

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

THAYER COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Amy Peterson, Thayer 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.

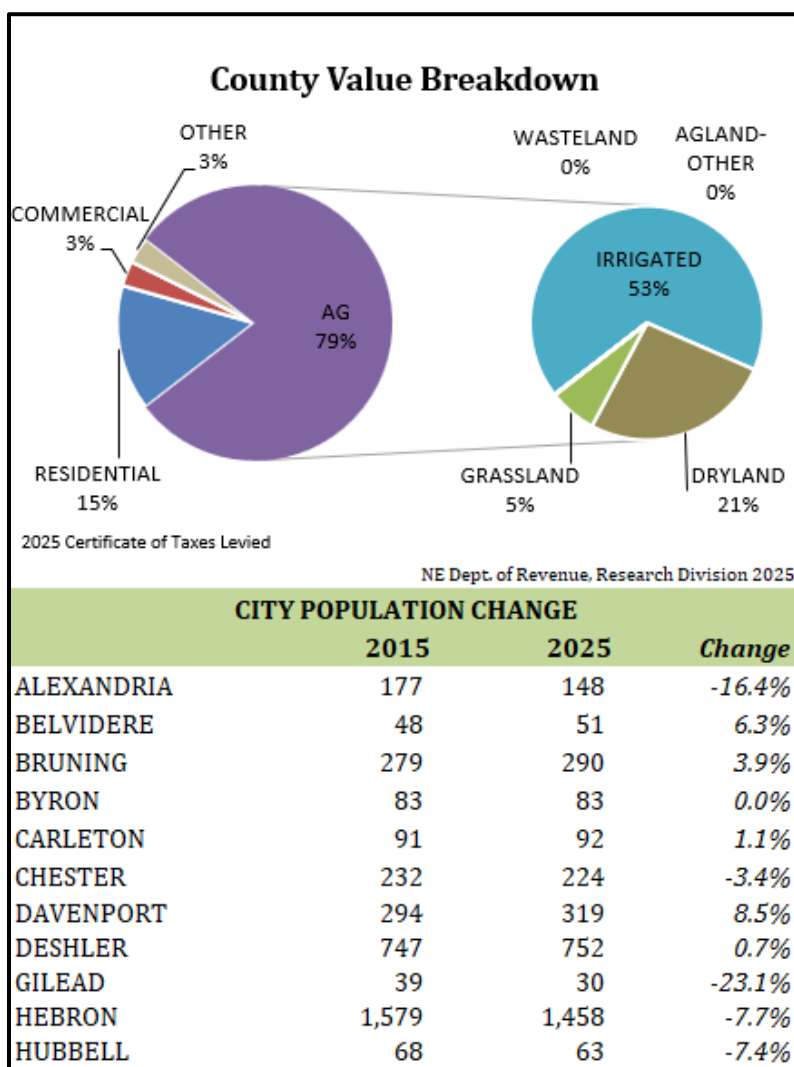
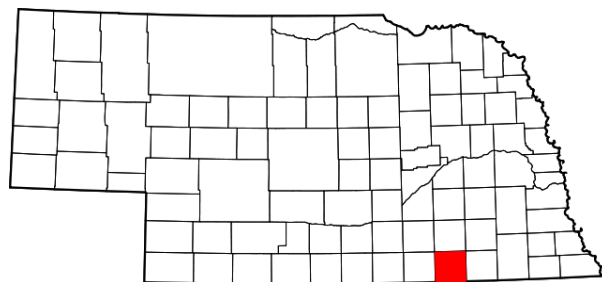
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 574 square miles, Thayer County has 4,870 residents, a 3% population decrease from the 2020 U.S. Census.¹ The report indicates that 78% of county housing is owner occupied and 92% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$126,314.²



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there are 213 employer establishments with a total employment of figure of 1,859. This represents a 3% increase in total employment from 2022-2023.¹

Agricultural land makes up approximately 79% of Thayer County's valuation base. A mixture of irrigated and dry land makes up the majority of the agricultural land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

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

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 Thayer 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 Thayer County Assessor qualifies sales at a rate below the statewide average rate. Review of the sales roster shows a large number of family sales, partial interests, and substantially changed sales which supports that all arm's-length transactions were made available for measurement.

Fourteen valuation groups define the residential class in Thayer County. Valuation Group 1 is the county seat, Valuation Groups 2 through 9 comprise the remaining towns, Valuation Groups 12 is all rural residential acreages, Valuation Group 13 is recreational, and the final valuation group is rural subdivisions.

The six-year inspection and review cycle is current and meets the statutory requirement. Residential parcels are reviewed by the county assessor and office staff. The Thayer County Assessor does have a written valuation methodology on file, which has been included in the appendix of this report.

Description of Analysis

The statistical sample in the residential sample consists of 88 qualified sales. All three measures of central tendency are within the acceptable range for the overall residential class. The COD and PRD are also within the IAAO standard range.

When valuation groups are analyzed individually, the median is within the acceptable range for all valuation groups with sufficient sales. Valuation Groups 5, 8 and 12 have a high PRD with a small sample; however, each of these valuation groups have a single low dollar outlier that influences the PRD without a clear pattern of regressivity. A subset of Valuation Group 5, 8 and 12 have been included in the appendix of this report.

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales with the exception of Valuation Group 5, in which the assessor provided documentation of growth in the sales file. Overall, the sales file and the abstract changed at similar rates.

2026 Residential Correlation for Thayer County

2026 Residential Assessment Details for Thayer County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hebron	2023	2020 V	2025*	2021	
2	Alexandria	2023	2020 V	2024	2024	
3	Belvidere	2023	2020 M	2022	2022	
4	Bruning	2023	2020 V	2024	2023	
5	Byron	2023	2020 V	2024	2020	
6	Carleton	2023	2020 V	2022	2022	
7	Chester	2023	2020 V	2024	2022	Map factor adjustment to increase 8%
8	Davenport	2023	2020 V	2024	2023	Map factor adjustment to increase 9%
9	Deshler	2023	2020 V	2025*	2025*	
10	Gilead	2023	2020 V	2024	2024	
11	Hubbell	2023	2020 V	2025*	2020	
12	Acreage	2022-2023	2020 M & V	2025*	2020, 2023, 2024, 2025*	
13	Recreational	2022-2023	2020 M & V	2025*	2020, 2023, 2024, 2025*	
14	Subdivision	2023	2020 V	2025*	2020, 2023, 2024, 2025*	
Ag	Agricultural Homes & Outbuildings	2022-2023	2020 M & V	2025*	2020, 2023, 2024, 2025*	
Additional comments: Pick-up work completed. * = assessment action for current year						

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Thayer County are uniform across the residential class. Although not all valuation groups have enough sales for statistical measurement, the county assessor consistently makes valuation adjustments based on the general movement of the market, ensuring that the quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	41	97.82	95.50	96.76	11.89	98.70
2	4	98.32	99.70	97.10	06.28	102.68
4	3	94.66	82.27	84.80	14.21	97.02
5	4	97.69	105.92	96.67	18.73	109.57
7	4	98.23	93.11	93.37	13.08	99.72
8	8	99.63	109.24	101.41	14.41	107.72
9	12	93.51	98.20	95.58	06.72	102.74
10	1	81.77	81.77	81.77	00.00	100.00
11	1	86.48	86.48	86.48	00.00	100.00
12	8	93.62	101.12	94.60	17.43	106.89
14	2	97.52	97.52	97.69	03.05	99.83
____ALL____	88	95.88	97.52	96.17	12.28	101.40

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thayer County is 96%.

2026 Commercial Correlation for Thayer 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 Thayer County Assessor qualifies sales at a rate below the statewide average rate. Review of the sales roster supports that all arm's-length transactions were made available for measurement and there was no indication of bias.

Commercial properties are divided into five valuation groups in Thayer County. The first valuation group is Hebron, the county seat with businesses and services. Bruning and Deshler make up the next two valuation groups. All of the small towns are in Valuation Group 4. Rural commercial properties are the final group. The county assessor and staff physically review commercial properties in the county and meet the six-year inspection and review requirements.

2026 Commercial Assessment Details for Thayer County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hebron	2023	2020	2025*	2022	
2	Bruning	2023	2020	2023	2023	
3	Deshler	2023	2020	2025*	2025*	
4	Small Towns - incl Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead and Hubbell	2023	2020*	2020-2025*	2020-2024	
5	Rural Commercial	2023	2020*	2020-2025*	2020,2023, 2024, 2025*	
Additional comments: Pick-up work completed. * = assessment action for current year						

Description of Analysis

The statistical sample for the commercial class includes 15 qualified sales. The median and weighted mean are within the recommended range; the mean is slightly high. The COD is within the recommended range; the PRD is high. An array of the sales by dollar incremental ranges does not demonstrate a clearly regressive pattern. There are too few sales to analyze the statistics at the valuation group level.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the reported actions affected the sales

2026 Commercial Correlation for Thayer County

file by five percentage points more than the abstract, however, the majority of changes occurred in Hebron which makes up half of the sales sample, but less than 25% of the abstract.

Equalization and Quality of Assessment

Review of the assessment practices demonstrate that the commercial valuations are equalized. Although not all valuation groups are represented in the sample, review of the overall class demonstrates that the quality of assessment of commercial property in Thayer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	97.92	101.43	94.90	17.61	106.88
4	6	98.82	101.98	104.44	12.10	97.64
5	2	94.61	94.61	94.23	05.37	100.40
____ALL____	15	97.92	100.74	95.88	13.80	105.07

Level of Value

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

2026 Agricultural Correlation for Thayer 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 Thayer County Assessor qualifies sales at a rate near the statewide average rate. Review of the sales roster supports that all arm's-length transactions were made available for measurement.

The Thayer County Assessor has two market areas for agricultural land valuation. Market Area 1, located in the north and western part of the county, is primarily composed of irrigated cropland with some dryland and some grassland throughout. Market Area 2 is located in the south and eastern part of the county with much of it adjoining the Kansas state border. Market Area 2 consists primarily of dryland and grassland with little potential for irrigated cropland.

The Thayer County Assessor is in compliance with the six-year inspection and review cycle. Agricultural improvements are reviewed at the same time as the rural residential parcels by the county assessor and staff. Land use is conducted using aerial imagery.

2026 Agricultural Assessment Details for Thayer 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	2022-2023	2020 M & V	2025*	2020, 2023, 2024, 2025*	
AB DW	Agricultural dwellings	2022-2023	2020 M & V	2025*	2020, 2023, 2024, 2025*	
Additional comments: 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	Northern part of the county	2024*	Increased Irrigated 6-12%, Dry 6-17%, Trees 14%, Waste 30%, Gravel Pits 133%, Recreational Land 20%, WRP 6%.
2	Southern part of the county	2024*	Increased Irrigated 10-14%, Grass 11%, Trees 21%, Waste 30%, Gravel Pits 133%, Recreational Land 20%, WRP 6%. Decreased Dry 1-16%,
Additional comments: Pick-up work completed * = assessment action for current year			

2026 Agricultural Correlation for Thayer County

Description of Analysis

The statistical sample in the agricultural class consists of 61 qualified sales. All three measures of central tendency are within the acceptable range. The COD supports the median as the indicator of the level of value. Review of sales by market area indicate that both market areas have medians within the acceptable range.

A review of each class by 80% Majority Land Use (MLU) indicates that there are sufficient number of sales in two of the three subclasses; the median of irrigated and dryland are within acceptable range. Grassland consists of a small sample of sales, however, the median is within the acceptable range. A study of surrounding agricultural values indicates that the Thayer County Assessor's values are comparable for all land uses.

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

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized and meet generally accepted mass appraisal techniques. Agricultural land values have been adjusted to the market and are equalized with like property in adjoining counties. Agricultural property in Thayer County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Irrigated						
County	27	71.95	77.56	75.26	14.52	103.06
1	19	71.95	77.46	76.09	12.52	101.80
2	8	71.75	77.80	72.46	19.33	107.37
Dry						
County	9	72.47	72.40	69.83	12.12	103.68
2	9	72.47	72.40	69.83	12.12	103.68
Grass						
County	2	72.48	72.48	72.19	01.10	100.40
1	1	73.27	73.27	73.27	00.00	100.00
2	1	71.68	71.68	71.68	00.00	100.00
ALL	61	71.68	74.15	72.83	12.81	101.81

Level of Value

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

2026 Opinions of the Property Tax Administrator for Thayer 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

***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.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	88	Median	95.88
Total Sales Price	\$12,664,128	Mean	97.52
Total Adj. Sales Price	\$12,664,128	Wgt. Mean	96.17
Total Assessed Value	\$12,179,309	Average Assessed Value of the Base	\$109,196
Avg. Adj. Sales Price	\$143,911	Avg. Assessed Value	\$138,401

Confidence Interval - Current

95% Median C.I	93.22 to 100.49
95% Wgt. Mean C.I	92.85 to 99.49
95% Mean C.I	93.84 to 101.20
% of Value of the Class of all Real Property Value in the County	12.00
% of Records Sold in the Study Period	3.28
% of Value Sold in the Study Period	4.16

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	91	96	96.45
2024	109	97	96.71
2023	122	97	96.75
2022	124	97	96.60

2026 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	15	Median	97.92
Total Sales Price	\$1,935,000	Mean	100.74
Total Adj. Sales Price	\$1,935,000	Wgt. Mean	95.88
Total Assessed Value	\$1,855,239	Average Assessed Value of the Base	\$140,370
Avg. Adj. Sales Price	\$129,000	Avg. Assessed Value	\$123,683

Confidence Interval - Current

95% Median C.I	87.21 to 108.36
95% Wgt. Mean C.I	86.25 to 105.51
95% Mean C.I	90.58 to 110.90
% of Value of the Class of all Real Property Value in the County	2.80
% of Records Sold in the Study Period	3.09
% of Value Sold in the Study Period	2.72

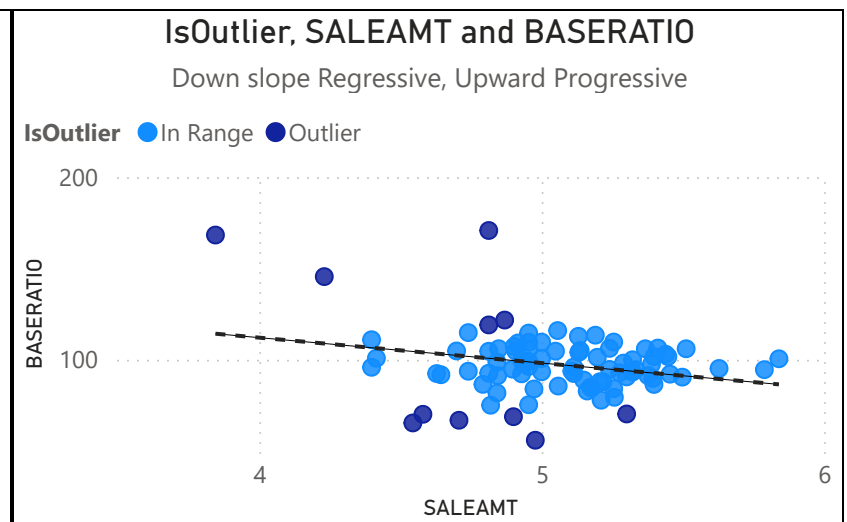
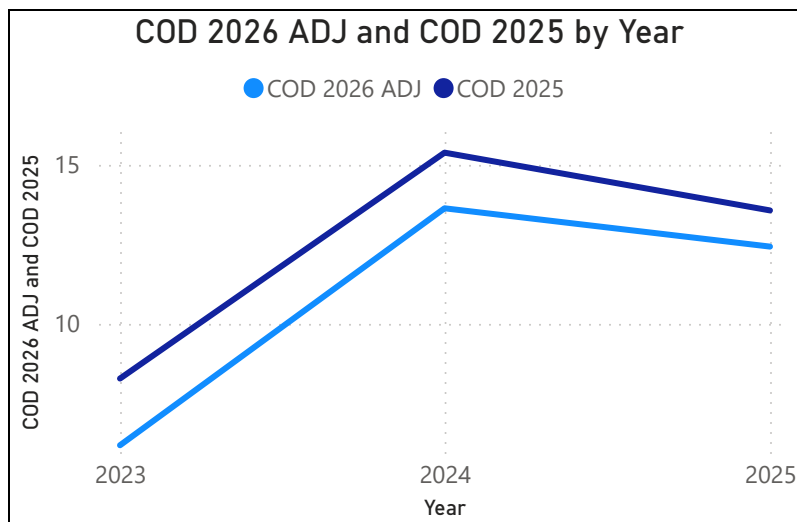
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	51	98	98.40
2024	11	100	107.06
2023	9	100	102.37
2022	13	100	101.06

Thayer Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	41	97.82	93.41	4.72%	95.50	90.40	5.64%	96.76	91.36	5.91%
2	4	98.31	98.31	0.00%	99.69	99.69	0.00%	97.10	97.10	0.00%
4	3	94.66	94.66	0.00%	82.27	82.27	0.00%	84.80	84.80	0.00%
5	4	97.68	92.40	5.72%	105.92	106.90	-0.92%	96.67	90.74	6.54%
7	4	98.23	90.96	7.99%	93.11	86.38	7.79%	93.37	86.62	7.79%
8	8	99.62	93.17	6.92%	109.24	102.31	6.77%	101.41	94.79	6.98%
9	12	93.51	78.81	18.65%	98.20	81.93	19.86%	95.58	79.93	19.57%
10	1	81.77	81.77	0.00%	81.77	81.77	0.00%	81.77	81.77	0.00%
11	1	86.48	86.28	0.23%	86.48	86.28	0.23%	86.48	86.28	0.23%
12	8	93.62	89.57	4.51%	101.12	96.37	4.94%	94.60	87.61	7.98%
14	2	97.52	89.62	8.81%	97.52	89.62	8.81%	97.69	89.80	8.78%
Total	88	95.88	91.24	5.08%	97.52	91.24	6.88%	96.17	89.32	7.68%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	41	11.89	11.87	0.12%	98.70	98.95	-0.25%	65.36	63.24	3.36%	121.69	115.64	5.23%
2	4	6.27	6.27	0.00%	102.67	102.67	0.00%	91.24	91.24	0.00%	110.91	110.91	0.00%
4	3	14.21	14.21	0.00%	97.02	97.02	0.00%	55.89	55.89	0.00%	96.25	96.25	0.00%
5	4	18.74	22.59	-17.08%	109.57	117.81	-7.00%	82.84	82.84	0.00%	145.47	145.47	0.00%
7	4	13.08	12.83	1.95%	99.73	99.72	0.00%	68.78	64.34	6.90%	107.21	99.26	8.00%
8	8	14.42	14.63	-1.47%	107.72	107.93	-0.20%	87.93	82.18	6.99%	168.23	158.89	5.88%
9	12	6.72	11.45	-41.34%	102.74	102.49	0.25%	89.73	66.24	35.46%	114.81	117.08	-1.93%
10	1	0.00	0.00	0.00%	100.00	100.00	0.00%	81.77	81.77	0.00%	81.77	81.77	0.00%
11	1	0.00	0.00	0.00%	100.00	100.00	0.00%	86.48	86.28	0.23%	86.48	86.28	0.23%
12	8	17.44	19.67	-11.37%	106.89	110.00	-2.82%	70.27	67.77	3.69%	170.72	175.74	-2.86%
14	2	3.04	3.41	-10.77%	99.82	99.80	0.02%	94.55	86.57	9.22%	100.49	92.68	8.42%
Total	88	12.28	13.93	-11.90%	101.40	102.16	-0.74%	55.89	55.89	0.00%	170.72	175.74	-2.86%



85 Thayer
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 : 88
 Total Sales Price : 12,664,128
 Total Adj. Sales Price : 12,664,128
 Total Assessed Value : 12,179,309
 Avg. Adj. Sales Price : 143,911
 Avg. Assessed Value : 138,401

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 98
 COD : 12.28
 PRD : 101.40

COV : 18.04
 STD : 17.59
 Avg. Abs. Dev : 11.77
 MAX Sales Ratio : 170.72
 MIN Sales Ratio : 55.89

95% Median C.I. : 93.22 to 100.49
 95% Wgt. Mean C.I. : 92.85 to 99.49
 95% Mean C.I. : 93.84 to 101.20

Printed:3/23/2026 2:00:04PM

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-23 To 31-DEC-23	11	97.82	99.35	98.32	06.17	101.05	89.73	114.56	92.57 to 109.65	139,341	136,997
01-JAN-24 To 31-MAR-24	6	104.62	99.04	101.69	08.49	97.39	66.83	109.61	66.83 to 109.61	84,667	86,097
01-APR-24 To 30-JUN-24	14	93.55	102.09	97.76	12.06	104.43	87.89	170.72	90.56 to 109.15	124,350	121,565
01-JUL-24 To 30-SEP-24	12	89.51	87.20	90.18	14.29	96.70	55.89	107.21	75.05 to 100.58	125,792	113,443
01-OCT-24 To 31-DEC-24	11	101.64	103.17	98.95	14.22	104.26	70.09	168.23	84.11 to 110.91	127,273	125,939
01-JAN-25 To 31-MAR-25	6	102.96	103.27	99.71	07.84	103.57	90.44	121.69	90.44 to 121.69	252,500	251,779
01-APR-25 To 30-JUN-25	16	98.21	97.85	96.25	14.70	101.66	68.78	145.47	82.84 to 112.79	159,963	153,967
01-JUL-25 To 30-SEP-25	12	92.28	91.59	91.28	09.32	100.34	70.27	114.81	84.95 to 101.70	158,214	144,422
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	43	95.82	96.81	96.14	11.26	100.70	55.89	170.72	92.57 to 100.58	123,050	118,297
01-OCT-24 To 30-SEP-25	45	95.93	98.20	96.20	13.25	102.08	68.78	168.23	92.24 to 102.97	163,844	157,612
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	43	96.25	97.78	96.25	13.63	101.59	55.89	170.72	92.05 to 104.59	119,963	115,468
<u>ALL</u>	88	95.88	97.52	96.17	12.28	101.40	55.89	170.72	93.22 to 100.49	143,911	138,401

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	41	97.82	95.50	96.76	11.89	98.70	65.36	121.69	88.84 to 104.65	137,439	132,983
2	4	98.32	99.70	97.10	06.28	102.68	91.24	110.91	N/A	36,475	35,417
4	3	94.66	82.27	84.80	14.21	97.02	55.89	96.25	N/A	119,667	101,477
5	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034
7	4	98.23	93.11	93.37	13.08	99.72	68.78	107.21	N/A	71,125	66,407
8	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771
9	12	93.51	98.20	95.58	06.72	102.74	89.73	114.81	92.24 to 104.77	107,104	102,368
10	1	81.77	81.77	81.77	00.00	100.00	81.77	81.77	N/A	69,500	56,830
11	1	86.48	86.48	86.48	00.00	100.00	86.48	86.48	N/A	62,000	53,617
12	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595
14	2	97.52	97.52	97.69	03.05	99.83	94.55	100.49	N/A	653,750	638,665
<u>ALL</u>	88	95.88	97.52	96.17	12.28	101.40	55.89	170.72	93.22 to 100.49	143,911	138,401

85 Thayer
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 : 88
 Total Sales Price : 12,664,128
 Total Adj. Sales Price : 12,664,128
 Total Assessed Value : 12,179,309
 Avg. Adj. Sales Price : 143,911
 Avg. Assessed Value : 138,401

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 98
 COD : 12.28
 PRD : 101.40

COV : 18.04
 STD : 17.59
 Avg. Abs. Dev : 11.77
 MAX Sales Ratio : 170.72
 MIN Sales Ratio : 55.89

95% Median C.I. : 93.22 to 100.49
 95% Wgt. Mean C.I. : 92.85 to 99.49
 95% Mean C.I. : 93.84 to 101.20

Printed:3/23/2026 2:00:04PM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	88	95.88	97.52	96.17	12.28	101.40	55.89	170.72	93.22 to 100.49	143,911	138,401
06											
07											
<u>ALL</u>	88	95.88	97.52	96.17	12.28	101.40	55.89	170.72	93.22 to 100.49	143,911	138,401

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	168.23	168.23	168.23	00.00	100.00	168.23	168.23	N/A	7,000	11,776
Less Than 30,000	5	110.91	124.25	114.40	21.11	108.61	95.82	168.23	N/A	20,000	22,880
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	88	95.88	97.52	96.17	12.28	101.40	55.89	170.72	93.22 to 100.49	143,911	138,401
Greater Than 14,999	87	95.82	96.71	96.13	11.55	100.60	55.89	170.72	92.83 to 100.49	145,484	139,857
Greater Than 29,999	83	94.78	95.91	96.03	11.33	99.88	55.89	170.72	92.57 to 99.56	151,375	145,360
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	168.23	168.23	168.23	00.00	100.00	168.23	168.23	N/A	7,000	11,776
15,000 TO 29,999	4	105.86	113.25	110.35	14.11	102.63	95.82	145.47	N/A	23,250	25,656
30,000 TO 59,999	8	92.08	87.46	89.14	15.15	98.12	65.36	114.81	65.36 to 114.81	46,313	41,285
60,000 TO 99,999	27	98.67	98.60	97.87	14.23	100.75	55.89	170.72	91.24 to 105.99	78,867	77,189
100,000 TO 149,999	15	95.93	98.01	97.53	09.10	100.49	82.84	115.94	88.84 to 104.98	124,734	121,650
150,000 TO 249,999	22	93.03	93.22	93.30	08.71	99.91	70.27	113.40	87.89 to 99.96	191,942	179,078
250,000 TO 499,999	9	101.64	98.08	97.96	05.79	100.12	86.44	106.36	90.44 to 105.97	295,889	289,858
500,000 TO 999,999	2	97.52	97.52	97.69	03.05	99.83	94.55	100.49	N/A	653,750	638,665
1,000,000 +											
<u>ALL</u>	88	95.88	97.52	96.17	12.28	101.40	55.89	170.72	93.22 to 100.49	143,911	138,401

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	98	COV :	26.08	95% Median C.I. :	N/A
Total Sales Price :	567,000	Wgt. Mean :	97	STD :	27.62	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	567,000	Mean :	106	Avg.Abs.Dev :	18.30	95% Mean C.I. :	61.98 to 149.86
Total Assessed Value :	548,136						
Avg. Adj. Sales Price :	141,750	COD :	18.73	MAX Sales Ratio :	145.47		
Avg. Assessed Value :	137,034	PRD :	109.57	MIN Sales Ratio :	82.84		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	1	92.40	92.40	92.40		100.00	92.40	92.40	N/A	130,000	120,117
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	2	114.16	114.16	89.41	27.44	127.68	82.84	145.47	N/A	81,000	72,424
07/01/2025 To 09/30/2025	1	102.97	102.97	102.97		100.00	102.97	102.97	N/A	275,000	283,172
____Study Yrs____											
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034
____Calendar Yrs____											
01/01/2024 To 12/31/2024	1	92.40	92.40	92.40		100.00	92.40	92.40	N/A	130,000	120,117
____ALL____											
10/01/2023 To 09/30/2025	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034
____ALL____											
10/01/2023 To 09/30/2025	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	98	COV :	26.08	95% Median C.I. :	N/A
Total Sales Price :	567,000	Wgt. Mean :	97	STD :	27.62	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	567,000	Mean :	106	Avg.Abs.Dev :	18.30	95% Mean C.I. :	61.98 to 149.86
Total Assessed Value :	548,136						
Avg. Adj. Sales Price :	141,750	COD :	18.73	MAX Sales Ratio :	145.47		
Avg. Assessed Value :	137,034	PRD :	109.57	MIN Sales Ratio :	82.84		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034
06											
07											
ALL											
10/01/2023 To 09/30/2025	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	4	Median :	98	COV :	26.08	95% Median C.I. :	N/A
Total Sales Price :	567,000	Wgt. Mean :	97	STD :	27.62	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	567,000	Mean :	106	Avg. Abs. Dev :	18.30	95% Mean C.I. :	61.98 to 149.86
Total Assessed Value :	548,136						
Avg. Adj. Sales Price :	141,750	COD :	18.73	MAX Sales Ratio :	145.47		
Avg. Assessed Value :	137,034	PRD :	109.57	MIN Sales Ratio :	82.84		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	145.47	145.47	145.47		100.00	145.47	145.47	N/A	17,000	24,730
___Ranges Excl. Low \$___											
Greater Than 4,999	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034
Greater Than 15,000	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034
Greater Than 30,000	3	92.40	92.74	95.16	07.26	97.46	82.84	102.97	N/A	183,333	174,469
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	145.47	145.47	145.47		100.00	145.47	145.47	N/A	17,000	24,730
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	2	87.62	87.62	87.36	05.46	100.30	82.84	92.40	N/A	137,500	120,117
150,000 TO 249,999											
250,000 TO 499,999	1	102.97	102.97	102.97		100.00	102.97	102.97	N/A	275,000	283,172
500,000 TO 999,999											
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	4	97.69	105.92	96.67	18.73	109.57	82.84	145.47	N/A	141,750	137,034

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	100	COV :	23.21	95% Median C.I. :	87.93 to 168.23
Total Sales Price :	909,400	Wgt. Mean :	101	STD :	25.35	95% Wgt. Mean C.I. :	92.32 to 110.50
Total Adj. Sales Price :	905,400	Mean :	109	Avg.Abs.Dev :	14.36	95% Mean C.I. :	88.04 to 130.44
Total Assessed Value :	918,168						
Avg. Adj. Sales Price :	113,175	COD :	14.41	MAX Sales Ratio :	168.23		
Avg. Assessed Value :	114,771	PRD :	107.72	MIN Sales Ratio :	87.93		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2023 To 12/31/2023	1	109.65	109.65	109.65		100.00	109.65	109.65	N/A	180,000	197,375
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	98.67	98.67	98.67		100.00	98.67	98.67	N/A	69,500	68,576
07/01/2024 To 09/30/2024	1	100.58	100.58	100.58		100.00	100.58	100.58	N/A	100,000	100,575
10/01/2024 To 12/31/2024	2	133.18	133.18	100.55	26.33	132.45	98.12	168.23	N/A	101,000	101,560
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025	2	101.94	101.94	99.54	13.74	102.41	87.93	115.94	N/A	137,450	136,824
07/01/2025 To 09/30/2025	1	94.78	94.78	94.78		100.00	94.78	94.78	N/A	79,000	74,875
____Study Yrs____											
10/01/2023 To 09/30/2024	3	100.58	102.97	104.87	03.64	98.19	98.67	109.65	N/A	116,500	122,175
10/01/2024 To 09/30/2025	5	98.12	113.00	99.23	20.68	113.88	87.93	168.23	N/A	111,180	110,328
____Calendar Yrs____											
01/01/2024 To 12/31/2024	4	99.63	116.40	100.21	18.08	116.16	98.12	168.23	N/A	92,875	93,068
____ALL____											
10/01/2023 To 09/30/2025	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
8	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771
____ALL____											
10/01/2023 To 09/30/2025	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	100	COV :	23.21	95% Median C.I. :	87.93 to 168.23
Total Sales Price :	909,400	Wgt. Mean :	101	STD :	25.35	95% Wgt. Mean C.I. :	92.32 to 110.50
Total Adj. Sales Price :	905,400	Mean :	109	Avg.Abs.Dev :	14.36	95% Mean C.I. :	88.04 to 130.44
Total Assessed Value :	918,168						
Avg. Adj. Sales Price :	113,175	COD :	14.41	MAX Sales Ratio :	168.23		
Avg. Assessed Value :	114,771	PRD :	107.72	MIN Sales Ratio :	87.93		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771
06											
07											
ALL											
10/01/2023 To 09/30/2025	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	100	COV :	23.21	95% Median C.I. :	87.93 to 168.23
Total Sales Price :	909,400	Wgt. Mean :	101	STD :	25.35	95% Wgt. Mean C.I. :	92.32 to 110.50
Total Adj. Sales Price :	905,400	Mean :	109	Avg. Abs. Dev :	14.36	95% Mean C.I. :	88.04 to 130.44
Total Assessed Value :	918,168						
Avg. Adj. Sales Price :	113,175	COD :	14.41	MAX Sales Ratio :	168.23		
Avg. Assessed Value :	114,771	PRD :	107.72	MIN Sales Ratio :	87.93		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	168.23	168.23	168.23		100.00	168.23	168.23	N/A	7,000	11,776
Less Than 30,000	1	168.23	168.23	168.23		100.00	168.23	168.23	N/A	7,000	11,776
___Ranges Excl. Low \$___											
Greater Than 4,999	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771
Greater Than 15,000	7	98.67	100.81	100.89	06.57	99.92	87.93	115.94	87.93 to 115.94	128,343	129,485
Greater Than 30,000	7	98.67	100.81	100.89	06.57	99.92	87.93	115.94	87.93 to 115.94	128,343	129,485
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999	1	168.23	168.23	168.23		100.00	168.23	168.23	N/A	7,000	11,776
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	2	96.73	96.73	96.60	02.02	100.13	94.78	98.67	N/A	74,250	71,726
100,000 TO 149,999	2	108.26	108.26	108.76	07.09	99.54	100.58	115.94	N/A	107,000	116,372
150,000 TO 249,999	3	98.12	98.57	98.94	07.38	99.63	87.93	109.65	N/A	178,633	176,733
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	8	99.63	109.24	101.41	14.41	107.72	87.93	168.23	87.93 to 168.23	113,175	114,771

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	8	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	94	COV :	29.63	95% Median C.I. :	70.27 to 170.72
Total Sales Price :	2,056,067	Wgt. Mean :	95	STD :	29.96	95% Wgt. Mean C.I. :	84.67 to 104.53
Total Adj. Sales Price :	2,043,067	Mean :	101	Avg. Abs. Dev :	16.32	95% Mean C.I. :	76.07 to 126.17
Total Assessed Value :	1,932,761						
Avg. Adj. Sales Price :	255,383	COD :	17.43	MAX Sales Ratio :	170.72		
Avg. Assessed Value :	241,595	PRD :	106.89	MIN Sales Ratio :	70.27		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	3	97.52	120.10	102.89	26.89	116.73	92.05	170.72	N/A	198,333	204,075
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	3	95.19	97.33	96.58	05.58	100.78	90.44	106.36	N/A	332,667	321,279
04/01/2025 To 06/30/2025	1	86.44	86.44	86.44		100.00	86.44	86.44	N/A	250,000	216,110
07/01/2025 To 09/30/2025	1	70.27	70.27	70.27		100.00	70.27	70.27	N/A	200,067	140,590
____Study Yrs____											
10/01/2023 To 09/30/2024	3	97.52	120.10	102.89	26.89	116.73	92.05	170.72	N/A	198,333	204,075
10/01/2024 To 09/30/2025	5	90.44	89.74	91.19	09.92	98.41	70.27	106.36	N/A	289,613	264,107
____Calendar Yrs____											
01/01/2024 To 12/31/2024	3	97.52	120.10	102.89	26.89	116.73	92.05	170.72	N/A	198,333	204,075
____ALL____											
10/01/2023 To 09/30/2025	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
12	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595
____ALL____											
10/01/2023 To 09/30/2025	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	94	COV :	29.63	95% Median C.I. :	70.27 to 170.72
Total Sales Price :	2,056,067	Wgt. Mean :	95	STD :	29.96	95% Wgt. Mean C.I. :	84.67 to 104.53
Total Adj. Sales Price :	2,043,067	Mean :	101	Avg. Abs. Dev :	16.32	95% Mean C.I. :	76.07 to 126.17
Total Assessed Value :	1,932,761						
Avg. Adj. Sales Price :	255,383	COD :	17.43	MAX Sales Ratio :	170.72		
Avg. Assessed Value :	241,595	PRD :	106.89	MIN Sales Ratio :	70.27		

What IF

STATUS: IMPROVED, UNIMPROVED, & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595
____ALL____											
10/01/2023 To 09/30/2025	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
____Ranges Excl. Low \$____											
Greater Than 4,999	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595
Greater Than 15,000	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595
Greater Than 30,000	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	170.72	170.72	170.72		100.00	170.72	170.72	N/A	65,000	110,965
100,000 TO 149,999											
150,000 TO 249,999	2	83.90	83.90	85.27	16.25	98.39	70.27	97.52	N/A	222,534	189,760
250,000 TO 499,999	5	92.05	94.10	94.08	05.36	100.02	86.44	106.36	N/A	306,600	288,455
500,000 TO 999,999											
1,000,000 +											
____ALL____											
10/01/2023 To 09/30/2025	8	93.62	101.12	94.60	17.43	106.89	70.27	170.72	70.27 to 170.72	255,383	241,595

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

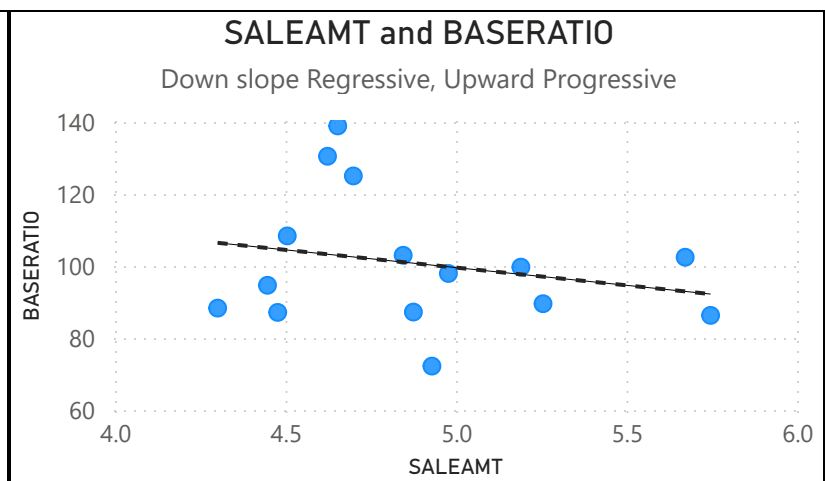
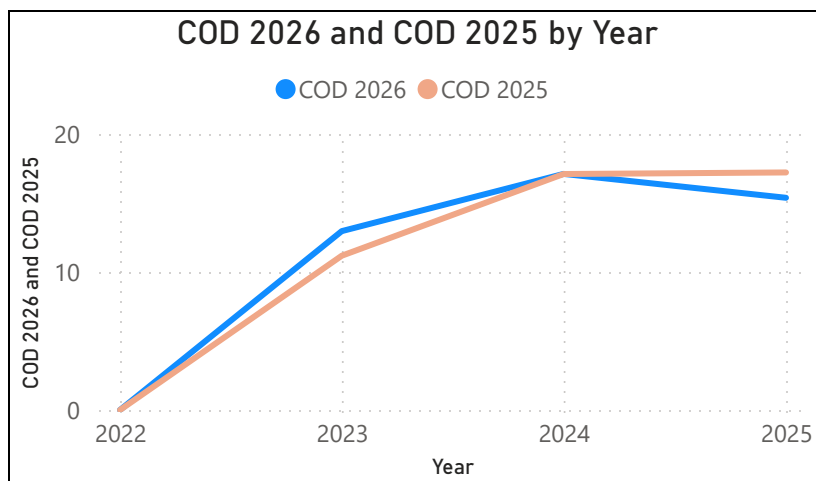
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	12	Total	Increase	0%

What IF

Thayer Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	7	97.92	104.23	-6.05%	101.42	107.77	-5.89%	94.90	100.86	-5.91%
4	6	98.81	98.81	0.00%	101.98	101.98	0.00%	104.44	104.44	0.00%
5	2	94.61	97.43	-2.90%	94.61	97.43	-2.90%	94.23	97.50	-3.36%
Total	15	97.92	98.40	-0.48%	100.74	104.08	-3.21%	95.88	100.69	-4.78%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	7	17.61	17.52	0.50%	106.88	106.85	-5.89%	72.20	76.85	-6.06%	138.91	147.44	-5.78%
4	6	12.10	12.10	0.00%	97.64	97.64	0.00%	87.11	87.11	0.00%	130.48	130.48	0.00%
5	2	5.37	0.99	440.65%	100.40	99.93	-2.90%	89.53	96.46	-7.19%	99.69	98.40	1.31%
Total	15	13.79	14.05	-1.81%	105.07	103.36	-3.21%	72.20	76.85	-6.06%	138.91	147.44	-5.78%



85 Thayer
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 : 15	MEDIAN : 98	COV : 18.22	95% Median C.I. : 87.21 to 108.36
Total Sales Price : 1,935,000	WGT. MEAN : 96	STD : 18.35	95% Wgt. Mean C.I. : 86.25 to 105.51
Total Adj. Sales Price : 1,935,000	MEAN : 101	Avg. Abs. Dev : 13.51	95% Mean C.I. : 90.58 to 110.90
Total Assessed Value : 1,855,239			
Avg. Adj. Sales Price : 129,000	COD : 13.80	MAX Sales Ratio : 138.91	
Avg. Assessed Value : 123,683	PRD : 105.07	MIN Sales Ratio : 72.20	

Printed:3/23/2026 2:00:06PM

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>Qtrts</u>											
01-OCT-22 To 31-DEC-22	1	102.98	102.98	102.98	00.00	100.00	102.98	102.98	N/A	70,000	72,088
01-JAN-23 To 31-MAR-23	1	130.48	130.48	130.48	00.00	100.00	130.48	130.48	N/A	42,000	54,802
01-APR-23 To 30-JUN-23	2	98.34	98.34	100.65	10.20	97.70	88.31	108.36	N/A	26,000	26,168
01-JUL-23 To 30-SEP-23	2	93.40	93.40	97.65	06.73	95.65	87.11	99.69	N/A	92,500	90,324
01-OCT-23 To 31-DEC-23	1	89.53	89.53	89.53	00.00	100.00	89.53	89.53	N/A	180,000	161,149
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	1	86.28	86.28	86.28	00.00	100.00	86.28	86.28	N/A	558,000	481,449
01-JUL-24 To 30-SEP-24	1	97.92	97.92	97.92	00.00	100.00	97.92	97.92	N/A	95,000	93,025
01-OCT-24 To 31-DEC-24	2	113.06	113.06	106.60	22.86	106.06	87.21	138.91	N/A	60,000	63,958
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25	3	94.65	97.29	92.26	18.61	105.45	72.20	125.02	N/A	54,333	50,126
01-JUL-25 To 30-SEP-25	1	102.44	102.44	102.44	00.00	100.00	102.44	102.44	N/A	470,000	481,449
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	6	101.34	102.82	103.12	10.97	99.71	87.11	130.48	87.11 to 130.48	58,167	59,979
01-OCT-23 To 30-SEP-24	3	89.53	91.24	88.31	04.33	103.32	86.28	97.92	N/A	277,667	245,208
01-OCT-24 To 30-SEP-25	6	98.55	103.41	100.90	19.00	102.49	72.20	138.91	72.20 to 138.91	125,500	126,624
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	6	94.61	100.58	97.81	12.96	102.83	87.11	130.48	87.11 to 130.48	76,500	74,822
01-JAN-24 To 31-DEC-24	4	92.57	102.58	90.87	17.11	112.89	86.28	138.91	N/A	193,250	175,598
<u>ALL</u>	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	97.92	101.43	94.90	17.61	106.88	72.20	138.91	72.20 to 138.91	196,857	186,817
4	6	98.82	101.98	104.44	12.10	97.64	87.11	130.48	87.11 to 130.48	37,000	38,644
5	2	94.61	94.61	94.23	05.37	100.40	89.53	99.69	N/A	167,500	157,831
<u>ALL</u>	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683

85 Thayer
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 : 15	MEDIAN : 98	COV : 18.22	95% Median C.I. : 87.21 to 108.36
Total Sales Price : 1,935,000	WGT. MEAN : 96	STD : 18.35	95% Wgt. Mean C.I. : 86.25 to 105.51
Total Adj. Sales Price : 1,935,000	MEAN : 101	Avg. Abs. Dev : 13.51	95% Mean C.I. : 90.58 to 110.90
Total Assessed Value : 1,855,239			
Avg. Adj. Sales Price : 129,000	COD : 13.80	MAX Sales Ratio : 138.91	
Avg. Assessed Value : 123,683	PRD : 105.07	MIN Sales Ratio : 72.20	

Printed:3/23/2026 2:00:06PM

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	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683
04											
<u>ALL</u>	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	91.48	91.48	92.00	03.47	99.43	88.31	94.65	N/A	24,000	22,081
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683
Greater Than 14,999	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683
Greater Than 29,999	13	99.69	102.16	95.98	14.50	106.44	72.20	138.91	87.11 to 125.02	145,154	139,314
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	91.48	91.48	92.00	03.47	99.43	88.31	94.65	N/A	24,000	22,081
30,000 TO 59,999	5	125.02	117.98	120.92	11.82	97.57	87.11	138.91	N/A	39,800	48,126
60,000 TO 99,999	4	92.57	90.08	89.81	11.20	100.30	72.20	102.98	N/A	81,250	72,972
100,000 TO 149,999											
150,000 TO 249,999	2	94.61	94.61	94.23	05.37	100.40	89.53	99.69	N/A	167,500	157,831
250,000 TO 499,999	1	102.44	102.44	102.44	00.00	100.00	102.44	102.44	N/A	470,000	481,449
500,000 TO 999,999	1	86.28	86.28	86.28	00.00	100.00	86.28	86.28	N/A	558,000	481,449
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	15	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683

85 Thayer
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 : 15	MEDIAN : 98	COV : 18.22	95% Median C.I. : 87.21 to 108.36
Total Sales Price : 1,935,000	WGT. MEAN : 96	STD : 18.35	95% Wgt. Mean C.I. : 86.25 to 105.51
Total Adj. Sales Price : 1,935,000	MEAN : 101	Avg. Abs. Dev : 13.51	95% Mean C.I. : 90.58 to 110.90
Total Assessed Value : 1,855,239			
Avg. Adj. Sales Price : 129,000	COD : 13.80	MAX Sales Ratio : 138.91	
Avg. Assessed Value : 123,683	PRD : 105.07	MIN Sales Ratio : 72.20	

Printed:3/23/2026 2:00:06PM

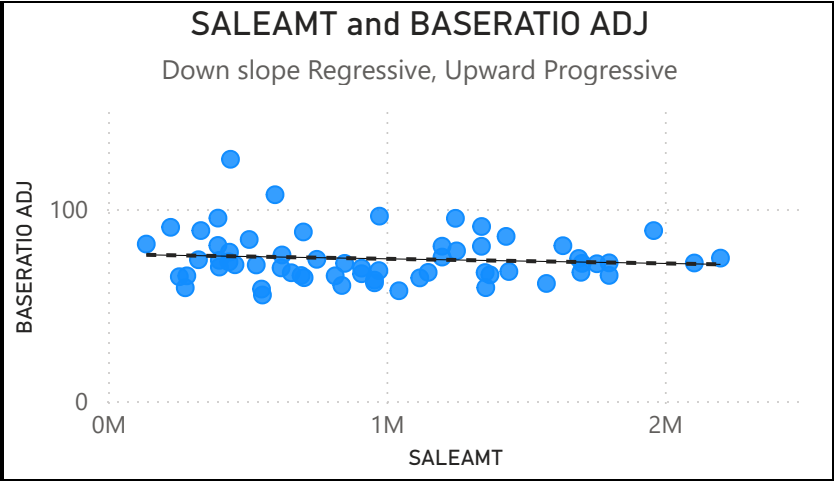
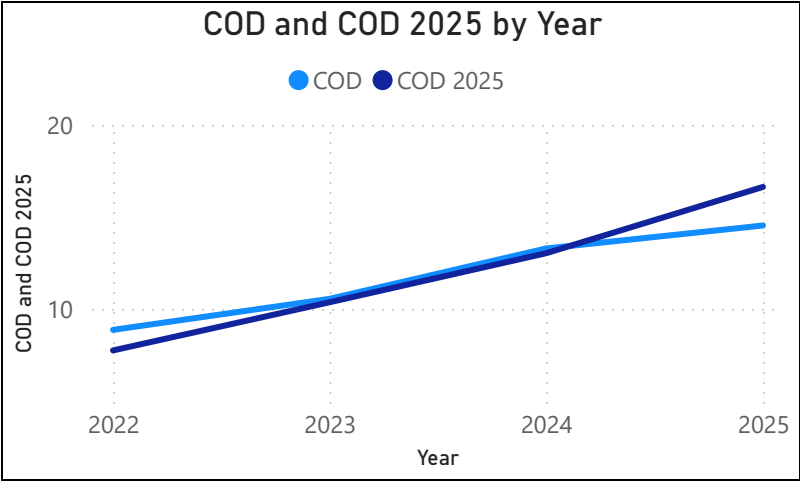
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	2	94.36	94.36	93.67	08.56	100.74	86.28	102.44	N/A	514,000	481,449
344	2	80.87	80.87	83.97	10.72	96.31	72.20	89.53	N/A	132,500	111,258
353	3	125.02	117.05	112.02	13.78	104.49	87.21	138.91	N/A	56,667	63,475
384	1	87.11	87.11	87.11	00.00	100.00	87.11	87.11	N/A	30,000	26,134
406	1	94.65	94.65	94.65	00.00	100.00	94.65	94.65	N/A	28,000	26,501
408	2	104.03	104.03	101.17	04.17	102.83	99.69	108.36	N/A	93,500	94,594
442	2	116.73	116.73	113.29	11.78	103.04	102.98	130.48	N/A	56,000	63,445
471	1	88.31	88.31	88.31	00.00	100.00	88.31	88.31	N/A	20,000	17,661
530	1	97.92	97.92	97.92	00.00	100.00	97.92	97.92	N/A	95,000	93,025
<u> ALL </u>	<u>15</u>	97.92	100.74	95.88	13.80	105.07	72.20	138.91	87.21 to 108.36	129,000	123,683

Thayer 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	29	71.88	65.07	10.47%	74.58	67.37	10.71%	74.18	66.85	10.96%
2	32	69.55	69.57	-0.04%	73.75	72.19	2.16%	70.98	68.30	3.91%
Total	61	71.68	67.09	6.83%	74.15	69.90	6.07%	72.83	67.46	7.95%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	29	10.63	11.70	-9.15%	100.55	100.78	-0.23%
2	32	15.02	14.93	0.64%	103.91	105.70	-1.69%
Total	61	12.80	13.89	-7.83%	101.81	103.62	-1.74%



85 Thayer**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 : 61	MEDIAN : 72	COV : 17.38	95% Median C.I. : 67.43 to 74.24
Total Sales Price : 62,953,862	WGT. MEAN : 73	STD : 12.89	95% Wgt. Mean C.I. : 67.28 to 78.37
Total Adj. Sales Price : 62,953,862	MEAN : 74	Avg. Abs. Dev : 09.18	95% Mean C.I. : 70.92 to 77.38
Total Assessed Value : 45,848,190			
Avg. Adj. Sales Price : 1,032,031	COD : 12.81	MAX Sales Ratio : 125.90	
Avg. Assessed Value : 751,610	PRD : 101.81	MIN Sales Ratio : 55.20	

*Printed:3/23/2026 2:00:09PM***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	5	66.80	71.53	67.39	08.86	106.14	65.20	90.46	N/A	911,520	614,275
01-JAN-23 To 31-MAR-23	5	71.48	72.52	72.63	10.41	99.85	59.03	90.89	N/A	1,158,400	841,387
01-APR-23 To 30-JUN-23	2	72.59	72.59	72.82	07.71	99.68	66.99	78.18	N/A	1,200,975	874,595
01-JUL-23 To 30-SEP-23	2	67.75	67.75	67.74	02.15	100.01	66.29	69.20	N/A	910,962	617,111
01-OCT-23 To 31-DEC-23	6	81.31	79.75	82.21	06.95	97.01	65.36	88.75	65.36 to 88.75	1,102,925	906,736
01-JAN-24 To 31-MAR-24	5	71.68	70.97	71.42	15.68	99.37	55.20	95.26	N/A	910,270	650,111
01-APR-24 To 30-JUN-24	8	74.99	81.04	78.57	17.15	103.14	65.19	125.90	65.19 to 125.90	599,582	471,107
01-JUL-24 To 30-SEP-24	2	77.19	77.19	78.15	04.40	98.77	73.79	80.58	N/A	1,045,738	817,199
01-OCT-24 To 31-DEC-24	7	71.88	71.46	69.93	08.00	102.19	58.97	88.77	58.97 to 88.77	1,157,253	809,312
01-JAN-25 To 31-MAR-25	11	67.03	70.34	69.56	11.55	101.12	57.43	95.15	61.56 to 81.02	1,237,605	860,926
01-APR-25 To 30-JUN-25	4	64.06	64.81	63.89	06.43	101.44	60.17	70.95	N/A	1,052,033	672,165
01-JUL-25 To 30-SEP-25	4	85.62	88.23	83.35	15.92	105.85	74.24	107.43	N/A	1,100,200	917,052
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	14	68.56	71.49	70.41	08.91	101.53	59.03	90.89	65.41 to 78.18	1,040,962	732,980
01-OCT-23 To 30-SEP-24	21	76.06	77.91	78.05	13.58	99.82	55.20	125.90	69.34 to 84.11	859,859	671,154
01-OCT-24 To 30-SEP-25	26	70.91	72.54	70.88	12.52	102.34	57.43	107.43	64.22 to 74.24	1,166,283	826,625
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	15	73.27	74.78	75.94	10.55	98.47	59.03	90.89	66.99 to 81.74	1,108,895	842,051
01-JAN-24 To 31-DEC-24	22	72.21	75.35	73.28	13.29	102.82	55.20	125.90	65.72 to 80.58	888,193	650,864
<u>ALL</u>	61	71.68	74.15	72.83	12.81	101.81	55.20	125.90	67.43 to 74.24	1,032,031	751,610

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	29	71.88	74.58	74.18	10.63	100.54	59.03	107.43	67.92 to 74.42	1,256,328	931,882
2	32	69.55	73.75	70.98	15.03	103.90	55.20	125.90	65.36 to 80.58	828,761	588,238
<u>ALL</u>	61	71.68	74.15	72.83	12.81	101.81	55.20	125.90	67.43 to 74.24	1,032,031	751,610

85 Thayer
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 : 61	MEDIAN : 72	COV : 17.38	95% Median C.I. : 67.43 to 74.24
Total Sales Price : 62,953,862	WGT. MEAN : 73	STD : 12.89	95% Wgt. Mean C.I. : 67.28 to 78.37
Total Adj. Sales Price : 62,953,862	MEAN : 74	Avg. Abs. Dev : 09.18	95% Mean C.I. : 70.92 to 77.38
Total Assessed Value : 45,848,190			
Avg. Adj. Sales Price : 1,032,031	COD : 12.81	MAX Sales Ratio : 125.90	
Avg. Assessed Value : 751,610	PRD : 101.81	MIN Sales Ratio : 55.20	

Printed:3/23/2026 2:00:09PM

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	8	77.41	81.16	76.89	17.32	105.55	64.11	125.90	64.11 to 125.90	1,315,628	1,011,523
1	6	71.08	73.80	73.85	11.55	99.93	64.11	90.89	64.11 to 90.89	1,457,258	1,076,215
2	2	103.24	103.24	91.77	21.95	112.50	80.58	125.90	N/A	890,738	817,450
____Dry____											
County	6	74.99	72.21	70.11	13.63	103.00	55.20	88.77	55.20 to 88.77	450,903	316,121
2	6	74.99	72.21	70.11	13.63	103.00	55.20	88.77	55.20 to 88.77	450,903	316,121
____Grass____											
County	1	73.27	73.27	73.27	00.00	100.00	73.27	73.27	N/A	400,000	293,089
1	1	73.27	73.27	73.27	00.00	100.00	73.27	73.27	N/A	400,000	293,089
____ALL____	61	71.68	74.15	72.83	12.81	101.81	55.20	125.90	67.43 to 74.24	1,032,031	751,610

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	27	71.95	77.56	75.26	14.52	103.06	60.17	125.90	67.43 to 84.11	1,316,469	990,834
1	19	71.95	77.46	76.09	12.52	101.80	64.11	107.43	67.92 to 88.04	1,444,159	1,098,923
2	8	71.75	77.80	72.46	19.33	107.37	60.17	125.90	60.17 to 125.90	1,013,207	734,121
____Dry____											
County	9	72.47	72.40	69.83	12.12	103.68	55.20	88.77	58.30 to 81.74	521,891	364,444
2	9	72.47	72.40	69.83	12.12	103.68	55.20	88.77	58.30 to 81.74	521,891	364,444
____Grass____											
County	2	72.48	72.48	72.19	01.10	100.40	71.68	73.27	N/A	625,000	451,167
1	1	73.27	73.27	73.27	00.00	100.00	73.27	73.27	N/A	400,000	293,089
2	1	71.68	71.68	71.68	00.00	100.00	71.68	71.68	N/A	850,000	609,244
____ALL____	61	71.68	74.15	72.83	12.81	101.81	55.20	125.90	67.43 to 74.24	1,032,031	751,610

Thayer County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	8,855	8,760	8,475	8,210	7,875	7,625	7,465	7,385	8,336
Fillmore	1	8,610	8,380	8,270	8,155	6,200	7,590	7,365	7,310	8,203
Fillmore	2	8,240	8,010	7,890	7,780	n/a	6,980	6,980	6,920	7,888
Saline	2	5,416	5,415	5,320	5,225	4,845	4,655	4,275	4,085	5,189
Jefferson	1	7,600	9,253	9,211	7,054	7,024	n/a	6,210	3,821	8,052
Nuckolls	1	6,712	6,712	6,029	6,029	n/a	5,966	5,283	5,283	6,252
Clay	1	8,345	8,345	8,220	8,220	n/a	7,915	7,735	7,735	8,230
Thayer	2	7,525	7,355	7,095	6,750	6,405	6,200	5,950	5,850	6,756
Jefferson	2	7,275	8,585	8,376	7,002	6,995	n/a	5,954	3,277	7,530
Jefferson	3	5,942	6,457	6,290	6,055	5,655	5,655	5,678	3,073	5,930

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	6,000	5,850	5,500	5,275	4,900	4,600	4,420	4,395	5,398
Fillmore	1	4,935	4,820	4,530	4,572	4,420	4,190	4,190	4,080	4,597
Fillmore	2	4,525	4,465	4,405	4,235	4,060	4,060	3,950	3,720	4,352
Saline	2	5,090	4,950	4,881	4,752	4,535	4,400	4,400	4,335	4,809
Jefferson	1	5,445	6,584	6,452	4,026	n/a	4,456	2,942	2,601	5,024
Nuckolls	1	3,142	3,142	2,970	2,970	2,685	2,685	2,628	2,628	2,989
Clay	1	4,275	4,275	3,905	3,905	3,670	3,670	3,545	3,545	4,038
Thayer	2	4,700	4,500	4,300	4,090	3,900	n/a	3,250	3,250	4,088
Jefferson	2	5,269	5,040	4,979	3,726	2,350	3,856	2,631	2,265	4,291
Jefferson	3	4,296	4,802	4,698	4,326	2,215	2,226	2,312	2,152	4,004

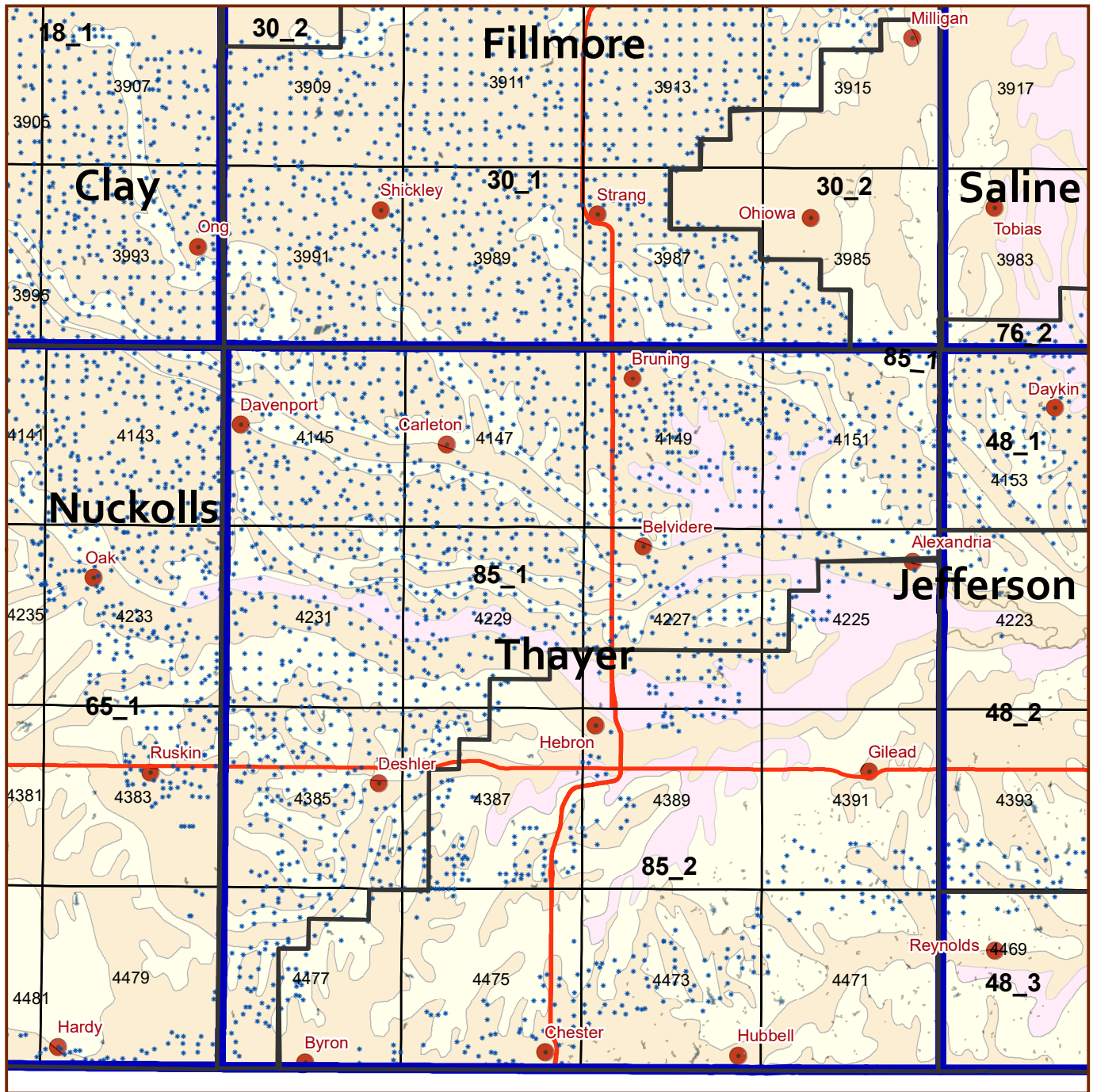
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1,895	1,895	1,895	n/a	1,895	1,895	n/a	1,895	1,895
Fillmore	1	1,925	1,925	1,815	n/a	n/a	n/a	n/a	n/a	1,883
Fillmore	2	1,925	1,925	1,815	n/a	n/a	n/a	n/a	n/a	1,868
Saline	2	1,995	1,995	1,970	n/a	1,925	n/a	n/a	1,565	1,981
Jefferson	1	2,519	2,544	2,505	2,505	n/a	n/a	n/a	2,290	2,517
Nuckolls	1	1,508	1,508	1,496	1,496	n/a	1,485	1,486	1,485	1,499
Clay	1	1,695	1,695	1,695	1,695	n/a	n/a	n/a	1,580	1,687
Thayer	2	1,895	1,895	1,895	1,895	1,895	1,895	n/a	1,895	1,895
Jefferson	2	2,516	2,530	2,505	2,299	2,290	2,290	4,530	2,290	2,507
Jefferson	3	2,245	2,248	2,190	1,879	n/a	1,705	n/a	1,705	2,127

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	3,225	850	650
Fillmore	1	1,846	n/a	478
Fillmore	2	1,825	n/a	796
Saline	2	1,981	513	105
Jefferson	1	n/a	1,215	450
Nuckolls	1	1,312	126	124
Clay	1	1,260	n/a	n/a
Thayer	2	3,050	850	650
Jefferson	2	n/a	1,650	450
Jefferson	3	n/a	1,256	450

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.

THAYER COUNTY



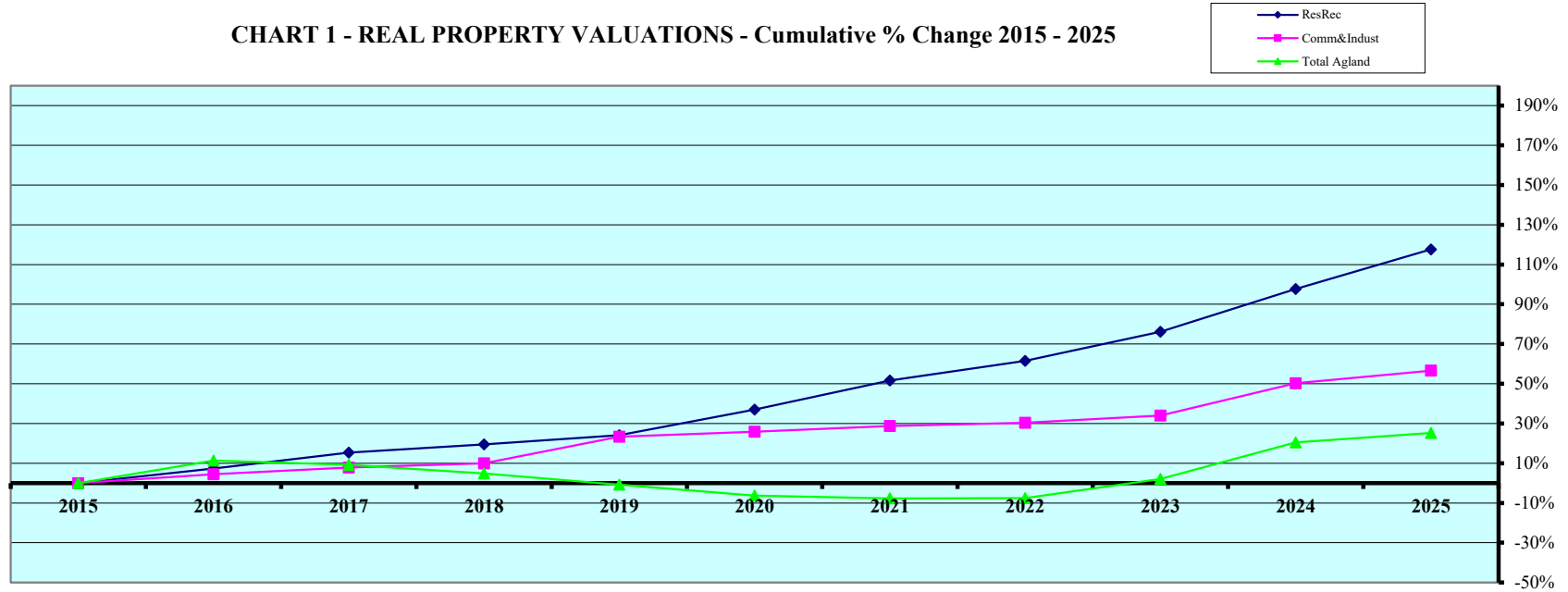
Legend

- 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	123,369,277	-	-	-	42,539,585	-	-	-	1,428,301,149	-	-	-
2016	132,475,467	9,106,190	7.38%	7.38%	44,435,943	1,896,358	4.46%	4.46%	1,589,989,755	161,688,606	11.32%	11.32%
2017	142,338,823	9,863,356	7.45%	15.38%	45,901,967	1,466,024	3.30%	7.90%	1,560,714,631	-29,275,124	-1.84%	9.27%
2018	147,406,106	5,067,283	3.56%	19.48%	46,764,540	862,573	1.88%	9.93%	1,497,800,702	-62,913,929	-4.03%	4.87%
2019	153,040,932	5,634,826	3.82%	24.05%	52,475,329	5,710,789	12.21%	23.36%	1,417,602,943	-80,197,759	-5.35%	-0.75%
2020	168,995,398	15,954,466	10.42%	36.98%	53,546,437	1,071,108	2.04%	25.87%	1,338,693,995	-78,908,948	-5.57%	-6.27%
2021	187,096,274	18,100,876	10.71%	51.66%	54,771,395	1,224,958	2.29%	28.75%	1,318,127,272	-20,566,723	-1.54%	-7.71%
2022	199,284,198	12,187,924	6.51%	61.53%	55,443,959	672,564	1.23%	30.33%	1,320,262,731	2,135,459	0.16%	-7.56%
2023	217,365,512	18,081,314	9.07%	76.19%	57,028,684	1,584,725	2.86%	34.06%	1,458,385,468	138,122,737	10.46%	2.11%
2024	243,826,578	26,461,066	12.17%	97.64%	63,921,117	6,892,433	12.09%	50.26%	1,721,771,184	263,385,716	18.06%	20.55%
2025	268,502,450	24,675,872	10.12%	117.64%	66,611,422	2,690,305	4.21%	56.59%	1,788,675,429	66,904,245	3.89%	25.23%

Rate Annual %chg: Residential & Recreational **8.09%**

Commercial & Industrial **4.59%**

Agricultural Land **2.28%**

Cnty# **85**
County **THAYER**

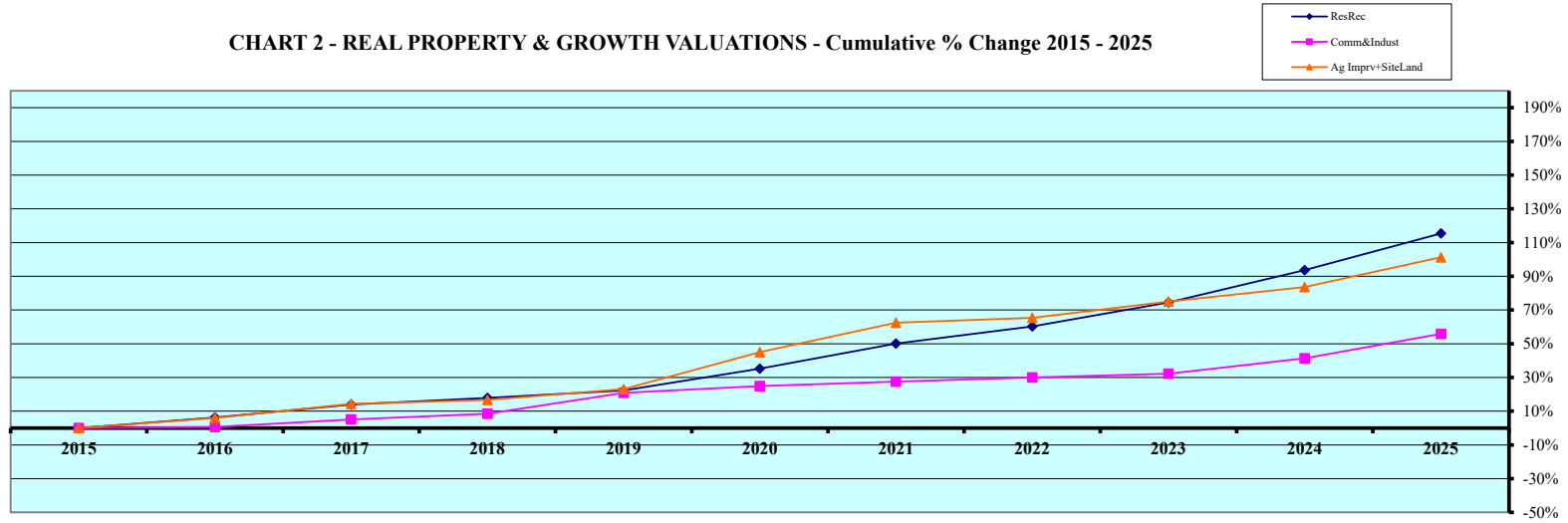
CHART 1

(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	123,369,277	2,496,622	2.02%	120,872,655	--	--	42,539,585	930,770	2.19%	41,608,815	--	--
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	6.26%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	0.70%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	13.99%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	5.08%
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	17.92%	46,764,540	610,808	1.31%	46,153,732	0.55%	8.50%
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	22.36%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	20.87%
2020	168,995,398	2,095,317	1.24%	166,900,081	9.06%	35.28%	53,546,437	402,296	0.75%	53,144,141	1.27%	24.93%
2021	187,096,274	1,941,301	1.04%	185,154,973	9.56%	50.08%	54,771,395	534,809	0.98%	54,236,586	1.29%	27.50%
2022	199,284,198	1,539,566	0.77%	197,744,632	5.69%	60.29%	55,443,959	117,728	0.21%	55,326,231	1.01%	30.06%
2023	217,365,512	2,031,119	0.93%	215,334,393	8.05%	74.54%	57,028,684	781,898	1.37%	56,246,786	1.45%	32.22%
2024	243,826,578	4,830,625	1.98%	238,995,953	9.95%	93.72%	63,921,117	3,779,237	5.91%	60,141,880	5.46%	41.38%
2025	268,502,450	2,770,106	1.03%	265,732,344	8.98%	115.40%	66,611,422	303,868	0.46%	66,307,554	3.73%	55.87%
Rate Ann%chg	8.09%	Resid & Recreat w/o growth				6.83%	4.59%	C & I w/o growth				2.60%

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	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	--	--
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	6.05%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	14.33%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	16.65%
2019	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	23.15%
2020	46,195,825	55,220,690	101,416,515	2,614,956	2.58%	98,801,559	15.71%	45.04%
2021	52,245,379	60,479,922	112,725,301	2,043,209	1.81%	110,682,092	9.14%	62.48%
2022	52,691,919	62,806,633	115,498,552	2,833,624	2.45%	112,664,928	-0.05%	65.39%
2023	57,568,214	63,212,122	120,780,336	1,540,781	1.28%	119,239,555	3.24%	75.04%
2024	62,021,800	66,691,983	128,713,783	3,588,526	2.79%	125,125,257	3.60%	83.68%
2025	68,394,359	71,257,101	139,651,460	2,532,675	1.81%	137,118,785	6.53%	101.29%
Rate Ann%chg	7.48%	7.40%	7.44%	Ag Imprv+Site w/o growth			4.79%	

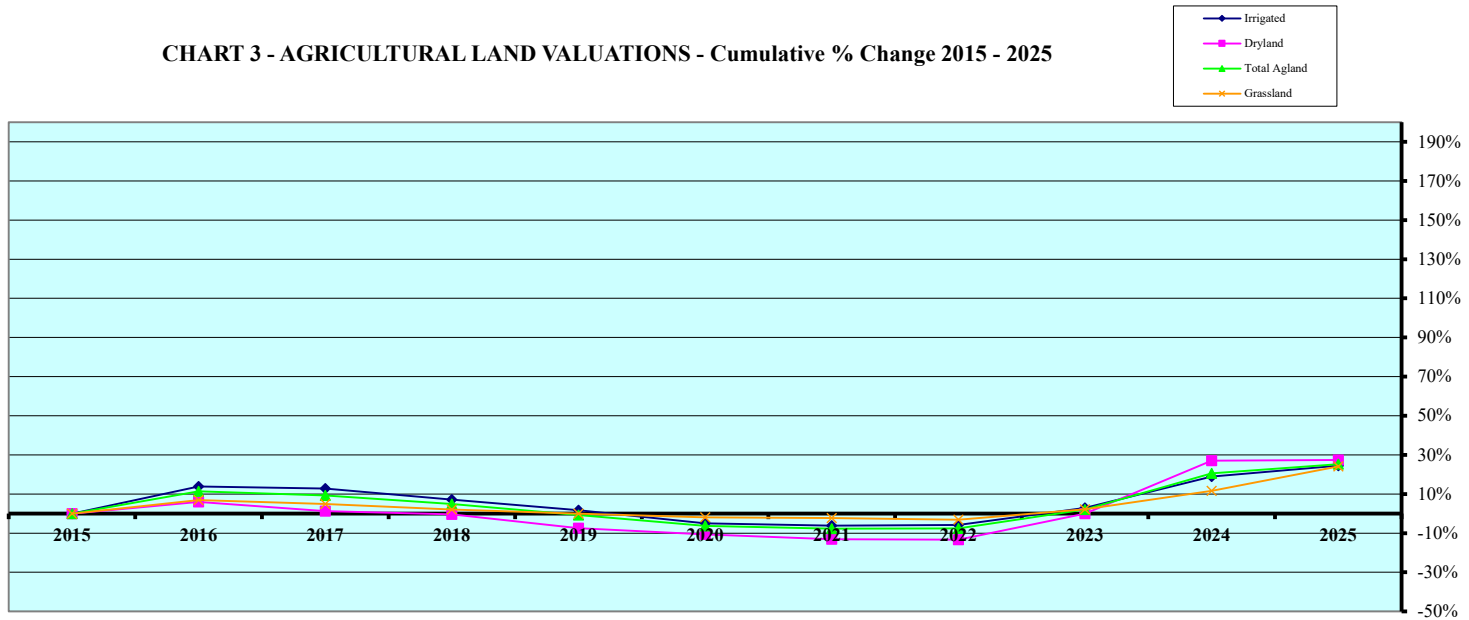
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 85
County THAYER

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	963,115,455	-	-	-	369,154,561	-	-	-	95,405,420	-	-	-
2016	1,096,428,095	133,312,640	13.84%	13.84%	391,144,894	21,990,333	5.96%	5.96%	101,966,704	6,561,284	6.88%	6.88%
2017	1,086,569,297	-9,858,798	-0.90%	12.82%	373,645,771	-17,499,123	-4.47%	1.22%	100,041,703	-1,925,001	-1.89%	4.86%
2018	1,032,146,769	-54,422,528	-5.01%	7.17%	367,772,612	-5,873,159	-1.57%	-0.37%	97,419,894	-2,621,809	-2.62%	2.11%
2019	980,131,923	-52,014,846	-5.04%	1.77%	341,651,863	-26,120,749	-7.10%	-7.45%	95,369,962	-2,049,932	-2.10%	-0.04%
2020	914,712,295	-65,419,628	-6.67%	-5.03%	329,972,617	-11,679,246	-3.42%	-10.61%	93,557,843	-1,812,119	-1.90%	-1.94%
2021	903,686,817	-11,025,478	-1.21%	-6.17%	320,796,706	-9,175,911	-2.78%	-13.10%	93,192,627	-365,216	-0.39%	-2.32%
2022	907,467,631	3,780,814	0.42%	-5.78%	319,926,928	-869,778	-0.27%	-13.34%	92,409,992	-782,635	-0.84%	-3.14%
2023	991,183,470	83,715,839	9.23%	2.91%	368,887,262	48,960,334	15.30%	-0.07%	97,551,316	5,141,324	5.56%	2.25%
2024	1,145,555,171	154,371,701	15.57%	18.94%	468,773,436	99,886,174	27.08%	26.99%	106,450,062	8,898,746	9.12%	11.58%
2025	1,198,835,066	53,279,895	4.65%	24.47%	470,253,891	1,480,455	0.32%	27.39%	118,382,142	11,932,080	11.21%	24.08%

Rate Ann.%chg: Irrigated 2.21%

Dryland 2.45%

Grassland 2.18%

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	336,616	-	-	-	289,097	-	-	-	1,428,301,149	-	-	-
2016	450,062	113,446	33.70%	33.70%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	11.32%
2017	457,860	7,798	1.73%	36.02%	0	0	-	-100.00%	1,560,714,631	-29,275,124	-1.84%	9.27%
2018	461,427	3,567	0.78%	37.08%	0	0	-	-100.00%	1,497,800,702	-62,913,929	-4.03%	4.87%
2019	449,195	-12,232	-2.65%	33.44%	0	0	-	-100.00%	1,417,602,943	-80,197,759	-5.35%	-0.75%
2020	451,240	2,045	0.46%	34.05%	0	0	-	-100.00%	1,338,693,995	-78,908,948	-5.57%	-6.27%
2021	451,122	-118	-0.03%	34.02%	0	0	-	-100.00%	1,318,127,272	-20,566,723	-1.54%	-7.71%
2022	458,180	7,058	1.56%	36.11%	0	0	-	-100.00%	1,320,262,731	2,135,459	0.16%	-7.56%
2023	570,475	112,295	24.51%	69.47%	192,945	192,945	-	-33.26%	1,458,385,468	138,122,737	10.46%	2.11%
2024	799,570	229,095	40.16%	137.53%	192,945	0	0.00%	-33.26%	1,721,771,184	263,385,716	18.06%	20.55%
2025	1,142,290	342,720	42.86%	239.35%	62,040	-130,905	-67.85%	-78.54%	1,788,675,429	66,904,245	3.89%	25.23%

Cnty# 85
County THAYER

Rate Ann.%chg: Total Agric Land 2.28%

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	963,585,361	159,617	6,037			368,439,374	108,355	3,400			90,386,516	64,307	1,406		
2016	1,097,256,918	160,080	6,854	13.54%	13.54%	390,800,508	108,214	3,611	6.21%	6.21%	101,976,775	75,388	1,353	-3.76%	-3.76%
2017	1,086,921,031	161,442	6,733	-1.78%	11.52%	373,551,730	107,173	3,486	-3.49%	2.51%	100,001,465	74,639	1,340	-0.95%	-4.68%
2018	1,032,062,321	161,597	6,387	-5.14%	5.79%	368,049,855	107,151	3,435	-1.45%	1.02%	97,387,779	74,460	1,308	-2.38%	-6.94%
2019	979,950,297	162,565	6,028	-5.61%	-0.15%	341,705,231	106,899	3,197	-6.94%	-5.99%	95,368,224	73,630	1,295	-0.97%	-7.85%
2020	914,819,268	163,148	5,607	-6.98%	-7.12%	329,902,705	106,642	3,094	-3.22%	-9.02%	93,585,844	73,194	1,279	-1.28%	-9.03%
2021	903,863,394	163,278	5,536	-1.28%	-8.30%	320,597,807	106,514	3,010	-2.70%	-11.48%	93,296,291	73,210	1,274	-0.33%	-9.33%
2022	903,736,416	163,257	5,536	0.00%	-8.30%	321,280,443	106,758	3,009	-0.02%	-11.50%	92,923,623	72,944	1,274	-0.04%	-9.37%
2023	990,776,126	164,679	6,016	8.68%	-0.34%	368,904,134	105,939	3,482	15.71%	2.41%	97,562,013	72,326	1,349	5.89%	-4.03%
2024	1,145,549,268	164,966	6,944	15.42%	15.03%	469,377,434	105,672	4,442	27.56%	30.63%	106,496,682	72,277	1,473	9.23%	4.83%
2025	1,198,067,580	166,158	7,210	3.83%	19.44%	470,855,457	104,669	4,499	1.28%	32.30%	118,667,553	71,879	1,651	12.05%	17.46%

Rate Annual %chg Average Value/Acre:

2.20%

2.48%

2.76%

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	336,779	2,245	150			5,345,477	11,484	465			1,428,093,507	346,009	4,127		
2016	448,694	2,244	200	33.32%	33.32%	0	0				1,590,482,895	345,925	4,598	11.40%	11.40%
2017	457,862	2,289	200	0.01%	33.33%	0	0				1,560,932,088	345,543	4,517	-1.75%	9.45%
2018	460,017	2,300	200	0.00%	33.33%	0	0				1,497,959,972	345,508	4,336	-4.02%	5.04%
2019	450,411	2,252	200	0.00%	33.33%	0	0				1,417,474,163	345,346	4,105	-5.33%	-0.55%
2020	451,318	2,257	200	0.00%	33.33%	0	0				1,338,759,135	345,241	3,878	-5.52%	-6.05%
2021	451,122	2,256	200	0.00%	33.33%	0	0				1,318,208,614	345,258	3,818	-1.54%	-7.49%
2022	453,912	2,270	200	0.00%	33.33%	0	0				1,318,394,394	345,228	3,819	0.02%	-7.47%
2023	570,330	2,281	250	25.02%	66.69%	192,945	129	1,500		222.25%	1,458,005,548	345,353	4,222	10.55%	2.29%
2024	798,065	2,280	350	39.99%	133.36%	192,945	129	1,500	0.00%	222.25%	1,722,414,394	345,323	4,988	18.15%	20.85%
2025	1,142,290	2,285	500	42.84%	233.33%	215,130	143	1,500	0.00%	222.25%	1,788,948,010	345,134	5,183	3.92%	25.59%

85

THAYER

Rate Annual %chg Average Value/Acre:

2.28%

(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
5,034	THAYER	115,145,614	43,457,957	101,723,999	265,116,256	54,753,985	11,857,437	3,386,194	1,788,675,429	68,394,359	71,257,101	0	2,523,768,331
cnty sectorvalue % of total value:		4.56%	1.72%	4.03%	10.50%	2.17%	0.47%	0.13%	70.87%	2.71%	2.82%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
148	ALEXANDRIA	18,861	479,099	2,340,746	3,469,777	0	0	68,617	0	221,603	51,021	0	6,649,724
2.94%	%sector of county sector	0.02%	1.10%	2.30%	1.31%			2.03%		0.32%	0.07%		0.26%
	%sector of municipality	0.28%	7.20%	35.20%	52.18%			1.03%		3.33%	0.77%		100.00%
51	BELVIDERE	194,190	549,576	3,260,144	1,069,946	0	0	462,256	0	534,119	122,144	0	6,192,375
1.01%	%sector of county sector	0.17%	1.26%	3.20%	0.40%			13.65%		0.78%	0.17%		0.25%
	%sector of municipality	3.14%	8.88%	52.65%	17.28%			7.46%		8.63%	1.97%		100.00%
290	BRUNING	2,225,256	160,241	5,071	19,690,320	0	0	7,553,370	702,728	71,132	0	0	30,408,118
5.76%	%sector of county sector	1.93%	0.37%	0.00%	7.43%			223.06%	0.04%	0.10%			1.20%
	%sector of municipality	7.32%	0.53%	0.02%	64.75%			24.84%	2.31%	0.23%			100.00%
83	BYRON	399,016	671,931	70,239	3,646,310	0	0	2,030,661	0	0	0	0	6,818,157
1.65%	%sector of county sector	0.35%	1.55%	0.07%	1.38%			59.97%					0.27%
	%sector of municipality	5.85%	9.86%	1.03%	53.48%			29.78%					100.00%
92	CARLETON	778,488	381,549	1,895,535	3,809,097	0	0	3,981,914	0	138,657	39,222	0	11,024,462
1.83%	%sector of county sector	0.68%	0.88%	1.86%	1.44%			117.59%		0.20%	0.06%		0.44%
	%sector of municipality	7.06%	3.46%	17.19%	34.55%			36.12%		1.26%	0.36%		100.00%
224	CHESTER	1,806,764	612,555	55,779	8,734,353	0	0	3,141,940	0	497,593	31,637	0	14,880,621
4.45%	%sector of county sector	1.57%	1.41%	0.05%	3.29%			92.79%		0.73%	0.04%		0.59%
	%sector of municipality	12.14%	4.12%	0.37%	58.70%			21.11%		3.34%	0.21%		100.00%
319	DAVENPORT	8,822,596	2,044,398	6,471,871	14,785,130	0	0	6,253,996	0	340,201	147,860	0	38,866,052
6.34%	%sector of county sector	7.66%	4.70%	6.36%	5.58%			184.69%		0.50%	0.21%		1.54%
	%sector of municipality	22.70%	5.26%	16.65%	38.04%			16.09%		0.88%	0.38%		100.00%
752	DESHLER	518,445	1,612,144	134,656	28,338,357	0	0	3,515,890	0	7,853	0	0	34,127,345
14.94%	%sector of county sector	0.45%	3.71%	0.13%	10.69%			103.83%		0.01%			1.35%
	%sector of municipality	1.52%	4.72%	0.39%	83.04%			10.30%		0.02%			100.00%
30	GILEAD	2,138	7,801	245	685,837	0	0	34,776	0	62,591	0	0	793,388
0.60%	%sector of county sector	0.00%	0.02%	0.00%	0.26%			1.03%		0.09%			0.03%
	%sector of municipality	0.27%	0.98%	0.03%	86.44%			4.38%		7.89%			100.00%
1,458	HEBRON	6,779,053	3,201,457	168,384	86,019,351	0	0	16,653,960	2,557,554	386,528	390,457	0	116,156,744
28.96%	%sector of county sector	5.89%	7.37%	0.17%	32.45%			491.82%	0.14%	0.57%	0.55%		4.60%
	%sector of municipality	5.84%	2.76%	0.14%	74.05%			14.34%	2.20%	0.33%	0.34%		100.00%
63	HUBBELL	324,102	162,172	18,410	1,107,952	0	0	1,052,261	0	324,364	8,214	0	2,997,475
1.25%	%sector of county sector	0.28%	0.37%	0.02%	0.42%			31.08%		0.47%	0.01%		0.12%
	%sector of municipality	10.81%	5.41%	0.61%	36.96%			35.10%		10.82%	0.27%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,511	Total Municipalities	21,868,910	9,882,924	14,421,081	171,356,437	0	0	44,749,656	3,260,282	2,584,641	790,555	0	268,914,472
69.74%	%all municip.sectors of cnty	18.99%	22.74%	14.18%	64.63%			1321.53%	0.18%	3.78%	1.11%		10.66%

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 : 6,156

Value : 2,440,087,948

Growth 13,528,483

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	307	1,458,404	7	181,930	38	414,852	352	2,055,186	
02. Res Improve Land	1,903	16,018,075	29	2,263,090	334	20,491,562	2,266	38,772,727	
03. Res Improvements	1,910	169,579,820	29	13,514,888	341	64,933,806	2,280	248,028,514	
04. Res Total	2,217	187,056,299	36	15,959,908	379	85,840,220	2,632	288,856,427	3,133,032
% of Res Total	84.23	64.76	1.37	5.53	14.40	29.72	42.76	11.84	23.16
05. Com UnImp Land	66	633,240	0	0	14	509,243	80	1,142,483	
06. Com Improve Land	350	3,586,874	0	0	30	2,566,479	380	6,153,353	
07. Com Improvements	359	40,995,055	0	0	42	8,047,459	401	49,042,514	
08. Com Total	425	45,215,169	0	0	56	11,123,181	481	56,338,350	1,727,142
% of Com Total	88.36	80.26	0.00	0.00	11.64	19.74	7.81	2.31	12.77
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	255,546	0	0	2	532,125	5	787,671	
11. Ind Improvements	3	2,997,835	0	0	2	8,095,975	5	11,093,810	
12. Ind Total	3	3,253,381	0	0	2	8,628,100	5	11,881,481	0
% of Ind Total	60.00	27.38	0.00	0.00	40.00	72.62	0.08	0.49	0.00
13. Rec UnImp Land	0	0	0	0	40	1,738,870	40	1,738,870	
14. Rec Improve Land	0	0	0	0	10	1,632,171	10	1,632,171	
15. Rec Improvements	0	0	0	0	10	636,918	10	636,918	
16. Rec Total	0	0	0	0	50	4,007,959	50	4,007,959	10,301
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.81	0.16	0.08
Res & Rec Total	2,217	187,056,299	36	15,959,908	429	89,848,179	2,682	292,864,386	3,143,333
% of Res & Rec Total	82.66	63.87	1.34	5.45	16.00	30.68	43.57	12.00	23.23
Com & Ind Total	428	48,468,550	0	0	58	19,751,281	486	68,219,831	1,727,142
% of Com & Ind Total	88.07	71.05	0.00	0.00	11.93	28.95	7.89	2.80	12.77
17. Taxable Total	2,645	235,524,849	36	15,959,908	487	109,599,460	3,168	361,084,217	4,870,475
% of Taxable Total	83.49	65.23	1.14	4.42	15.37	30.35	51.46	14.80	36.00

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	3	1,809,929	13,257,986		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		3	1,809,929	13,257,986
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					3	1,809,929	13,257,986

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	324	2	203	529

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	98	2,183,663	0	0	2,000	1,363,778,349	2,098	1,365,962,012
28. Ag-Improved Land	24	576,236	0	0	800	591,541,453	824	592,117,689
29. Ag Improvements	25	701,098	0	0	865	120,222,932	890	120,924,030

30. Ag Total				2,988	2,079,003,731
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	4	1.02	5,610	0	0.00	0	
36. FarmSite Improv Land	23	16.71	91,905	0	0.00	0	
37. FarmSite Improvements	25	0.00	701,098	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	2.18	0	0	0.00	0	Growth
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	4.13	185,850	5	4.13	185,850	
32. HomeSite Improv Land	354	361.49	16,267,050	354	361.49	16,267,050	
33. HomeSite Improvements	345	0.00	57,300,932	345	0.00	57,300,932	748,280
34. HomeSite Total				350	365.62	73,753,832	
35. FarmSite UnImp Land	63	406.87	2,124,740	67	407.89	2,130,350	
36. FarmSite Improv Land	779	2,569.18	14,083,150	802	2,585.89	14,175,055	
37. FarmSite Improvements	851	0.00	62,922,000	876	0.00	63,623,098	7,909,728
38. FarmSite Total				943	2,993.78	79,928,503	
39. Road & Ditches	0	7,033.80	0	0	7,035.98	0	
40. Other- Non Ag Use	0	203.81	471,336	0	203.81	471,336	
41. Total Section VI				1,293	10,599.19	154,153,671	8,658,008

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	16	1,290.36	4,207,843	16	1,290.36	4,207,843

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	13,084.57	9.95%	115,863,867	10.56%	8,855.00
46. 1A	19,763.40	15.02%	173,127,382	15.78%	8,760.00
47. 2A1	56,737.24	43.12%	480,848,320	43.84%	8,475.00
48. 2A	13,773.69	10.47%	113,082,066	10.31%	8,210.01
49. 3A1	8,941.78	6.80%	70,416,611	6.42%	7,875.01
50. 3A	2,010.12	1.53%	15,327,174	1.40%	7,625.00
51. 4A1	8,748.56	6.65%	65,308,023	5.95%	7,465.00
52. 4A	8,506.82	6.47%	62,822,892	5.73%	7,385.00
53. Total	131,566.18	100.00%	1,096,796,335	100.00%	8,336.46
Dry					
54. 1D1	3,873.19	13.64%	23,239,140	15.17%	6,000.00
55. 1D	5,017.07	17.67%	29,350,098	19.15%	5,850.05
56. 2D1	9,356.93	32.96%	51,463,115	33.59%	5,500.00
57. 2D	3,878.90	13.66%	20,461,304	13.35%	5,275.03
58. 3D1	2,260.77	7.96%	11,077,773	7.23%	4,900.00
59. 3D	2.66	0.01%	12,236	0.01%	4,600.00
60. 4D1	2,439.53	8.59%	10,782,725	7.04%	4,420.00
61. 4D	1,557.03	5.49%	6,843,167	4.47%	4,395.01
62. Total	28,386.08	100.00%	153,229,558	100.00%	5,398.05
Grass					
63. 1G1	4,875.97	20.88%	9,337,242	22.55%	1,914.95
64. 1G	4,573.07	19.58%	4,595,854	11.10%	1,004.98
65. 2G1	8,594.06	36.80%	16,508,995	39.87%	1,920.98
66. 2G	116.98	0.50%	377,263	0.91%	3,225.02
67. 3G1	1,101.22	4.72%	2,164,656	5.23%	1,965.69
68. 3G	2,024.33	8.67%	3,836,118	9.26%	1,895.01
69. 4G1	306.82	1.31%	989,504	2.39%	3,225.03
70. 4G	1,759.09	7.53%	3,600,441	8.69%	2,046.76
71. Total	23,351.54	100.00%	41,410,073	100.00%	1,773.33
Irrigated Total	131,566.18	71.39%	1,096,796,335	84.88%	8,336.46
Dry Total	28,386.08	15.40%	153,229,558	11.86%	5,398.05
Grass Total	23,351.54	12.67%	41,410,073	3.20%	1,773.33
72. Waste	944.35	0.51%	613,868	0.05%	650.04
73. Other	41.36	0.02%	144,760	0.01%	3,500.00
74. Exempt	228.59	0.12%	0	0.00%	0.00
75. Market Area Total	184,289.51	100.00%	1,292,194,594	100.00%	7,011.76

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,585.56	4.56%	11,931,346	5.08%	7,525.00
46. 1A	6,287.13	18.09%	46,241,856	19.69%	7,355.00
47. 2A1	9,100.35	26.18%	64,566,996	27.49%	7,095.00
48. 2A	7,042.44	20.26%	47,536,571	20.24%	6,750.01
49. 3A1	2,072.54	5.96%	13,274,626	5.65%	6,405.00
50. 3A	253.97	0.73%	1,574,614	0.67%	6,200.00
51. 4A1	4,823.22	13.88%	28,698,228	12.22%	5,950.01
52. 4A	3,596.36	10.35%	21,038,799	8.96%	5,850.03
53. Total	34,761.57	100.00%	234,863,036	100.00%	6,756.40
Dry					
54. 1D1	4,426.55	5.82%	20,804,785	6.69%	4,700.00
55. 1D	14,623.59	19.22%	65,806,155	21.16%	4,500.00
56. 2D1	18,882.89	24.82%	81,196,427	26.11%	4,300.00
57. 2D	19,142.12	25.16%	78,291,336	25.18%	4,090.00
58. 3D1	4,833.81	6.35%	18,851,859	6.06%	3,900.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,906.56	13.02%	32,196,604	10.35%	3,250.03
61. 4D	4,251.26	5.59%	13,816,866	4.44%	3,250.06
62. Total	76,066.78	100.00%	310,964,032	100.00%	4,088.04
Grass					
63. 1G1	5,892.95	12.23%	11,200,246	13.03%	1,900.62
64. 1G	7,808.01	16.20%	7,551,850	8.78%	967.19
65. 2G1	23,189.58	48.13%	44,143,996	51.35%	1,903.61
66. 2G	1,425.00	2.96%	3,374,777	3.93%	2,368.26
67. 3G1	3,649.25	7.57%	7,014,263	8.16%	1,922.11
68. 3G	3,720.45	7.72%	7,050,267	8.20%	1,895.00
69. 4G1	579.92	1.20%	1,768,772	2.06%	3,050.03
70. 4G	1,917.80	3.98%	3,860,054	4.49%	2,012.75
71. Total	48,182.96	100.00%	85,964,225	100.00%	1,784.12
Irrigated Total	34,761.57	21.68%	234,863,036	37.12%	6,756.40
Dry Total	76,066.78	47.44%	310,964,032	49.15%	4,088.04
Grass Total	48,182.96	30.05%	85,964,225	13.59%	1,784.12
72. Waste	1,329.41	0.83%	864,173	0.14%	650.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	385.57	0.24%	0	0.00%	0.00
75. Market Area Total	160,340.72	100.00%	632,655,466	100.00%	3,945.69

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	78.59	651,861	0.00	0	166,249.16	1,331,007,510	166,327.75	1,331,659,371
77. Dry Land	351.46	1,600,016	0.00	0	104,101.40	462,593,574	104,452.86	464,193,590
78. Grass	252.42	400,865	0.00	0	71,282.08	126,973,433	71,534.50	127,374,298
79. Waste	14.83	9,642	0.00	0	2,258.93	1,468,399	2,273.76	1,478,041
80. Other	0.00	0	0.00	0	41.36	144,760	41.36	144,760
81. Exempt	0.00	0	5.88	0	608.28	0	614.16	0
82. Total	697.30	2,662,384	0.00	0	343,932.93	1,922,187,676	344,630.23	1,924,850,060

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	166,327.75	48.26%	1,331,659,371	69.18%	8,006.24
Dry Land	104,452.86	30.31%	464,193,590	24.12%	4,444.05
Grass	71,534.50	20.76%	127,374,298	6.62%	1,780.60
Waste	2,273.76	0.66%	1,478,041	0.08%	650.04
Other	41.36	0.01%	144,760	0.01%	3,500.00
Exempt	614.16	0.18%	0	0.00%	0.00
Total	344,630.23	100.00%	1,924,850,060	100.00%	5,585.26

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 Acreage	38	414,852	323	19,839,012	327	61,668,295	365	81,922,159	1,875,245
83.2 Alexandria	20	31,859	107	361,998	110	3,116,799	130	3,510,656	40,345
83.3 Belvidere	20	14,923	47	51,626	49	1,043,346	69	1,109,895	1,892
83.4 Bruning	23	99,864	162	727,240	162	19,224,287	185	20,051,391	85,316
83.5 Byron	2	4,865	75	278,822	76	3,401,996	78	3,685,683	1,300
83.6 Carleton	29	42,338	62	356,062	62	3,486,166	91	3,884,566	74,145
83.7 Chester	24	91,016	160	454,461	160	8,895,290	184	9,440,767	32,628
83.8 Davenport	33	73,232	182	627,567	182	15,455,490	215	16,156,289	60,359
83.9 Deshler	72	518,172	360	3,578,816	360	30,491,713	432	34,588,701	124,797
83.10 Deshler Com	0	0	1	930	1	11,124	1	12,054	0
83.11 Gilead	11	13,118	32	47,338	33	859,579	44	920,035	3,448
83.12 Hebron	57	538,508	662	9,487,304	662	82,566,401	719	92,592,213	705,556
83.13 Hebron Com	1	16,954	0	0	0	0	1	16,954	0
83.14 Hubbell	15	13,555	53	45,911	53	1,027,629	68	1,087,095	0
83.15 Recreational	35	1,528,875	8	1,513,281	8	627,492	43	3,669,648	10,301
83.16 Rural	5	209,995	13	771,440	16	3,274,937	21	4,256,372	70,585
83.17 Subdivision	7	181,930	29	2,263,090	29	13,514,888	36	15,959,908	57,416
84 Residential Total	392	3,794,056	2,276	40,404,898	2,290	248,665,432	2,682	292,864,386	3,143,333

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alexandria Com	0	0	9	5,779	9	62,838	9	68,617	0
85.2	Belvidere Com	0	0	3	2,219	3	104,795	3	107,014	0
85.3	Bruning Com	2	16,772	30	149,254	31	3,358,031	33	3,524,057	286,111
85.4	Bruning Industrial	0	0	1	27,728	1	675,000	1	702,728	0
85.5	Byron Com	5	2,903	21	82,195	24	2,003,315	29	2,088,413	19,070
85.6	Carleton Com	4	2,398	13	336,475	14	4,200,686	18	4,539,559	368,831
85.7	Cell Towers	0	0	0	0	2	57,570	2	57,570	0
85.8	Chester Com	5	25,653	29	136,835	29	3,026,208	34	3,188,696	285,988
85.9	Davenport Com	13	135,569	40	269,725	41	5,902,364	54	6,307,658	30,191
85.10	Deshler Com	10	82,576	55	503,315	55	2,865,415	65	3,451,306	26,644
85.11	Gilead Com	2	2,975	6	4,130	6	27,671	8	34,776	0
85.12	Grain Facilities	0	0	4	265,333	5	4,710,636	5	4,975,969	155,169
85.13	Hebron Com	20	325,036	132	1,764,473	133	13,791,667	153	15,881,176	98,143
85.14	Hebron Industrial	0	0	2	227,818	2	2,322,835	2	2,550,653	0
85.15	Hubbell Com	5	39,358	8	67,141	9	929,368	14	1,035,867	0
85.16	Rural	0	0	1	143,749	1	409,613	1	553,362	143,875
85.17	Rural Commercial	14	509,243	29	2,422,730	39	7,592,337	53	10,524,310	313,120
85.18	Rural Industrial	0	0	2	532,125	2	8,095,975	2	8,628,100	0
86	Commercial Total	80	1,142,483	385	6,941,024	406	60,136,324	486	68,219,831	1,727,142

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	4,802.85	26.07%	9,101,428	26.07%	1,895.01
88. 1G	567.99	3.08%	1,076,346	3.08%	1,895.01
89. 2G1	8,426.25	45.74%	15,967,804	45.74%	1,895.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,042.70	5.66%	1,975,926	5.66%	1,895.01
92. 3G	2,024.33	10.99%	3,836,118	10.99%	1,895.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,558.37	8.46%	2,953,111	8.46%	1,895.00
95. Total	18,422.49	100.00%	34,910,733	100.00%	1,895.01
CRP					
96. 1C1	73.12	7.52%	235,814	7.52%	3,225.03
97. 1C	48.46	4.98%	156,287	4.98%	3,225.07
98. 2C1	167.81	17.26%	541,191	17.26%	3,225.02
99. 2C	116.98	12.03%	377,263	12.03%	3,225.02
100. 3C1	58.52	6.02%	188,730	6.02%	3,225.05
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	306.82	31.55%	989,504	31.55%	3,225.03
103. 4C	200.72	20.64%	647,330	20.64%	3,225.04
104. Total	972.43	100.00%	3,136,119	100.00%	3,225.03
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	3,956.62	100.00%	3,363,221	100.00%	850.02
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	3,956.62	100.00%	3,363,221	100.00%	850.02
Grass Total	18,422.49	78.89%	34,910,733	84.30%	1,895.01
CRP Total	972.43	4.16%	3,136,119	7.57%	3,225.03
Timber Total	3,956.62	16.94%	3,363,221	8.12%	850.02
114. Market Area Total	23,351.54	100.00%	41,410,073	100.00%	1,773.33

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,864.31	14.91%	11,112,891	14.91%	1,895.00
88. 1G	593.62	1.51%	1,124,911	1.51%	1,895.00
89. 2G1	23,016.71	58.53%	43,616,734	58.53%	1,895.00
90. 2G	841.12	2.14%	1,593,925	2.14%	1,895.00
91. 3G1	3,563.60	9.06%	6,753,028	9.06%	1,895.00
92. 3G	3,720.45	9.46%	7,050,267	9.46%	1,895.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,722.31	4.38%	3,263,791	4.38%	1,895.01
95. Total	39,322.12	100.00%	74,515,547	100.00%	1,895.00
CRP					
96. 1C1	28.64	1.61%	87,355	1.61%	3,050.10
97. 1C	133.89	7.52%	408,373	7.52%	3,050.06
98. 2C1	172.87	9.71%	527,262	9.71%	3,050.05
99. 2C	583.88	32.80%	1,780,852	32.80%	3,050.03
100. 3C1	85.65	4.81%	261,235	4.81%	3,050.03
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	579.92	32.57%	1,768,772	32.57%	3,050.03
103. 4C	195.49	10.98%	596,263	10.98%	3,050.09
104. Total	1,780.34	100.00%	5,430,112	100.00%	3,050.04
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,080.50	100.00%	6,018,566	100.00%	850.02
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	7,080.50	100.00%	6,018,566	100.00%	850.02
Grass Total	39,322.12	81.61%	74,515,547	86.68%	1,895.00
CRP Total	1,780.34	3.69%	5,430,112	6.32%	3,050.04
Timber Total	7,080.50	14.70%	6,018,566	7.00%	850.02
114. Market Area Total	48,182.96	100.00%	85,964,225	100.00%	1,784.12

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

85 Thayer

	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	265,116,256	288,856,427	23,740,171	8.95%	3,133,032	7.77%
02. Recreational	3,386,194	4,007,959	621,765	18.36%	10,301	18.06%
03. Ag-Homesite Land, Ag-Res Dwelling	68,394,359	73,753,832	5,359,473	7.84%	748,280	6.74%
04. Total Residential (sum lines 1-3)	336,896,809	366,618,218	29,721,409	8.82%	3,891,613	7.67%
05. Commercial	54,753,985	56,338,350	1,584,365	2.89%	1,727,142	-0.26%
06. Industrial	11,857,437	11,881,481	24,044	0.20%	0	0.20%
07. Total Commercial (sum lines 5-6)	66,611,422	68,219,831	1,608,409	2.41%	1,727,142	-0.18%
08. Ag-Farmsite Land, Outbuildings	70,868,263	79,928,503	9,060,240	12.78%	7,909,728	1.62%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	388,838	471,336	82,498	21.22%		
11. Total Non-Agland (sum lines 8-10)	71,257,101	80,399,839	9,142,738	12.83%	7,909,728	1.73%
12. Irrigated	1,198,835,066	1,331,659,371	132,824,305	11.08%		
13. Dryland	470,253,891	464,193,590	-6,060,301	-1.29%		
14. Grassland	118,382,142	127,374,298	8,992,156	7.60%		
15. Wasteland	1,142,290	1,478,041	335,751	29.39%		
16. Other Agland	62,040	144,760	82,720	133.33%		
17. Total Agricultural Land	1,788,675,429	1,924,850,060	136,174,631	7.61%		
18. Total Value of all Real Property (Locally Assessed)	2,263,440,761	2,440,087,948	176,647,187	7.80%	13,528,483	7.21%

2026 Assessment Survey for Thayer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$274,876
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$14,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$56,648; County general pays for the operating system (Vanguard) and the assessor budget pays maintenance costs and specialized programs (ESRI). Thayer County has added EagleView with the cost shared with ½ paid by the Assessor and ½ paid by County General for all other departments to use.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000 is budgeted for class registration and fees. There is \$6,350 additional available for mileage, food, lodging and other related expenses.
12.	Amount of last year's assessor's budget not used:
	\$ 67,076.93 (A large portion of the unused budget is due to budgeting for office equipment & the prior deputy assessor leaving in the middle of the budget year.)

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAvision by Vanguard
2.	CAMA software:
	CAMAvision by Vanguard
3.	Personal Property software:
	CAMAvision by Vanguard
4.	Are cadastral maps currently being used?
	Yes. GIS generated cadastral are being used for rural areas and for eight of the towns. Cadastral maps are being used for the remaining towns until they are all completed in GIS.
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Office Staff
6.	Does the county have GIS software?
	Yes – ESRI ArcMap 10.8.2 with currently making the transition to ArcGIS Pro 3.3.0
7.	Is GIS available to the public? If so, what is the web address?
	Yes – thayer.nebraskaassessors.com (Public link to Sidwell)
8.	Who maintains the GIS software and maps?
	County Assessor and Office Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery through Sidwell/ESRI is utilized for agricultural land use, with the addition of EagleView (Pictometry) coming in late 2025/early 2026. We just received our first flight data, so we have not yet been able to work on implementation of EagleView.
10.	When was the aerial imagery last updated?
	FSA imagery is typically updated every 2 years, the most recent update done in 2022. We have also utilized the ESRI global imagery as provided by Sidwell and Google Earth, as it updates. Homes/Acreages/Rural Commercial drone aerial photos were updated during late 2021 & early 2022.

C. Zoning Information

1.	Does the county have zoning?

	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Deshler and Hebron have their own city zoning departments, the remaining communities are under the jurisdiction of the County Zoning Administrator.
4.	When was zoning implemented?
	2002 with an update to the County Comprehensive Plan in 2025

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	Yes – ESRI ArcMap 10.8.2 with currently making the transition to ArcGIS Pro 3.3.0 serviced by Sidwell
3.	Other services:
	Radwen Inc. (Online Personal Property)

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?
	If outside appraisal assistance would be needed, it would be performed under contract.
3.	What appraisal certifications or qualifications does the County require?
	The county assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the county assessor is that the appraiser has the experience working in the areas of mass appraisal, as well as produce accurate valuations and be able to defend those valuations.
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 Thayer County

1.	Valuation data collection done by:
	County Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost and sales comparison approaches; both are rooted in the analysis of the local market to determine market value of residential properties. There is not enough market data to utilize the income approach.
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?
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.
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.
	The same physical depreciation tables are used, regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently for each assessor location.
5.	Describe the methodology used to determine the residential lot values?
	There are very few vacant lot sales to rely on, therefore the process for residential lot value determination is conducted in a similar manner to that of determining rural residential land values. Sales in each valuation grouping are reviewed, with the lot values being determined using contributory value after removal of the improvements. Residential lots are valued by square foot.
6.	How are rural residential site values developed?
	Since there are no sales of vacant land for acreage development in Thayer County, the rural residential site values are extrapolated from the acreage sales that do occur. The contributory value of the land is determined after subtracting the value of improvements. These same values are also applied to the farm home & building sites. In 2025, a study of the actual costs to get infrastructure to a vacant rural parcel was conducted with Norris Public Power, a local plumbing company & local residential well drilling company. This study was used in correlation with the acreage sales that occurred in the study period.
7.	Are there form 191 applications on file?
	Thayer County has no Form 191 applications on file.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Thayer County has no vacant lots currently being held for sale/resale by developers.

2026 Commercial Assessment Survey for Thayer County

1.	Valuation data collection done by:
	County Assessor and Office Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Cost approach, sales comparison approach, and income approach (Section 42 Housing).
2a.	Describe the process used to determine the value of unique commercial properties.
	The county uses the cost approach but also seeks out sales of similar properties from neighboring counties, if any are available. Vanguard is also consulted when needed for advice with unusual/unique properties. All information gathered is then used to correlate an estimate of value for the parcel. These steps are being taken to address uniformity between counties as well as develop the best estimate of market value as possible.
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?
	Physical depreciation tables are developed using both local market studies and software vendor (Vanguard) information due to the lack of commercial sales in Thayer County. A locational (economic) depreciation factor may be applied for each valuation group.
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.
	The same physical depreciation tables are used, regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently for each assessor location.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lot values are developed from analyzing the market, when possible. Except for Hebron, the most common practice in the small towns/villages is that the commercial lots tend to be valued similarly to the residential lots. There are few available sales, which have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. Rural commercial land value processes are the same as acreages & rural residential, as there are very few, if any, sales in the market to analyze.

2026 Agricultural Assessment Survey for Thayer County

1.	Valuation data collection done by:
	County Assessor and Staff
2.	Describe the process used to determine and monitor market areas.
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential and recreational land is identified following the guidelines of the Thayer County Agricultural/Horticultural Definition Policy. Recreational land is identified based on its present primary use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, rural residential (acreage) & farm home site land values are the same.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Intensive use does not appear to affect values of adjacent ag land in Thayer County. Legacy Cattle Company recently opened a feedlot near Byron & Mid-America Feedyard, near Bruning, is located on land owned by the State of Nebraska Department of Aeronautics (former WWII air base) with a long-term lease. Wilke Farms, is a commercial hog operation in the southern part of the county. All other livestock buildings are a part of farmer-owned operations. There are no sales in the market to indicate any influence, as demand & sale prices near these facilities have not shown any decline. For 2026, a land value of \$5,000 per acre is applied on the portions of these parcels that are solely dedicated to the cattle/hog production, such as cattle lots & hog buildings.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	As the county verifies sales, they monitor for any emerging trend of the conversion of parcels of agricultural land to WRP. There is little direct sale information on the value of WRP acres, however, based on the encumbered present use of the land, the value is deemed to be more comparable to recreational parcels in Thayer County. Presently, there is only one known parcel of WRP land in the county, which was put into the WRP program in May of 2004.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	N/A – Thayer County does not have special value

7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A – Thayer County does not have special value
	<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 – Thayer County does not have special value
7d.	Where is the influenced area located within the county?
	N/A – Thayer County does not have special value
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A – Thayer County does not have special value

2026 Thayer County Real Property Valuation Methodology



Amy C Peterson

Thayer County Assessor

THAYER COUNTY REAL PROPERTY VALUATION METHODOLOGY

The Thayer County Assessor is required by state law, Neb. Rev. Stat. §77-1303 to prepare an assessment roll of all taxable property on or before March 19 of each year. This valuation methodology document is the process used in setting valuations for ad valorem tax purposes.

The county assessor is responsible for establishing and maintaining data on approximately 6,153 real property parcels covering 574 square miles within Thayer County.

This data includes property characteristics and ownership information. Property characteristic data on new construction is updated through building permits, blueprints (if/when available) and field inspections. Existing property data is maintained through field review, either on-site or from the public road as required by the Nebraska Attorney General.

The statistical performance measure for overall appraisal level (by real-property subclass) is the median ratio. The acceptable range for statistical compliance pursuant to Neb. Rev. Stat. §77-5023 is 92 percent to 100 percent (.92 to 1.00) for all property classes, except agricultural for which the acceptable range is 69 percent to 75 percent. The primary performance measure for appraisal uniformity is the coefficient of dispersion (COD). The county is guided by minimum performance criteria established by the Property Assessment Division. The measure is expected to be less than 15 to achieve statistical compliance with minimum standards for the residential and 20 for commercial/industrial subclasses.

The price-related differential (PRD) is an additional uniformity measure of vertical equity that the state employs for the residential and commercial/industrial subclasses. This measure is expected to fall in the range of 0.98 to 1.03.

Some areas might be difficult from which to attain uniformity performance measures in the county due to a lack of valid sales and data-accuracy issues.

CLIENT & INTENDED USERS

Mass-appraisal assignment in Nebraska for ad-valorem tax fall under the responsibility of county government.

The intended users of this mass-appraisal include the State of Nebraska and the various political subdivisions of Thayer County.

We have identified and considered both the actual and intended use as well as intended users of our value opinions and conclusions in order to identify the problem to be solved, and to understand development and reporting responsibilities associated with mass-appraisal.

INTENDED USE

The results of this mass-appraisal will only be used for ad valorem property-tax purposes. If our real property appraisals are used for other purposes, they will be invalid, as any other use would be outside the scope for which they were developed.

EFFECTIVE DATE

The effective date of the appraisal for all real property in Thayer County is January 1, 2026, at 12:01 am.

DATE OF THE REPORTED VALUES

This mass-appraisal assignment is completed on or before March 19, 2026.

Change-of-valuation notices for real property will be mailed to property owners on or before June 1, 2026, as required in Nebraska Department of Revenue Property Assessment Division Reg 10-003.02E.

TYPE & DEFINITION OF VALUES

Real property in Nebraska is defined in Neb. Rev. Stat. §77-103. For ad valorem mass-appraisal assignments in Nebraska, the terms of actual and market value are viewed as synonymous. Actual value is defined in Neb. Rev. Stat. §77-112. This definition will be used for all classes of real property. Agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1359. The special valuation method of agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1343.

DISCLOSURE OF ASSUMPTIONS, LIMITING CONDITIONS AND JURISDICTIONAL EXCEPTIONS

- 1) All properties will be assessed as fee simple and free of any/all liens and encumbrances. Each property has been appraised as though under responsible ownership and competent management. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.
- 2) Surveys of the appraised properties will not be provided. We will rely upon the property ownership map, deeds and other materials to estimate physical dimensions and the acreage associated with subject properties.
- 3) We assume the utilization of the land and any improvements are located within the boundaries of the property described on the appraisal record. It is assumed that there are no adverse easements, encroachments or trespasses for any parcel that have not already been addressed in the ownership record file or noted in the property record.
- 4) Property inspections, if necessary, will be made before the appraisal date or prior to the date final values are determined. Thayer County will utilize GIS imagery, drone aerial photography as well as physical inspections, to complete the six-year inspection requirements.

- 5) Our office is required to re-inspect every parcel within the county at least once every six (6) years per Neb. Rev. Stat. §77-1311.03. A property may be inspected more frequently if a building permit has been issued or if changes have been noted during assessor location reviews, detected through GIS imagery or aerial photography. The dates of inspections are noted on the property record. The dates of inspections are also noted within the county's CAMA (Computer Assisted Mass Appraisal) system. It is assumed that there has not been any material change in condition since the latest property inspection, unless otherwise documented on the individual property record.
- 6) It is assumed that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures that would render the properties (land and/or improvements) more or less valuable.
- 7) It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- 8) It is assumed that all applicable zoning and use regulations have been complied with.
- 9) It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been, or could be obtained for any use on which the value opinions contained within this report are based.
- 10) Land is valued as though vacant and available to develop to its highest and best use.
- 11) Information, estimates, and opinions furnished to us and incorporated into the analysis and final report will be obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.

PROPERTY RIGHTS APPRAISED

Ad valorem appraisals in Nebraska utilize fee-simple interest. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.

2026 THAYER COUNTY APPRAISAL PROCESS

Thayer County uses a Computer Assisted Mass Appraisal (CAMA) software application to perform all the administrative operations, database-management functions, query tasks, reporting utilities, and technical appraisal processes. All real estate parcels in the county are assigned a unique parcel identification number referred to as the Parcel ID. This number is one of the keys that can be used to identify the computer database parcel record of ownership, sale transactions, property characteristics, valuation, assessment classification, appeals and historic information stored in the CAMA system. Costs & pricing manuals are maintained by the vendor, Vanguard Appraisals, Inc. We also utilize Microsoft Office Suite, ArcMap & ArcGIS Pro from ESRI & Sidwell.

Starting with tax year 2024, Thayer County began replacing the costs in use from the prior system (MIPS) with CAMAVision generated costs as the inspection/review cycle is completed. This process will be fully completed during 2026 for tax year 2027.

Thayer County reviews all property in the county within the 6-year inspection cycle, as required by Neb. Rev. Stat. §77-1311.03. In the fall, all building permits & other reported changes are reviewed, structure information is updated, for residential, commercial/industrial and agricultural properties.

RATIO STUDY

All sales of residential & commercial/Industrial parcels are kept current and monitored within each assessor location. The commercial sales in the small villages are combined into one assessor location and residential sales in these villages for market analysis only are combined into 2 groupings. If sale statistics are out of compliance (92-100% of market) within an assessor location, adjustments are made to the economic depreciation/map factor. If it is necessary to achieve a larger sampling of sales within an assessor location, the study may include 3rd or 4th year sales.

Agricultural parcel land use and sales information is kept current and monitored within each market area. Adjustments are made in value to each Land Value Group, if necessary, to achieve a statutory ratio of 69-75% of market.

RESIDENTIAL PROPERTY

Study Period 10/1/2023 thru 9/30/2025

Residential properties are all valued using the cost approach. All characteristics of dwellings and outbuildings are entered into the CAMA system: year built, style, square footage, quality, condition, bedroom, bathrooms, basement, basement finish, garages etc. The CAMA system arrives at a replacement cost as if the dwelling or outbuilding was new. Depreciation on the dwellings & outbuildings is applied using base depreciation tables that have been set in the CAMA system. One table is used, then map factors/economic factors are applied in the assessor locations.

Residential Property Review Process

1. Notice is sent to all individuals who own improved parcels within the area to be reviewed, stating that personnel from the Assessor's Office will be on-site to update information on all structures as required by Statute. The notices are sent in April of the year in which inspections are to be conducted. The notices include questionnaires requesting updated information about the interior of the residence with a cover letter indicating that we will be in their area during "the next few months".
2. Once on site, personnel inform property owner that we are on site. If no one is home, a note on office letterhead is left at the door stating that personnel from the Assessor's office were on site. If more information is needed from the property owner, questions are left on the note along with a request for the owner to call our office.

3. The home and other accessible structures are checked from the exterior - measurements taken, condition verified, new photos are taken and all buildings shown on aerial photo are accounted for. All necessary changes are noted on working review sheets, as well as any notations of needing to follow up with the property owner.

If the property is posted 'No Trespassing', or if we cannot access it for any other reason, notes are made on the review worksheet and later added to the review notes in CAMA. Letters are then sent to the owners of gated/posted properties, asking for written permission to access the property. If the property owners do not respond or deny our staff access after requesting in writing, we conduct our assessment from the road/street and utilize aerial imagery if updated and available.

The Attorney General Opinion, No. 25-003, released on July 18, 2025, completely hampered our ability to finish our rural inspections in portions of Townships 3-2 & 3-1 in the same manner as were completed in the rest of Township 3. Areas that were inspected prior to the opinion's release were conducted to our regular on-site standards. After the opinion's release, reviews were only allowed to be conducted from the public roadway, therefore parcels with long driveways and tree lines that completely obstructed views of the buildings were reviewed only from the most recent available aerial imagery.

4. Once data is collected/verified, the office enters updated information for each record, using office guidelines for physical, functional, and economic depreciation.
5. All residential records within each assessor location reviewed are arrayed as follows:
 - a. Date of construction 1920's, 1930's, etc.
 - b. Style - 1 Story, 1 ½ Story, 2 Story, etc.
 - c. Grade - Good, Average, Fair, Low, Poor
 - d. Condition - Good, Average, Fair, etc.

The end goal is to ensure that all similar parcels are being treated equally. Certainly, there will be some variations due to remodeling, siding & other exterior updates, etc., but any changes from the base depreciation are noted in the attachments. Although the final values will not be identical, since each house has different amenities, sq. ft., etc. the goal is to show that they are being treated equally.

For 2026, 6-year inspections were conducted on all improved parcels in the City of Deshler, as well as acreage/farm home sites/ag buildings in Township 3, which goes through the central area of the County. Lot value studies were completed in these assessor locations as well.

Sales analysis of each assessor location is conducted on an annual basis. Any lot adjustments deemed necessary are noted in the tables below. Acreage & farm home site land values were adjusted from \$40,000 to \$45,000 for the 1st acre, building site acres remain at \$5,500. The first 6 acres of excess acreage land remains at \$5,500 with any additional acres of 6.01 or greater now at \$4,000 per acre value.

Subdivision per acre land values were increased to \$45,000 for the 1st acre, subdivision site values are now at \$10,000 with excess acres moved to \$7,000.

Residential Lot Pricing Changes			
Assessor Location	Neighborhood	2025 Price/sq	2026
		ft	Price/sq ft
Davenport	All	\$ 0.20	\$ 0.20
Deshler	1	\$ 0.75	\$ 0.95
	2	\$ 1.10	\$ 1.25
	3	\$ 0.75	\$ 0.75
Hebron	1	\$ 1.15	\$ 1.15
	2	\$ 1.35	\$ 1.75
	3	\$ 0.70	\$ 0.70
	4	\$ 0.55	\$ 0.55
	5	\$ 1.00	\$ 1.00
Hubbell	All	\$ 0.04	\$ 0.06

Residential Lot Pricing Changes			
Assessor Location		2025	2026
		Price/Acre	Price/Acre
Acreages	Home Site	\$ 40,000	\$ 45,000
	Next 3 Acres	\$ 5,500	\$ 5,500
	Next 6 Acres	\$ 5,500	\$ 5,500
	All Remaining	\$ 3,800	\$ 4,000
Subdivisions	1st Acre	\$ 40,000	\$ 45,000
	Next 3 Acres	\$ 7,000	\$ 10,000
	Remaining	\$ 5,500	\$ 7,000
Farm Home	Home Site	\$ 40,000	\$ 45,000
	Building Site	\$ 5,500	\$ 5,500

The following table shows the number of residential sales and sales ratio by assessor location before/after the 6-year review inspections, economic/map factor analysis & land value adjustments.

All assessor locations were analyzed for economic depreciation/map factor changes. Assessor locations that have been converted to the CAMAVision costing, were analyzed to establish map factors within the CAMA software. Assessor locations remaining on MIPS costing were analyzed to see if any indicated changes to the economic depreciation were necessary, with no changes indicated.

Residential Sales Ratio by Assessor Location			
Location	Sales	Median (Before)	Median (After)
Acreage	9	90.29%	95.19%
Alexandria	4	98.32%	98.32%
Belvidere	0	N/A	N/A
Bruning	3	94.66%	94.66%
Byron	3	92.40%	92.40%
Carleton	0	N/A	N/A
Chester	4	90.96%	98.23%
Davenport	8	93.17%	99.63%
Deshler	12	80.22%	93.51%
Gilead	1	81.77%	81.77%
Hebron	41	93.41%	97.82%
Hubbell	1	86.28%	86.48%
Recreational	0	N/A	N/A
Subdivision	2	89.62%	97.52%
County Total	88	90.96%	95.88%

Residential Economic Depreciation/Map Factor		
Location	2025	2026
Alexandria*	45%	45%
Belvidere*	45%	45%
Bruning*	80%	80%
Byron*	45%	45%
Carleton*	55%	55%
Chester*	60%	65%
Davenport*	70%	75%
Deshler*	25%	70%
Gilead*	50%	50%
Hebron*	85%	90%
Hubbell*	50%	30%
Acreages/Rural Residence (CAMAVision)	90%	90%
Acreages/Rural Residence (MIPS)	0%	0%
Acreages/Rural Sites Bldgs (CAMAVision)	90%	90%
Acreages/Rural Sites Bldgs (MIPS)	10%	10%
Subdivision*	80%	85%
* - Changed to Vanguard Costing for 2026		
* - Changed to Vanguard Costing for 2025		
* - Changed to Vanguard Costing for 2024		
* - Currently MIPS Costing		

RESIDENTIAL VALUATION GROUPINGS

HEBRON

Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK - 12th; Hwy 81 runs directly east of the city limit

ALEXANDRIA

One commercial business with no services; Limited community infrastructure; Affiliated with Meridian Public School in Jefferson County; Location on Hwy 53 is quite a distance to schools, employment & basic services

BELVIDERE

Two commercial businesses with no services; Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Location 1 mile east of Hwy 81 (some distance for services & employment)

BRUNING

Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs along the west side of corporate limit line

BYRON

Few commercial businesses and limited services, mostly agriculturally based employment; Limited community infrastructure, has strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border 1 mile south of Hwy 8, approximately 8 miles west of Hwy 81 (quite a distance for expanded services & employment)

CARLETON

Some commercial businesses and limited services, mostly agriculturally based employment; Limited community infrastructure; Affiliated with Bruning-Davenport Unified Schools; Location along Hwy 4, approximately 6 miles west of Hwy 81 (some distance for expanded services & employment)

CHESTER

Few commercial businesses and limited services, mostly agriculturally based employment; Adequate community infrastructure, strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border - Hwy 81 runs directly east of the corporate limits (some distance for expanded services & employment)

DAVENPORT

Some commercial businesses and limited services, mostly agriculturally based employment; Adequate community infrastructure; Bruning-Davenport Unified Schools has 2nd-8th at the Davenport location; Located on Hwy 4 on Thayer/Nuckolls County line, approximately 12 miles west of Hwy 81 (some distance for expanded services & employment)

DESHLER

Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK - 12th and Deshler Lutheran Schools with PreK - 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81

GILEAD

One commercial business and very limited services (pay at pump gas only); Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Located on Hwy 136 approximately 7 miles east of Hebron (some distance for services & employment)

HUBBELL

Two commercial businesses with no services; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border, just south of Hwy 8, approximately 8 miles east of Hwy 81 (quite a distance to employment and services)

ACREAGE

Acreages are parcels with improvements that are less than 20 acres. Small parcels (less than 20 acres) adjacent to large agricultural parcels with the same property owner are considered to be agricultural sites, as the parcel separation is only for the owner's financing purposes.

RECREATIONAL

Parcels that are primarily used for personal enjoyment (non-agricultural purposes).

SUBDIVISION

Parcels located just outside of Hebron, in platted subdivisions with city water & electricity. These homes all have their own septic systems.

AGRICULTURAL HOMES AND OUTBUILDINGS

The residences and site acres on agricultural parcels are inspected, reviewed, and valued in a similar manner and with the same analysis as the acreages.

Residential 6-Year Review History (Land & Improvements)						
LOCATION	Tax Yr 2021	Tax Yr 2022	Tax Yr 2023	Tax Yr 2024	Tax Yr 2025	Tax Yr 2026
Alexandria					X	
Belvidere			X			
Bruning				X		
Byron	X					
Carleton			X			
Chester			X			
Davenport				X		X
Deshler						
Gilead					X	
Hubbell	X					
Hebron		X				
Acreages						X
Subdivisions						X
Rural Sites	4-1 4-2 4-3 4-4			1-1 1-2 1-3 1-4	2-1 2-2 2-3 2-4	3-1 3-2 3-3 3-4

COMMERCIAL PROPERTY

Study Period 10/1/2022 thru 9/30/2025

Commercial properties are all valued using the cost approach. All characteristics of the buildings are entered into the CAMA system: year built, style, square footage, quality, condition, occupancy code, outbuildings, etc. The CAMA system arrives at a replacement cost as if the building was new. Depreciation is applied utilizing tables that have been set in the CAMA system. One table is used, then map factors/economic factors are applied in the assessor locations.

Section 42 housing is valued using the income approach as outlined in Nebraska Statute §77-1333. Thayer County has one property that qualifies as Section 42.

Commercial Property Review Process

1. A postcard is sent to all commercial/industrial businesses within the area to be reviewed, stating that personnel from the Assessor's office will be on-site during "the next few months" to update information as required by Statute.
2. Once on site, personnel notify the owner that we are on site. If a business is closed, we leave a note on office letterhead at the door stating that personnel from the Assessor's office were on site. If personnel need more information from the property owner, questions are left on the note along with a request for the owner to call our office.

The Attorney General Opinion No. 25-003, released on July 18, 2025, completely hampered our ability to finish our rural inspections in portions of Townships 3-2 & 3-1 in the same manner as were completed in the rest of Township 3. Areas that were inspected prior to the opinion's release were conducted to our regular on-site standards. After the opinion's release, reviews were only allowed to be conducted from the public roadway, therefore parcels with long driveways and tree lines that completely obstructed views of the buildings were reviewed only from the most recent available aerial imagery.

3. Once data is collected, the office enters updated information for each record and physical and economic depreciation is applied.

For 2026, 6-year inspections were conducted on all commercial parcels in the City of Deshler, as well as Township 3, which goes through the central area of the county. Lot value analysis in all assessor locations was also completed. Additional commercial assessor locations that have been converted over to the Vanguard costing manual for 2026: Hubbell, Grain Facilities & Cell Tower Facilities

Sales analysis of all assessor locations is conducted on an annual basis, in the same manner as for the residential class. See the following charts for statistics both before and after analysis.

Sales Ratio by Valuation Grouping			
Location	Sales	Median (Before)	Median (After)
Hebron	7	104.23%	97.92%
Bruning	0	N/A	N/A
Deshler	0	N/A	N/A
Small Towns	4	96.70%	96.70%
Rural	2	97.43%	94.61%
County Total	9	98.40%	97.92%

Commerical Sales Ratio by Assessor Location			
Location	Sales	Median (Before)	Median (After)
Hebron	7	104.23%	97.92%
Alexandria	0	N/A	N/A
Belvidere	0	N/A	N/A
Bruning	0	N/A	N/A
Byron	2	95.05%	95.05%
Carleton	1	130.48%	130.48%
Chester	1	94.65%	94.65%
Davenport	2	98.34%	98.34%
Deshler	0	N/A	N/A
Gilead	0	N/A	N/A
Hubbell	0	N/A	N/A
Rural	2	97.43%	94.61%
County Total	9	98.40%	97.92%

Commercial lots in valuation groupings other than Hebron & now Deshler, tend to be valued similarly to the residential lots, since the few available sales have shown little, if any, difference based on commercial use.

Commercial Lot Pricing Changes			
Assessor Location	Neighborhood	2025 Price/sq ft	2026 Price/sq ft
Hubbell	All	\$ 0.04	\$ 0.06
Rural Commercial	1st Acre	\$ 40,000	\$ 45,000
	Commercial Land	\$ 3,500	\$ 4,000
	Commercial Land (Hwy 81 Frontage)	\$ 4,025	\$ 4,525
	Commercial Land (Excess Acres)	\$ 1,225	\$ 2,000

The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly.

Rural commercial lot values followed suit with the rural residential lots, with the 1st acre value increasing to \$45,000 from \$40,000.

Assessor locations that have been converted to the CAMAVision costing, were analyzed to establish map factors within the CAMA software. No locations still utilizing MIPS costing had an adjustment to the economic depreciation due to lack of market activity. The chart to the right shows any changes in map factor/economic depreciation from 2025 to 2026.

Several more assessor locations were converted to CAMAVision costing for 2026. In those locations, indicated by the orange asterisk, the 2025 economic depreciation was based on Marshall Swift 2020 Cost Tables. Given the vast differences in Marshall Swift & CAMAVision costing, the economic depreciation for assessor locations in MIPS does NOT correlate, in any way, to the map factors in CAMAVision. The CAMAVision map factors are determined based on that costing manual only.

Commercial Economic Depreciation/Map Factor		
Location	2025	2026
Alexandria**	20%	20%
Belvidere**	50%	50%
Bruning*	60%	60%
Bruning Industrial*	60%	60%
Byron**	45%	45%
Carleton**	35%	35%
Chester**	40%	40%
Davenport**	35%	35%
Deshler*	30%	50%
Gilead**	20%	20%
Hebron*	80%	75%
Hebron Industrial*	90%	90%
Hubbell**	60%	15%
Rural Commercial (CAMAVision)	75%	75%
Rural Commercial (MIPS)	35%	35%
Rural Industrial*	75%	75%
Grain Facilities*	25%	80%
Cell Tower Facilities*	Previously same as the original assessor location	50%
* - Indicates Part of Valuation Group 4		
* - Changed to Vanguard Costing for 2026		
* - Changed to Vanguard Costing for 2025		
* - Changed to Vanguard Costing for 2024		
* - Currently MIPS Costing		

Hebron

Characteristics - Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK - 12th; Hwy 81 runs directly east of the city limits

Bruning

Characteristics - Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK- 1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits

Deshler

Characteristics - Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK - 12th and Deshler Lutheran Schools with PreK - 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81

Small Towns (Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell)

Characteristics -Very limited or no commercial businesses or services; school systems are consolidated into other districts-only Davenport still has an elementary school.

Rural

Characteristics- Any commercial parcel located throughout the county, not located within the corporate limits of any town or other valuation group.

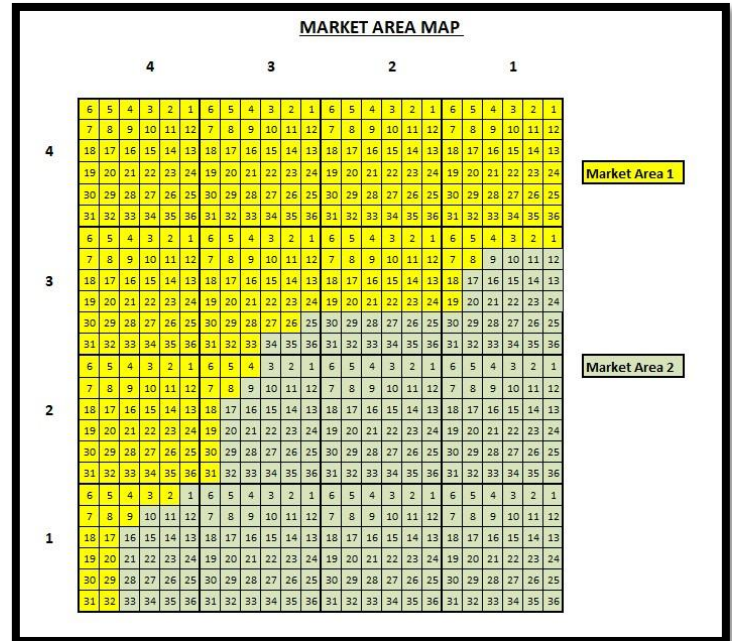
Commercial 6-Year Review History (Land & Improvements)						
LOCATION	Tax Yr 2021	Tax Yr 2022	Tax Yr 2023	Tax Yr 2024	Tax Yr 2025	Tax Yr 2026
Alexandria						
Belvidere			X		X	
Bruning						
Byron	X			X		
Carleton			X			
Chester			X			
Davenport						
Deshler				X		X
Gilead						
Hubbell	X				X	
Hebron	X	X				
Grain Facilities		X				
Rural	4-1 4-2 4-3 4-4			1-1 1-2 1-3 1-4	2-1 2-2 2-3 2-4	3-1 3-2 3-3 3-4

AGRICULTURAL PROPERTY

Study Period 10-1-2022 thru 9-30-2025

Agricultural Property Review Process

- Thayer County has 2 market areas, with boundaries determined by topography and water availability. Market area 1 is primarily irrigated cropland with some dry and grassland mixed in. Most land has the availability of water and the topography is much more desirable. Market area 2 is mostly dry land and grassland with limited irrigated crop land. A large portion of the area does not have the availability of water and the topography is rougher.



- FSA certifications and maps are requested on parcels with possible land use changes (well permits, pivots reported on personal property, CRP program expiration, etc.)
- All parcels are reviewed each time new FSA imagery becomes available. After comparing current imagery with our records, an FSA certification and map is requested for all parcels with possible land use changes. The county also uses Google Earth (as it updates the imagery) and occasionally drive-by inspections to further verify the changes.

Agricultural Statistics							
		Before Adjustment			After Adjustment		
Market Area	Sales	Median	COD	PRD	Median (After)	COD	PRD
1	29	65.07	11.7	100.78	71.88	10.63	100.54
2	32	69.58	14.92	105.71	69.55	15.03	103.90
Total	61	67.09	13.89	103.62	71.68	12.81	101.81

PUBLIC DISCLOSURE

When the change of value notices are mailed to property owners, the written appraisal file becomes an open public record. Values will be made available to the public through the Thayer County Assessor's websites at www.thayer.nebraskaassessors.com and valuation change notices. Individuals may view appraisal records for parcel characteristic data and land records information from the above website, or from a printed report from the CAMA portion of Vanguard Appraisals, Inc software. All exhibits and work products referenced in this document will be available for inspection at the county assessor's office during regular business hours. Printouts, digital files, and document-image printouts may also be obtained through the county assessor's office.

An individual or party receiving a copy of work file materials, reports or a written appraisal does not become an intended user of the mass-appraisal unless the county assessor has specifically identified such individual or party in the scope of the work document.

Value disputes or challenges of individual property appraisals will be administered through the valuation protest process. Property owners that appeal their values to the Thayer County Board of Equalization will be contacted for interior inspections prior to their hearing. The appraised values might change as a result of that inspection, or when additional information is given for the hearing. Mass-appraisal models or techniques used to develop an opinion of value may be corrected, recalibrated, or adjusted during the appeal period.

CERTIFICATION

The 2026 mass-appraisal was completed by the County Assessor, Amy C Peterson.

Pickup work and 6-year review inspections were completed by the Assessor, Deputy Assessor Nicole Renz & Office Clerk Amy Cunningham. All staff completed the data entry in the CAMA system along with notes on the physical property record cards.

A handwritten signature in blue ink that reads "Amy C Peterson". The signature is written in a cursive, flowing style.

Thayer County Assessor

Thayer County

2025

3-Year Plan of Assessment



Amy C Peterson
Thayer County Assessor

402-768-6417
assessor@thayercountyne.gov
thayer.nebraskaassessors.com

Table of Contents

I.	Statutory Requirement	3
II.	County Description	3
III.	Description of Real Property	5
	2025 Levels of Value	5
IV.	Approaches To Value	6
	Market Approach	6
	Income Approach	6
	Cost Approach	7
V.	Current Resources	7
	Staff	7
	Software & Equipment	7
	Education	7
VI.	Assessor's Duties and Responsibilities	8
	Record Maintenance, Mapping, & Ownership Changes	8
	Administrative Reports	8
	Personal Property	8
	Homestead Exemption	9
	Permissive Exemptions	9
	Tax Increment Financing (TIF)	9
	Centrally Assessed Properties	9
	Taxing Districts and Tax Rates	9
	Tax List Corrections (Correction Book)	9
	Protest Process with County Board of Equalization	9
	Tax Equalization and Review Commission (TERC)	10
VII.	County Progress for All Classes of Property	10
VIII.	(2024 Review for Tax Year 2025)	10
IX.	3 Year Appraisal Plan	11
X.	(For Tax Years 2026, 2027, 2028)	11
XI.	Conclusion	14

Statutory Requirement

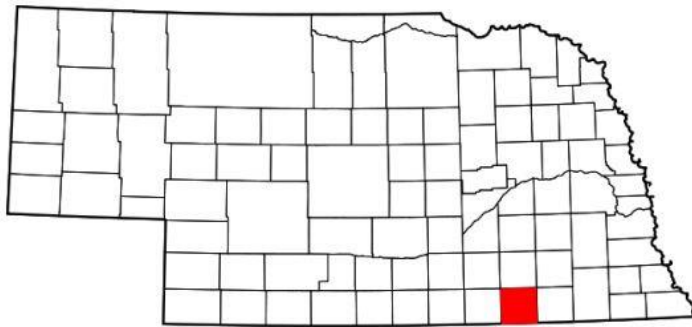
77-1311.02

THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVELS OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY ASSESSOR MAY AMEND THE PLAN, IF NECESSARY, AFTER THE BUDGET IS APPROVED BY THE COUNTY BOARD. A COPY OF THE PLAN AND ANY AMENDMENTS THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

County Description

The following information is taken from the 2025 Reports & Opinions of the Property Tax Administrator.

With a total area of 574 square miles, Thayer County had 4,829 residents, per the Census Bureau Quick Facts for 2023, a 4% population decline from the 2020 U.S. Census. Reports indicated that 76% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts). The average residential home value is \$114,315 (2024 Average Residential Value, Neb. Rev Stat §77-3506.02)



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there were 210 employer establishments with total employment of 1,805, a 2% increase. Agricultural land makes up approximately 81% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

The residential property class consists of 15 valuation groupings based on the city and village assessor locations and the rural subclass that is divided into 4 separate groupings described in the following table:

Valuation Grouping	Description
01	Hebron
02	Alexandria
03	Belvidere
04	Bruning
05	Byron
06	Carleton
07	Chester
08	Davenport
09	Deshler
10	Gilead
11	Hubbell
12	Acreages
13	Recreational
14	Subdivisions (Platted subdivisions located within 1 mile of Hebron)
Ag	Agricultural homes & outbuildings

The commercial property class consists of 5 valuation groupings based on assessor location described in the following table:

Valuation Grouping	Description
01	Hebron
02	Bruning
03	Deshler
04	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead & Hubbell
05	Rural Commercial

Description of Real Property

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature.

The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value under 77-1344.

2025 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	99%	14.87	103.71
Commercial	98%	9.31	104.37
Agricultural	71%	14.23	103.39

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

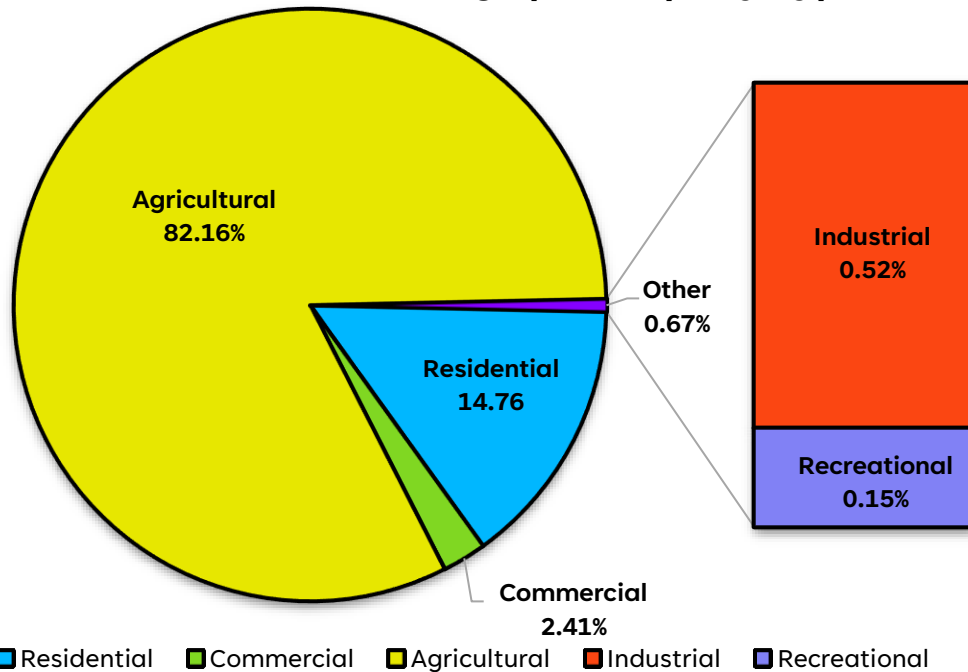
Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Per 2025 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,631	42.76	334,115,580	14.76
Commercial	484	7.87	54,474,182	2.41
Industrial	5	0.08	11,857,437	0.52
Recreational	49	0.80	3,386,194	0.15
Agricultural	2,984	48.49	1,859,799,625	82.16
Totals	6,153	100.00	\$ 2,263,633,018	100.00

Total Value Percentage per Property Type



Of the 2,631 residential (urban, acreages, subdivisions) records, 349 are unimproved. There are 484 commercial records, of which 82 are unimproved; 5 improved industrial records; 49 recreational records of which 39 are unimproved; and 2,979 agricultural records of which 2,093 are unimproved. Among the improved agricultural records are 348 records with residential improvements.

Approaches To Value

Approaches to Value are used in accordance with IAAO mass appraisal techniques.

Market Approach

Sales of like properties are analyzed and used to establish values. For example, dry land sales in each agricultural market area in the county are studied and used to set dry crop assessed values for each area. Residential and commercial properties are separated by Assessor Locations to set values. Analyzing sales establishes market depreciation for each Assessor Location.

Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable. Thayer County currently does not implement the income approach in valuation of commercial properties due to lack of available data in the market.

Cost Approach

This approach is best used for new construction. The Vanguard Appraisals, Inc. 2020 costing manual has been phased into the county in conjunction with the statutory 6-year review cycle.

Current Resources

Staff

Assessor – Holds a State of Nebraska Assessor Certification-obtained August 2010-has taken 141.75 hours during the current 4-year education cycle beginning January 2023. The Assessor is an appointed member of the Nebraska Assessment Education and Certification Advisory Board and is required to maintain a minimum of 120 hours of continuing education per 4-year cycle.

Deputy Assessor – Holds a State of Nebraska Assessor Certification-obtained May 2025 - will need to complete 24 hours of continuing education prior the end of the current 4-year education cycle.

Full-time Office Clerk – Do not currently hold a State of Nebraska Assessor Certification

Software & Equipment

Thayer County utilizes CAMAVision by Vanguard Appraisals, Inc. We share a central server with all other offices in the Courthouse. There are 4 workstations with dual monitors. Our GIS is contracted with Sidwell for GIS services.

Education

The Assessor and Deputy Assessor annually attend Nebraska Association of County Assessors (NACA) workshop in August & Nebraska Association of County Officials (NACO) convention in December, where educational hours are provided. In addition to the annual workshop, monthly district meetings may provide educational opportunities given by the Department of Revenue.

Education is a valuable part of the assessment process. It is available in the form of local, state, regional, and online options. The Assessor is currently a member of the Nebraska Assessment Education and Certification Advisory Board that plans the annual assessor education offerings. Educational classes benefit everyone in the Assessor's Office, not just State of Nebraska Assessor Certification holders. It gives all of our employees credibility with the public.

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year.

Record maintenance is being performed via on-site parcel reviews, GIS, building permits and drone aerial photography (improved rural parcels). GIS land calculation sheets are included in all rural parcel records as well as any parcels within the corporate limits of a town that is currently farmed. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made.

Mapping is kept current electronically via GIS and verified with owners of land use changes. The old cadastral hard copy maps of the towns not yet drawn in GIS are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are kept current. Each section contains the identified parcel, owner name, county ID, legal description, etc. In 2011, GIS mapping of towns was started.

The county was zoned in 2002. The county zoning administrator handles the permitting process and supplies those permits to the Assessor's office. The cities of Hebron & Deshler have their own zoning ordinances and boards.

Administrative Reports

Aircraft Information Report – submitted to Department of Revenue by March 1 annually
Intent To Tax statements - sent to governmental entities that own property not used for public purpose by March 1 annually

Cemetery report to County Board of Commissioners

Abstract – Real Property

Valuation Notices sent to property owners by June 1 annually

Electronic delivery of Real Estate Transfers Forms 521 and sales supplements to Department of Revenue on a monthly basis

Three Year Plan of Assessment

Certification of Value to Political Subdivisions

Homestead Exemption Tax Loss

Certificate of Taxes Levied

Personal Property

Process personal property returns are filed in the Assessor's Office either in person, online, or email/mail. Filing date is January 1 through May 1 each year. Personal property schedules filed after May 1, receive a 10% penalty of the tax due. Personal property filers who file after June 30, receive a 25% penalty of the tax due. If there is no filing and a

property owner has an active schedule, a Failure to File Notice is sent. Personal property is 'self-reporting', as a result, any item from a previous year that is not reported by a property owner, will be subject to penalty and interest for up to three years from the date of discovery.

Homestead Exemption

Eligible applicants file between February 1 and June 30 each year. For 2024, we had 299 applicants, of which 283 were approved for some degree of exemption. Applications are still being accepted for 2025.

Permissive Exemptions

Organizations that meet certain criteria for tax exemption status file either a Form 451 or Form 451A. The Form 451 is the Exemption Application, which is filed for initial qualification and subsequently in years divisible by 4. The application is reviewed by the Assessor and County Board in order to qualify. The Form 451A is the Statement for Reaffirmation of Tax Exemption and is filed in the intervening years. The reaffirmation is reviewed by the Assessor.

Tax Increment Financing (TIF)

Applications from any entity requesting TIF must file in the Assessor's Office by July 1 per Nebraska Revised Statute §18-2147. Manage information for tax purposes to Thayer County Treasurer and the various TIF projects. Thayer County currently has TIF projects in Hebron (1) and Carleton (2).

Centrally Assessed Properties

Reviews and maintains information given by the Department of Revenue Property Assessment Division for railroads and public service entities.

Taxing Districts and Tax Rates

Maintains records of school districts and other tax districts to ensure accurate information for levy purposes.

Tax List Corrections (Correction Book)

Prepare tax list corrections for Board of Equalization and Treasurer for items such as accelerated taxes for building removal, personal property sale/out of business, or other types of corrections.

Protest Process with County Board of Equalization

June 1 starts the protest process for owners of real and personal property. As property owners call or come to the office, the Assessor and Office Staff explain the current assessment actions for the valuation change, if a change occurred. The Assessor and Office Staff also explain the statutory requirements for assessed values. The Assessor prepares information for CBOE for each protest filed. This protest preparation includes on-site inspections of any residential or commercial parcel. Protests of agricultural parcels require review of the most recent FSA certification and map and an on-site

inspection may also take place. The Assessor, and, at times, the Deputy Assessor, attends the protest hearings.

Tax Equalization and Review Commission (TERC)

Statewide equalization occurs in April, after submission of the assessment actions taken in March. TERC may request a Show Cause Hearing to determine if a County needs a change in the Level of Value for any given type of property. If an adjustment is ordered, the Department of Revenue Property Assessment Division ensures the order has been implemented.

The Assessor customarily attends appeal hearings to TERC from CBOE action taken at the local level.

County Progress for All Classes of Property (2024 Review for Tax Year 2025)

The Thayer County Assessor's Office's annual practice is to complete pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year. The office continues to update survey quarter points, as we can, to our GIS mapping in a continued effort to provide the most accurate parcel information.

Residential Property

For 2025, 6-year inspections were conducted on all improved parcels in the Villages of Alexandria & Gilead, as well as acreage/farm home sites/ag buildings in Township 2, which goes through the central area of the County. Lot value studies were completed in these assessor locations as well. Additional assessor locations that have been converted over to the Vanguard costing manual for 2025: Byron

Sales analysis of all assessor locations is conducted on an annual basis. Lot value adjustments were noted necessary in the assessor locations as indicated in the table below. Acreage & farm home site land values were adjusted from \$32,250 to \$40,000 for the 1st acre, building site acres remain at \$5,500. The first 6 acres of excess acreage land remains at \$5,500 with any additional acres of 6.01 or greater now at \$3,800 per acre value. Subdivision land values were increased to \$40,000 for the 1st acre, subdivision site values remain at \$7,000 with excess acres remaining at \$5,500

Commercial Property

For 2025, 6-year inspections were conducted on all commercial parcels in the Villages of Alexandria & Gilead, as well as Township 2. Lot value analysis in all assessor locations was also completed.

Sales analysis of all assessor locations is conducted on an annual basis. Commercial lots in valuation groupings other than Hebron, tend to be valued similarly to the residential lots, since the few available sales have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly. Rural commercial lot values followed suit with the rural residential lots, with the 1st acre value increasing to \$40,000 from \$32,250.

Agricultural Property

A sales review and analysis is conducted each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had increases, however not as extreme as the previous year. CRP owners with expiring contracts were contacted, in an effort, to verify any land use changes. Our office requested 2024 FSA certifications from all property owners where changes were noted due to LBNRD well permits or owner reported changes. On-site reviews were conducted on all parcels with building permits or reported changes.

Recreational property

The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels. There are no sales of recreational property in the current sales study period.

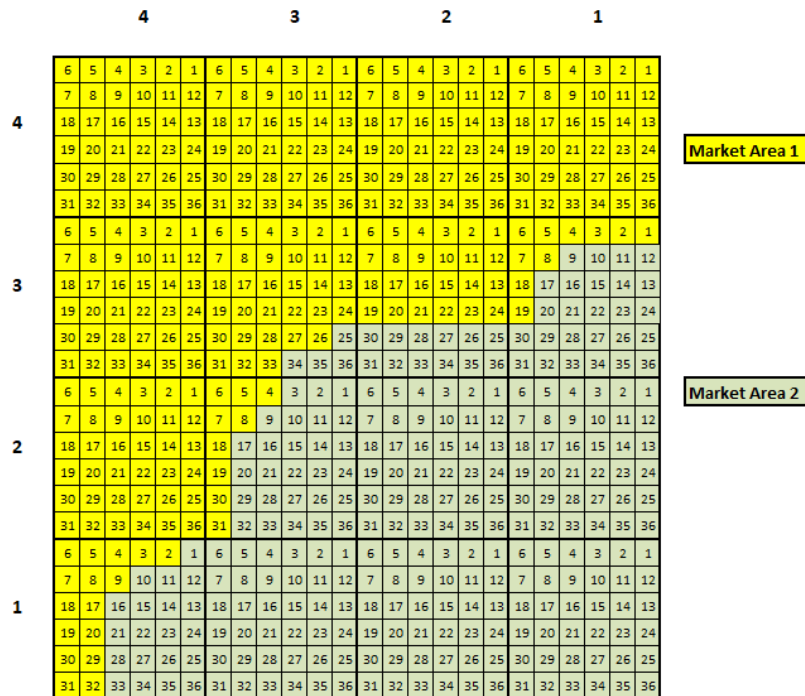
3 Year Appraisal Plan (For Tax Years 2026, 2027, 2028)

Assessment Plan for Residential & Commercial Property

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The Assessor and/or staff, conduct a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are within statutory requirements. As each town is reviewed an economic factor will be applied to all improvements based on the sales study in each market area.

Assessment Plan for Agricultural Land

The Thayer County Assessor's office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms-length. This verification is generally by firsthand knowledge - information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. Thayer County currently has two market areas as illustrated in the following map.



During each assessment cycle, market areas are reviewed, and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The Assessor's office continues to monitor all property with CRP, we analyzed the market compared to dry crop and adjustments are made as necessary in both market areas. We will continue to monitor all program dates and contact those individuals coming out of the program, so land use is correctly listed.

2025 Review for 2026

Residential

Deshler & Subdivision on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 3-1, 3-2, 3-3, and 3-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by the assessor and staff.

Commercial

Deshler & all grain facilities county-wide will be reviewed, and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by the assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2026 Review for 2027

Residential

Byron & Hubbell on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 4-1, 4-2, 4-3, and 4-4 will be reviewed utilizing EagleView Ortho-Imagery. All building permits and reported changes will be checked and verify changes made by the assessor and staff.

Commercial

Byron & Hubbell commercial parcels will be reviewed, and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by the assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2027 Review for 2028

Residential

Hebron on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits and reported changes will be checked and verify changes made by the assessor and staff.

Commercial

Hebron commercial parcels will be reviewed, and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by the assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

Conclusion

It is a common practice in the private sector to prepare a budget and plan a course of action, it is no different with county government. Planning saves time, money, and can assure our taxpayers that they are being well-served. In the world of property assessment, we can never let ourselves become complacent. There is always room for improvement, we are not done researching alternate methods to accomplish accurate assessments, and we always need to keep learning.

Thayer County will continue to implement the latest available technology, maintain assessment records, and follow assessment procedures as set forth by the Nebraska Department of Revenue - Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The main goal is to achieve equalization and uniformity of all property within Thayer County.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair, and equitable assessments in achieving the statutory required statistics.



Amy C Peterson
Thayer County Assessor

6/11/2024

Date