0.31%	34,570,721	0.80%	3.28%
2023	150,916,181	1,670,411	1.11%	149,245,770	25.14%	81.90%	31,717,248	533,128	1.68%	31,184,120	-10.08%	-6.83%
2024	158,557,164	713,345	0.45%	157,843,819	4.59%	92.38%	47,772,268	7,802,380	16.33%	39,969,888	26.02%	19.41%
2025	164,023,224	1,534,975	0.94%	162,488,249	2.48%	98.04%	47,697,918	0	0.00%	47,697,918	-0.16%	42.50%
Rate Ann%chg	7.17%	Resid & Recreat w/o growth				6.89%	C & I w/o growth				1.51%	

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	43,257,655	26,728,159	69,985,814	0	0.00%	69,985,814	--	--
2016	50,133,996	34,546,503	84,680,499	193,945	0.23%	84,486,554	20.72%	20.72%
2017	50,250,283	35,111,503	85,361,786	1,935,587	2.27%	83,426,199	-1.48%	19.20%
2018	50,070,685	35,491,667	85,562,352	1,224,033	1.43%	84,338,319	-1.20%	20.51%
2019	57,989,609	25,607,200	83,596,809	1,166,667	1.40%	82,430,142	-3.66%	17.78%
2020	58,004,251	25,075,438	83,079,689	433,963	0.52%	82,645,726	-1.14%	18.09%
2021	64,317,516	26,315,647	90,633,163	298,400	0.33%	90,334,763	8.73%	29.08%
2022	64,277,691	26,701,636	90,979,327	370,723	0.41%	90,608,604	-0.03%	29.47%
2023	87,851,228	37,978,660	125,829,888	7,886,988	6.27%	117,942,900	29.64%	68.52%
2024	92,668,180	38,075,448	130,743,628	1,531,449	1.17%	129,212,179	2.69%	84.63%
2025	94,636,733	42,810,072	137,446,805	3,102,965	2.26%	134,343,840	2.75%	91.96%
Rate Ann%chg	8.14%	4.82%	6.98%	Ag Imprv+Site w/o growth		5.70%		

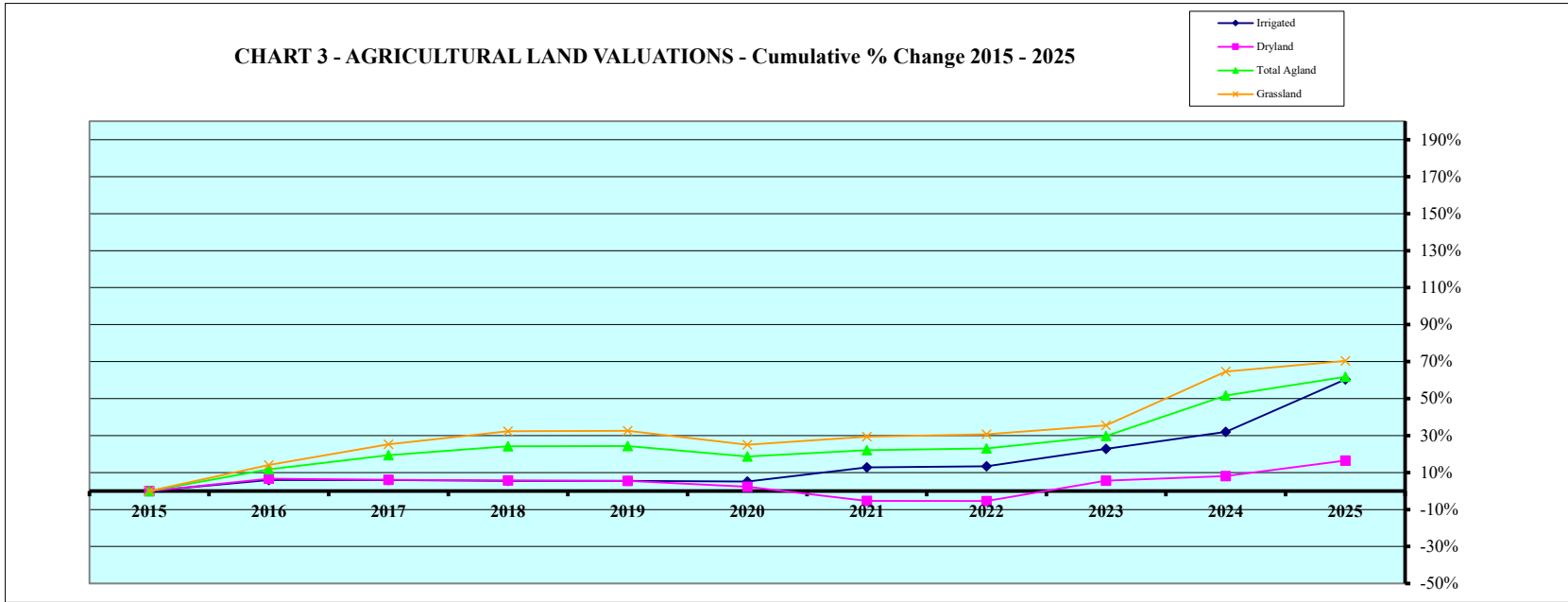
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 81
County SHERIDAN

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	108,783,540	-	-	-	85,120,405	-	-	-	428,665,011	-	-	-
2016	115,248,732	6,465,192	5.94%	5.94%	90,776,077	5,655,672	6.64%	6.64%	489,267,190	60,602,179	14.14%	14.14%
2017	115,300,607	51,875	0.05%	5.99%	90,322,709	-453,368	-0.50%	6.11%	537,083,383	47,816,193	9.77%	25.29%
2018	114,705,543	-595,064	-0.52%	5.44%	90,000,282	-322,427	-0.36%	5.73%	567,471,322	30,387,939	5.66%	32.38%
2019	114,754,133	48,590	0.04%	5.49%	89,831,355	-168,927	-0.19%	5.53%	568,112,103	640,781	0.11%	32.53%
2020	114,387,740	-366,393	-0.32%	5.15%	87,060,385	-2,770,970	-3.08%	2.28%	535,937,086	-32,175,017	-5.66%	25.02%
2021	122,759,192	8,371,452	7.32%	12.85%	80,612,381	-6,448,004	-7.41%	-5.30%	554,753,358	18,816,272	3.51%	29.41%
2022	123,299,900	540,708	0.44%	13.34%	80,518,339	-94,042	-0.12%	-5.41%	560,435,717	5,682,359	1.02%	30.74%
2023	133,539,261	10,239,361	8.30%	22.76%	89,934,096	9,415,757	11.69%	5.66%	581,028,922	20,593,205	3.67%	35.54%
2024	143,514,643	9,975,382	7.47%	31.93%	92,036,797	2,102,701	2.34%	8.13%	705,336,117	124,307,195	21.39%	64.54%
2025	174,420,948	30,906,305	21.54%	60.34%	99,139,655	7,102,858	7.72%	16.47%	730,326,144	24,990,027	3.54%	70.37%

Rate Ann.%chg: Irrigated **4.83%** Dryland **1.54%** Grassland **5.47%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	1,924,340	-	-	-	23,075	-	-	-	624,516,371	-	-	-
2016	2,645,983	721,643	37.50%	37.50%	0	-23,075	-100.00%	-100.00%	697,937,982	73,421,611	11.76%	11.76%
2017	2,998,247	352,264	13.31%	55.81%	0	0	-100.00%	-100.00%	745,704,946	47,766,964	6.84%	19.41%
2018	3,815,450	817,203	27.26%	98.27%	0	0	-100.00%	-100.00%	775,992,597	30,287,651	4.06%	24.25%
2019	3,829,957	14,507	0.38%	99.03%	0	0	-100.00%	-100.00%	776,527,548	534,951	0.07%	24.34%
2020	4,021,466	191,509	5.00%	108.98%	0	0	-100.00%	-100.00%	741,406,677	-35,120,871	-4.52%	18.72%
2021	4,039,208	17,742	0.44%	109.90%	271,440	271,440	1076.34%	1076.34%	762,435,579	21,028,902	2.84%	22.08%
2022	4,040,150	942	0.02%	109.95%	271,440	0	0.00%	1076.34%	768,565,546	6,129,967	0.80%	23.07%
2023	5,564,823	1,524,673	37.74%	189.18%	272,130	690	0.25%	1079.33%	810,339,232	41,773,686	5.44%	29.75%
2024	5,570,433	5,610	0.10%	189.47%	680,325	408,195	150.00%	2848.32%	947,138,315	136,799,083	16.88%	51.66%
2025	5,401,414	-169,019	-3.03%	180.69%	886,400	206,075	30.29%	3741.39%	1,010,174,561	63,036,246	6.66%	61.75%

Cnty# **81**
County **SHERIDAN**

Rate Ann.%chg: Total Agric Land **4.93%**

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	108,983,544	70,042	1,556			85,611,745	149,347	573			428,377,948	1,281,417	334		
2016	115,457,606	69,915	1,651	6.13%	6.13%	90,698,157	147,620	614	7.18%	7.18%	489,163,077	1,282,665	381	14.08%	14.08%
2017	115,308,748	69,830	1,651	-0.01%	6.12%	90,653,735	147,540	614	0.01%	7.19%	539,336,943	1,282,740	420	10.25%	25.77%
2018	114,705,543	69,459	1,651	0.01%	6.13%	90,009,258	146,470	615	0.01%	7.20%	567,853,199	1,261,290	450	7.08%	34.67%
2019	114,810,875	69,520	1,651	0.01%	6.14%	89,918,440	146,316	615	0.00%	7.21%	568,113,624	1,261,483	450	0.03%	34.72%
2020	115,292,861	70,153	1,643	-0.49%	5.62%	90,208,522	146,280	617	0.35%	7.58%	574,371,036	1,259,705	456	1.24%	36.39%
2021	122,757,114	69,564	1,765	7.38%	13.41%	80,748,061	146,226	552	-10.45%	-3.67%	554,790,242	1,259,410	441	-3.39%	31.77%
2022	123,299,642	69,866	1,765	0.01%	13.42%	80,520,340	145,817	552	0.00%	-3.67%	560,270,641	1,258,921	445	1.03%	33.13%
2023	133,655,522	69,883	1,913	8.37%	22.92%	89,944,439	145,815	617	11.71%	7.61%	581,090,152	1,264,293	460	3.28%	37.49%
2024	143,531,818	70,049	2,049	7.13%	31.69%	92,085,669	145,550	633	2.57%	10.37%	705,295,384	1,264,177	558	21.39%	66.89%
2025	174,451,078	70,940	2,459	20.02%	58.04%	99,418,783	142,518	698	10.26%	21.69%	730,146,749	1,260,698	579	3.81%	73.25%

Rate Annual %chg Average Value/Acre: 4.82%

1.51%

5.48%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	1,910,180	47,754	40			0	0				624,883,417	1,548,560	404		
2016	2,645,983	48,108	55	37.50%	37.50%	0	0				697,964,823	1,548,308	451	11.71%	11.71%
2017	2,652,709	48,231	55	0.00%	37.50%	0	0				747,952,135	1,548,341	483	7.16%	19.71%
2018	3,761,517	68,391	55	0.00%	37.50%	0	0				776,329,517	1,545,609	502	3.98%	24.47%
2019	3,819,880	69,447	55	0.01%	37.51%	0	0				776,662,819	1,546,766	502	-0.03%	24.43%
2020	3,992,522	72,587	55	0.00%	37.51%	0	0				783,864,941	1,548,725	506	0.80%	25.43%
2021	4,022,007	73,121	55	0.00%	37.51%	257,380	257	1,000			762,574,804	1,548,578	492	-2.71%	22.03%
2022	4,039,281	73,435	55	0.00%	37.51%	271,440	271	1,000	0.00%		768,401,344	1,548,310	496	0.78%	22.99%
2023	5,554,024	74,141	75	36.19%	87.28%	272,130	272	1,000	0.00%		810,516,267	1,554,403	521	5.07%	29.22%
2024	5,570,567	74,274	75	0.12%	87.50%	680,325	272	2,500	150.00%		947,163,763	1,554,322	609	16.87%	51.01%
2025	5,390,650	71,875	75	0.00%	87.50%	886,400	355	2,500	0.00%		1,010,293,660	1,546,386	653	7.21%	61.90%

81
SHERIDAN

Rate Annual %chg Average Value/Acre: 4.92%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,127	SHERIDAN	59,978,890	31,202,139	74,178,666	163,958,332	47,697,918	0	64,892	1,010,174,561	94,636,733	42,810,072	0	1,524,702,203
cnty sectorvalue % of total value:		3.93%	2.05%	4.87%	10.75%	3.13%		0.00%	66.25%	6.21%	2.81%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
38	CLINTON	12,921	357	100	1,816,706	0	0	495,094	0	0	0	0	2,325,178
0.74%	%sector of county sector	0.02%	0.00%	0.00%	1.11%			762.95%					0.15%
	%sector of municipality	0.56%	0.02%	0.00%	78.13%			21.29%					100.00%
1,504	GORDON	2,714,329	4,932,528	506,040	57,689,248	0	0	17,595,018	0	0	0	0	83,437,163
29.33%	%sector of county sector	4.53%	15.81%	0.68%	35.19%			27114.31%					5.47%
	%sector of municipality	3.25%	5.91%	0.61%	69.14%			21.09%					100.00%
599	HAY SPRINGS	452,647	789,453	74,426	20,776,695	0	0	4,015,936	0	0	0	0	26,109,157
11.68%	%sector of county sector	0.75%	2.53%	0.10%	12.67%			6188.65%					1.71%
	%sector of municipality	1.73%	3.02%	0.29%	79.58%			15.38%					100.00%
816	RUSHVILLE	2,531,152	1,257,708	110,065	32,805,442	0	0	8,432,398	0	47,834	20,430	0	45,205,029
15.92%	%sector of county sector	4.22%	4.03%	0.15%	20.01%			12994.51%		0.05%	0.05%		2.96%
	%sector of municipality	5.60%	2.78%	0.24%	72.57%			18.65%		0.11%	0.05%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
2,958	Total Municipalities	5,711,049	6,980,046	690,631	113,088,095	0	0	30,538,917	0	47,834	20,430	0	157,076,531
57.69%	%all municip.sectors of cnty	9.52%	22.37%	0.93%	68.97%			47061.14%		0.05%	0.05%		10.30%

81 SHERIDAN

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 : 8,491	Value : 1,400,280,841	Growth 6,730,850	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	334	1,569,012	74	1,045,944	285	6,303,199	693	8,918,155	
02. Res Improve Land	1,484	7,883,999	55	800,939	242	4,252,012	1,781	12,936,950	
03. Res Improvements	1,537	116,776,182	75	7,939,044	296	31,003,954	1,908	155,719,180	
04. Res Total	1,871	126,229,193	149	9,785,927	581	41,559,165	2,601	177,574,285	2,421,717
% of Res Total	71.93	71.09	5.73	5.51	22.34	23.40	30.63	12.68	35.98
05. Com UnImp Land	52	502,666	6	22,384	14	166,717	72	691,767	
06. Com Improve Land	293	2,686,185	19	112,575	47	477,854	359	3,276,614	
07. Com Improvements	296	28,221,954	19	1,669,088	53	14,072,085	368	43,963,127	
08. Com Total	348	31,410,805	25	1,804,047	67	14,716,656	440	47,931,508	104,035
% of Com Total	79.09	65.53	5.68	3.76	15.23	30.70	5.18	3.42	1.55
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	15	22,800	15	22,800	
14. Rec Improve Land	0	0	0	0	4	4,800	4	4,800	
15. Rec Improvements	0	0	0	0	4	37,292	4	37,292	
16. Rec Total	0	0	0	0	19	64,892	19	64,892	80,040
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.22	0.00	1.19
Res & Rec Total	1,871	126,229,193	149	9,785,927	600	41,624,057	2,620	177,639,177	2,501,757
% of Res & Rec Total	71.41	71.06	5.69	5.51	22.90	23.43	30.86	12.69	37.17
Com & Ind Total	348	31,410,805	25	1,804,047	67	14,716,656	440	47,931,508	104,035
% of Com & Ind Total	79.09	65.53	5.68	3.76	15.23	30.70	5.18	3.42	1.55
17. Taxable Total	2,219	157,639,998	174	11,589,974	667	56,340,713	3,060	225,570,685	2,605,792
% of Taxable Total	72.52	69.88	5.69	5.14	21.80	24.98	36.04	16.11	38.71

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	220	0	29	249

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	216,358	5	757,719	4,304	794,252,190	4,310	795,226,267
28. Ag-Improved Land	1	23,562	0	0	1,063	261,586,297	1,064	261,609,859
29. Ag Improvements	1	201,095	0	0	1,120	117,672,935	1,121	117,874,030

30. Ag Total				5,431	1,174,710,156
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	17,500	0	0.00	0	
33. HomeSite Improvements	1	0.00	200,150	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	4.65	4,650	
36. FarmSite Improv Land	1	1.40	1,400	0	0.00	0	
37. FarmSite Improvements	1	0.00	945	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	57	58.00	1,015,000	57	58.00	1,015,000	
32. HomeSite Improv Land	676	719.06	12,583,550	677	720.06	12,601,050	
33. HomeSite Improvements	756	0.00	82,378,544	757	0.00	82,578,694	1,059,172
34. HomeSite Total				814	778.06	96,194,744	
35. FarmSite UnImp Land	79	421.15	426,349	80	425.80	430,999	
36. FarmSite Improv Land	895	9,625.04	7,823,492	896	9,626.44	7,824,892	
37. FarmSite Improvements	1,077	0.00	35,294,391	1,078	0.00	35,295,336	3,065,886
38. FarmSite Total				1,158	10,052.24	43,551,227	
39. Road & Ditches	1,646	6,316.40	0	1,646	6,316.40	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,972	17,146.70	139,745,971	4,125,058

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,373.90	652,781	9	1,373.90	652,781

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	19,458.45	27.49%	49,813,629	28.62%	2,560.00
46. 1A	14,893.02	21.04%	38,126,145	21.90%	2,560.00
47. 2A1	57.37	0.08%	142,851	0.08%	2,489.99
48. 2A	12,541.57	17.72%	30,225,198	17.36%	2,410.00
49. 3A1	4,482.70	6.33%	10,646,428	6.12%	2,375.00
50. 3A	953.43	1.35%	2,264,402	1.30%	2,375.01
51. 4A1	12,730.57	17.98%	29,916,967	17.19%	2,350.01
52. 4A	5,676.23	8.02%	12,941,809	7.43%	2,280.00
53. Total	70,793.34	100.00%	174,077,429	100.00%	2,458.95
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	38,921.87	27.39%	31,137,496	28.60%	800.00
56. 2D1	256.96	0.18%	200,428	0.18%	780.00
57. 2D	52,951.95	37.27%	41,302,519	37.94%	780.00
58. 3D1	7,402.04	5.21%	5,662,579	5.20%	765.00
59. 3D	38.07	0.03%	28,172	0.03%	740.01
60. 4D1	25,614.46	18.03%	18,442,408	16.94%	720.00
61. 4D	16,895.18	11.89%	12,080,089	11.10%	715.00
62. Total	142,080.53	100.00%	108,853,691	100.00%	766.14
Grass					
63. 1G1	74,089.70	5.88%	46,159,790	6.19%	623.03
64. 1G	126.81	0.01%	79,001	0.01%	622.99
65. 2G1	12,632.46	1.00%	7,819,498	1.05%	619.00
66. 2G	26,139.93	2.07%	16,180,624	2.17%	619.00
67. 3G1	59.69	0.00%	35,337	0.00%	592.01
68. 3G	687,236.20	54.50%	406,981,775	54.57%	592.20
69. 4G1	355,152.31	28.16%	208,945,826	28.02%	588.33
70. 4G	105,559.02	8.37%	59,546,375	7.98%	564.11
71. Total	1,260,996.12	100.00%	745,748,226	100.00%	591.40
Irrigated Total					
	70,793.34	4.58%	174,077,429	16.82%	2,458.95
Dry Total					
	142,080.53	9.19%	108,853,691	10.52%	766.14
Grass Total					
	1,260,996.12	81.55%	745,748,226	72.06%	591.40
72. Waste	71,978.72	4.66%	5,398,439	0.52%	75.00
73. Other	354.56	0.02%	886,400	0.09%	2,500.00
74. Exempt	10.01	0.00%	7,286	0.00%	727.87
75. Market Area Total	1,546,203.27	100.00%	1,034,964,185	100.00%	669.36

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	70,793.34	174,077,429	70,793.34	174,077,429
77. Dry Land	0.00	0	0.00	0	142,080.53	108,853,691	142,080.53	108,853,691
78. Grass	373.36	221,020	1,294.10	751,870	1,259,328.66	744,775,336	1,260,996.12	745,748,226
79. Waste	0.00	0	15.99	1,199	71,962.73	5,397,240	71,978.72	5,398,439
80. Other	0.00	0	0.00	0	354.56	886,400	354.56	886,400
81. Exempt	0.00	0	0.00	0	10.01	7,286	10.01	7,286
82. Total	373.36	221,020	1,310.09	753,069	1,544,519.82	1,033,990,096	1,546,203.27	1,034,964,185

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	70,793.34	4.58%	174,077,429	16.82%	2,458.95
Dry Land	142,080.53	9.19%	108,853,691	10.52%	766.14
Grass	1,260,996.12	81.55%	745,748,226	72.06%	591.40
Waste	71,978.72	4.66%	5,398,439	0.52%	75.00
Other	354.56	0.02%	886,400	0.09%	2,500.00
Exempt	10.01	0.00%	7,286	0.00%	727.87
Total	1,546,203.27	100.00%	1,034,964,185	100.00%	669.36

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	55	776,332	17	205,123	33	2,186,150	88	3,167,605	197,395
83.2 Gordon	170	2,274,259	749	5,007,814	787	70,667,403	957	77,949,476	524,373
83.3 Hay Springs	47	189,048	307	1,529,635	313	20,597,252	360	22,315,935	90,590
83.4 Rural Res	70	938,963	41	700,525	55	4,942,443	125	6,581,931	11,695
83.5 Rural Res	173	3,933,550	163	2,909,585	192	19,711,092	365	26,554,227	715,083
83.6 Rushville	88	708,682	434	2,392,439	454	33,328,098	542	36,429,219	962,621
83.7 Small Towns	105	120,121	74	196,629	78	4,324,034	183	4,640,784	0
84 Residential Total	708	8,940,955	1,785	12,941,750	1,912	155,756,472	2,620	177,639,177	2,501,757

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	13	57,984	60	372,583	65	10,446,347	78	10,876,914	29,860
85.2	Gordon	22	337,391	135	1,452,927	135	16,100,365	157	17,890,683	0
85.3	Hay Springs	5	44,725	54	580,051	54	3,393,777	59	4,018,553	74,175
85.4	Rural Res	1	1,705	0	0	0	0	1	1,705	0
85.5	Rural Res	5	117,412	6	201,773	7	4,162,033	12	4,481,218	0
85.6	Rushville	19	125,726	82	645,921	83	7,724,170	102	8,495,817	0
85.7	Small Towns	7	6,824	22	23,359	24	2,136,435	31	2,166,618	0
86	Commercial Total	72	691,767	359	3,276,614	368	43,963,127	440	47,931,508	104,035

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	74,089.70	5.88%	46,159,790	6.19%	623.03
88. 1G	126.81	0.01%	79,001	0.01%	622.99
89. 2G1	12,632.46	1.00%	7,819,498	1.05%	619.00
90. 2G	26,139.93	2.07%	16,180,624	2.17%	619.00
91. 3G1	59.69	0.00%	35,337	0.00%	592.01
92. 3G	687,236.20	54.50%	406,981,775	54.57%	592.20
93. 4G1	355,152.31	28.16%	208,945,826	28.02%	588.33
94. 4G	105,559.02	8.37%	59,546,375	7.98%	564.11
95. Total	1,260,996.12	100.00%	745,748,226	100.00%	591.40
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	1,260,996.12	100.00%	745,748,226	100.00%	591.40
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	1,260,996.12	100.00%	745,748,226	100.00%	591.40

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

81 Sheridan

	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	163,958,332	177,574,285	13,615,953	8.30%	2,421,717	6.83%
02. Recreational	64,892	64,892	0	0.00%	80,040	-123.34%
03. Ag-Homesite Land, Ag-Res Dwelling	94,636,733	96,194,744	1,558,011	1.65%	1,059,172	0.53%
04. Total Residential (sum lines 1-3)	258,659,957	273,833,921	15,173,964	5.87%	3,560,929	4.49%
05. Commercial	47,697,918	47,931,508	233,590	0.49%	104,035	0.27%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	47,697,918	47,931,508	233,590	0.49%	104,035	0.27%
08. Ag-Farmsite Land, Outbuildings	42,810,072	43,551,227	741,155	1.73%	3,065,886	-5.43%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	42,810,072	43,551,227	741,155	1.73%	3,065,886	-5.43%
12. Irrigated	174,420,948	174,077,429	-343,519	-0.20%		
13. Dryland	99,139,655	108,853,691	9,714,036	9.80%		
14. Grassland	730,326,144	745,748,226	15,422,082	2.11%		
15. Wasteland	5,401,414	5,398,439	-2,975	-0.06%		
16. Other Agland	886,400	886,400	0	0.00%		
17. Total Agricultural Land	1,010,174,561	1,034,964,185	24,789,624	2.45%		
18. Total Value of all Real Property (Locally Assessed)	1,359,342,508	1,400,280,841	40,938,333	3.01%	6,730,850	2.52%

2026 Assessment Survey for Sheridan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two - One is retiring in May of 2026
4.	Other part-time employees:
	One or two students during the summer.
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$182,093.42
7.	Adopted budget, or granted budget if different from above:
	\$182,093.42
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	702 Fund for reappraisal update = \$117,092 and 1100 Fund as a reappraisal sinking fund = \$60,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,550 for computer equipment and for data processing; gWorks is taken from the 702 Fund and = \$10,500; EagleView Pictometry is taken from the 1100 Fund and = \$60,000.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,750 that includes travel, lodging, meals, etc.
12.	Amount of last year's assessor's budget not used:
	\$12,799.58

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?
	No.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://Sheridan.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View Pictometry, with Change Finder.
10.	When was the aerial imagery last updated?
	EagleView Pictometry 2024; gWorks in 2022.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No

3.	What municipalities in the county are zoned?
	Gordon, Rushville and Hay Springs
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software; EagleView Pictometry for county review work.

E. Appraisal /Listing Services

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

2026 Residential Assessment Survey for Sheridan County

1.	Valuation data collection done by:
	The county assessor and the office staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is primarily used.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county uses the depreciation tables provided by the CAMA vendor.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No.
5.	Describe the methodology used to determine the residential lot values?
	The county assessor developed a lot study for 2025, with eight neighborhoods and establishing values based on the price per square foot method by neighborhood.
6.	How are rural residential site values developed?
	These are based on sales in the rural market and analysis of the cost of a well, septic system and bringing electricity to the parcel.
7.	Are there form 191 applications on file?
	No.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Sheridan 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 commercial properties.
	The cost approach.
2a.	Describe the process used to determine the value of unique commercial properties.
	The process would be to use the contracted appraisal firm for unique commercial properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The depreciation tables in the CAMA system are used for all commercial properties.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No.
5.	Describe the methodology used to determine the commercial lot values.
	These were reviewed for the current assessment year, and the county assessor utilizes the square foot method.

2026 Agricultural Assessment Survey for Sheridan County

1.	Valuation data collection done by:
	The assessor and office staff.
2.	Describe the process used to determine and monitor market areas.
	Sales are reviewed by the county assessor, through questionnaires and /or interviews via phone or in person to determine if there is a verifiable different market price paid for the same land classifications throughout the county or if there are factors that influenced the market price.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	A study of the primary use and location of the land along with questionnaires and telephone interviews are used to identify rural residential and recreational land.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	There are only two commercial feedlots within the county, and the intensive use acres of other feeders have been identified FEED acres and are valued at \$3,000 per acre.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	There are two parcels currently enrolled in the Wetland Reserve Program and these are valued at 100% of market value.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No.
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	None.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2025 Three Year Plan for Sheridan County

2025

Residential Property 96%
Commercial Property 98%
Agricultural Property 70%

Staff

Currently the staff for the office consists of the assessor, the deputy assessor, and two full time office clerks (one office clerk will be retiring April 1st of 2026). The property record cards and computer files of real property are maintained by the assessor and office staff. Changes due to transfer are primarily completed by the deputy assessor and parcel splits are completed by the assessor. Personal Property filings, Permissive and Homestead Exemption applications, and many other jobs are managed by the entire office staff. Reports required by statutes are prepared by the assessor with assistance from the deputy and office clerks.

Assessment Year 2026

1. Review Gordon
2. Send Rushville & Hay Springs Reappraisal Questionnaires

Assessment Year 2027

1. Review Rushville & Hay Springs
2. Begin desktop review of rural properties
3. Send Rural Residential Reappraisal Questionnaires

Assessment Year 2028

1. Physical review of rural residential properties

Computers

All computer software is contracted through MIPS. We also have a contract with gWorks to update and have online access to Sheridan County parcels. We contract with Eagleview to fly our county every three years and create imagery that we use as an assessment tool when doing the Six Year Review.

Maps

When the office works with soil types and soil uses, we use gWorks and Web Soil Survey.

The Cadastral Maps are kept in the office but are now obsolete. These maps have not been updated since 2011. They are merely kept for a reference.

Education

The Panhandle County Assessors meet monthly to share helpful information, discuss problems, and voice frustrations. These sessions provide uniformity of action, solutions to many problems, and are an invaluable support system.

The Property Assessment Division provides continuing education hours.

The assessor and deputy assessor will continue to attend any courses or workshops necessary to secure the hours of continuing education necessary to keep their certificates current. All other staff will be given the opportunity to receive education that is pertinent to the job.

Respectfully submitted:

Tina Skinner
Sheridan County Assessor
October 20, 2025