



**2020 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CHERRY COUNTY**



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Cherry 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 Cherry County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator  
402-471-5962

cc: Betty Daugherty, Cherry County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 and 92% to 100% for all other classes of real property.

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 reliability of the COD can be directly affected by extreme ratios.

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 IAAO's recognition 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.

### **Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods 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.

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'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 professionally accepted mass appraisal methods. 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, 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 is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

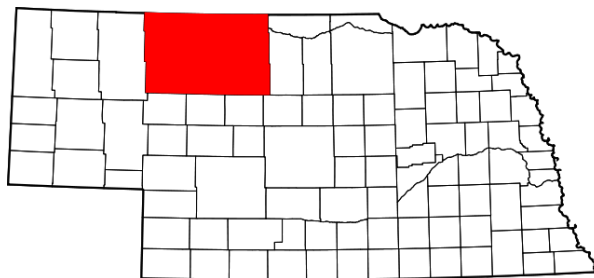
Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

***\*Further information may be found in Exhibit 94***

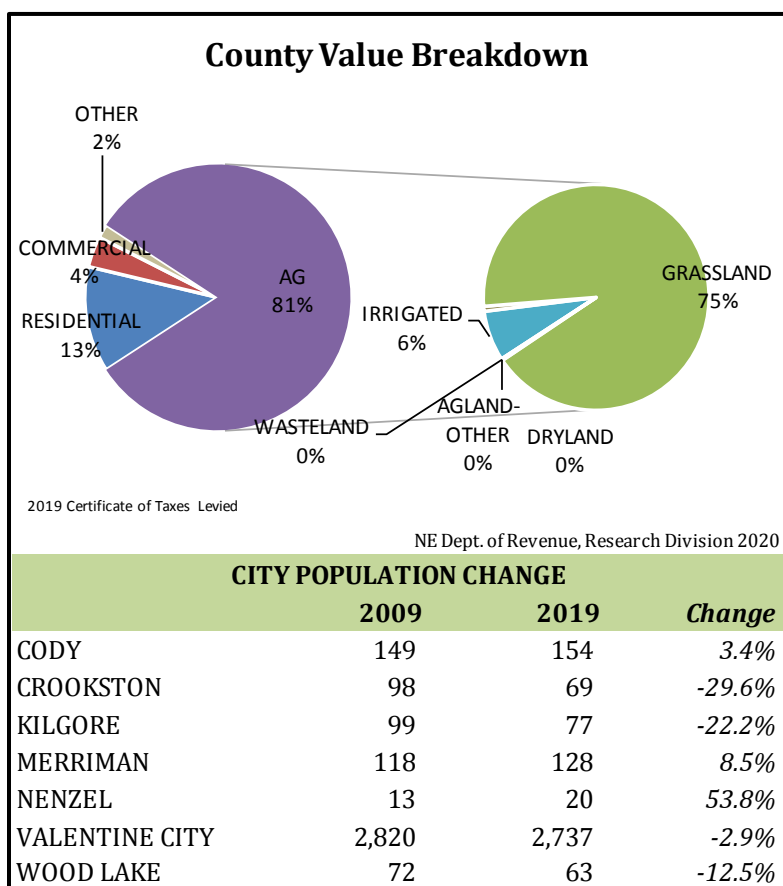


## County Overview

With a total area of 5,960 square miles, Cherry County had 5,761 residents, per the Census Bureau Quick Facts for 2018, a 0.8% population increase over the 2010 U.S. Census. Reports indicated that 61% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$97,362 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cherry County are located in and around Valentine, the county seat. According to the latest information available from the U.S. Census Bureau, there were 231 employer establishments with total employment of 1,583.



Agricultural land is the main component of Cherry County's value base. Grassland makes up a majority of the land in the county. Cherry County is included in both the Middle Niobrara and Upper Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Cherry County ranks first in forage-land used for all hay and haylage, grass silage, and green chop. The county is best suited for the grazing of livestock. In the northern part of the county corn is grown. Other acres scattered across the county serve to raise a supplemental feed source for the cattle on the ranches. In top livestock inventory items, Cherry County ranks first in bison (USDA AgCensus).

## 2020 Residential Correlation for Cherry County

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### *Assessment Actions*

For the current assessment year, the contracted appraisal firm completed the rural review for all villages and rural residential acreage. The county assessor implemented 2019 depreciation tables for the reviewed valuation groups.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

Sales qualification and verification for Cherry County consists of the county assessor contacting the realtor that listed or sold the property or attorney that handled the sales transaction, and then completing a verification questionnaire from information obtained from them. The county assessor indicates that, the realtors realize the importance and use of the information and are therefore cooperative.

Review of non-qualified sales showed that sufficient reasons were documented for disqualification. Comparison of percentage of sales used by the county with statewide averages indicated that Cherry County's residential sales use is comparable with those statewide. It is believed that all arm's-length residential sales were available for measurement purposes. A review of the values reported on the Assessed Value Update (AVU) showed no errors.

The county is current in its six-year inspection and review cycle.

An examination of the valuation groups established by the county assessor shows five groups. These consist of the city of Valentine, a separate rural Valentine area outside of the city limits within one mile; Villages (excluding Merriman), that combine Cody, Crookston, Kilgore, Nenzel and Wood River, all having similar economic characteristics. Merriman has different economic characteristics than the other villages and has a separate depreciation schedule. Finally rural residential is one valuation group, but has valuation differences by neighborhoods differing in location and aesthetic value. All residential improvements are valued by the same current cost index and depreciation tables and lot studies vary by the year of inspection.

The county assessor has established three areas for rural residential site values: (1) Merritt Dam, Sportsman's Club, the golf course area; (2) the area five miles east of Valentine and (3) the remainder of the county.

## 2020 Residential Correlation for Cherry County

### *Description of Analysis*

The county assessor has established five residential valuation groups based not only on geographic location, but market characteristics.

Valuation Group	Description
1	Valentine
2	Rural Valentine
3	Villages of Cody, Crookston, Kilgore, Nenzel, Wood Lake
4	Merriman
5	Rural

Analysis of the statistical profile indicates 126 qualified residential sales, representing all five valuation groups. All three measures of central tendency are within acceptable range and the qualitative statistics are support the reliability of the statistics.

By valuation groups, all groups with sufficient sales in the sample have medians within acceptable range. Corresponding qualitative statistics are generally supportive.

Comparison of the preliminary to the final residential statistics shows a slight decrease in value, which is comparable to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL).

### *Equalization and Quality of Assessment*

Based on analysis of all available information, it is believed that residential property in Cherry County is valued uniformly and in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	84	92.71	98.73	94.21	18.02	104.80
2	7	93.64	99.17	105.20	20.94	94.27
3	20	96.04	98.00	89.43	21.46	109.58
4	4	80.11	78.41	73.99	15.02	105.97
5	11	93.25	90.66	89.61	10.62	101.17
____ALL____	126	92.86	97.29	94.17	18.15	103.31

## **2020 Residential Correlation for Cherry County**

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### ***Level of Value***

Based on analysis of all available information, the level of value for the residential property in Cherry County is 93%.

## 2020 Commercial Correlation for Cherry County

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### *Assessment Actions*

Assessment actions taken to address commercial property included the routine maintenance of pick-up work. The county also entered into a contract to have commercial property reviewed for assessment year 2021.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The sales qualification and verification process consists of the county assessor contacting the listing or selling real estate agent or the attorney that handled the sales transaction, and then completing a verification questionnaire from information obtained from the The county assessor reports, that the local realtors realize the importance and use of the information and are therefore cooperative.

Comparison of percentage of sales used by the county with statewide averages indicated that Cherry County's commercial sales use is below statewide average. However, a review of non-qualified sales showed that sufficient reasons were documented for disqualification. It is believed that all arm's-length commercial sales were available for measurement purposes.

The county is current in its six-year inspection and review cycle. The county assessor has established four valuation groups for the commercial property class. These are based not only on geographic location, but commercial activity. The county seat of Valentine is the hub of commercial activity in the county, with the remaining three groups exhibiting less commercial activity. The last commercial inspection was conducted in 2014 by a contracted appraisal firm who performed commercial maintenance until this year. Cost tables are dated 2012, and the depreciation tables were last updated in 2015. Commercial lot values were last established in 2014.

### *Description of Analysis*

Four valuation groups have been established for the commercial property class.

<b>Valuation Group</b>	<b>Description</b>
1	Valentine
2	Rural Valentine
3	Cody, Crookston, Kilgore, Nenzel and Wood Lake
5	Rural and the village of Merriman

## 2020 Commercial Correlation for Cherry County

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Analysis of the commercial statistical profile shows 18 qualified sales that occurred during the three-year timeframe of the sales study. Three of the four valuation groups are represented, but only Valuation Group 1 has a significant amount of sales. Only the overall median measure of central tendency is within acceptable range. The mean and weighted mean measures are in the mid to upper 80% range. These measures are a result of the two lowest ratios, both of which comprise the Valuation Group 3 and Valuation Group 5 sales.

Although the Valuation Group 1 exhibits statistical measures that are generally within their respective ranges, a sample of 16 sales in one valuation group is not sufficient to establish a point estimate for a level of value of the county.

A comparison of the preliminary commercial statistics with the final statistics shows virtually no change. Review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) shows less than 1% change to the commercial base, confirming the assessment actions.

### *Equalization and Quality of Assessment*

Based on the review of the county's assessment practices, commercial property in Cherry County is equalized and valued according to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	18	99.88	94.08	88.11	17.67	106.78
3	1	43.33	43.33	43.33	00.00	100.00
5	1	49.85	49.85	49.85	00.00	100.00
____ALL____	18	97.18	88.81	85.97	22.09	103.30

### *Level of Value*

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

## **2020 Agricultural Correlation for Cherry County**

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### ***Assessment Actions***

For the current assessment year, the county assessor re-aligned several irrigated and grassland values to closer match 75% of market value. Irrigated Land Capability Groups (LCG) 1A1 to 2A were adjusted to \$2,100 and grassland LCG's 1G1 to 3G1 were adjusted to \$550. The 3G LCG was adjusted to \$425. Intensive use agricultural land was also identified and valued accordingly. Land use was completed and all improvement changes were reviewed.

### ***Assessment Practice Review***

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

Sales qualification and verification for Cherry County consists of the county assessor contacting the realtor that listed or sold the property or attorney that handled the sales transaction, and then completing a verification questionnaire from information obtained from them. The realtors and attorneys understand the importance and use of the information and are cooperative.

A review of sales utilization indicates a lower than statewide average use of all agricultural land sales. A further examination of the disqualified sales with the county assessor revealed all of the agricultural non-qualified sales had reasons for disqualification. Of those that appeared to have no county assessor comment for disqualification, it was discovered that the county assessor comments actually exist, but are too lengthy for the comments field. A review of the values reported on the Assessed Value Update (AVU) showed no errors.

The county assessor has identified one agricultural market area in the county. The sales have been analyzed by areas within the county and the overall data shows no significant difference that would currently justify further geographical division in the county.

Land use is updated annually, by comparison of aerial imagery with current property records. Data from the Natural Resources District (NRD) is also used to update irrigation certification. Intensive use has been identified by the county assessor and intensive use acres are valued as Other Agland on the county abstract. Agricultural improvements including outbuildings were last reviewed at the same time as rural residential improvements (2017) and are priced with the same cost index and depreciation tables (2017 and 2019, respectively). Farm home sites carry the same value as rural residential home sites, based on the county assessor's establishment of three areas for site values: (1) Merritt Dam, Sportsman's Club, Gold Course area; (2) the area five miles east of Valentine; and (3) the remainder of the county.

## 2020 Agricultural Correlation for Cherry County

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### *Description of Analysis*

A review of the statistical profile for agricultural land reveals 34 qualified sales that occurred during the three-year study period. Two of the three measures of central tendency are within range and are at the same value, the median and mean at 70%. The weighted mean lies four points below the other two measures, and is the product of two high dollar sales with a lower assessment to sale (A/S) price ratios. The qualitative statistics appear to be generally supportive. By study year, the bulk of the sales lie within the first and third years, and since the median for the COD for the latest year's sales is less than half of the second year's the trend seems to be stable overall, rather than necessarily decreasing. Analysis by 80% Majority Land Use (MLU) reveals that 32 of the 34 sales are grassland, this is not surprising since the land composition of the county is 96% grassland. Two of the three measures of central tendency are within acceptable range, and the COD qualitative statistic supports the median. The statistical sample is believed to be representative of the agricultural land base for measurement purposes.

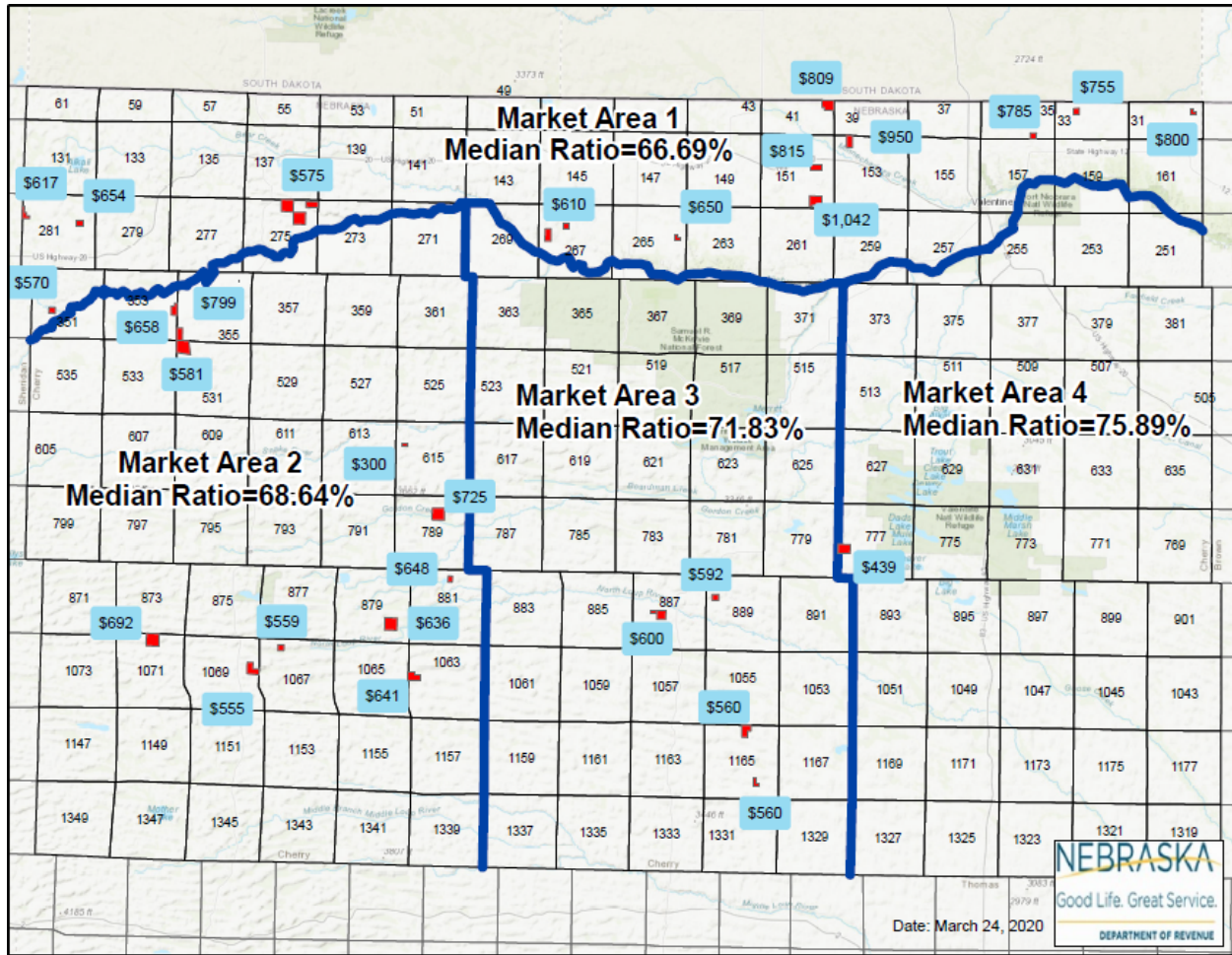
Comparison of the county assessor's current agricultural values with neighboring counties as found in the Cherry County 2020 Average Acre Value Comparison chart after the agricultural statistics, shows the county is equalized with neighboring counties values in the current market environment.

A review of the agricultural land value changes noted by the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the Certificate of Taxes Levied Report (CTL) shows a 3% decrease to irrigated land, a negative change of less than 1% to dryland and waste classifications due to the 2019 Land Capacities Group (LCG) conversion implementation and the decrease of 1% to the largest land class in the county. This reflects the assessment actions taken by the county assessor.

As discussed in the assessment practice review section of this correlation, the Cherry County assessor had previously reviewed agricultural sales and the results were plotted on the following map, utilizing four proposed areas with the first area consisting of everything north of the Niobrara River, and the area below the river divided into three areas with an equal number of ranges in each. The sale price per acre is shown as well as the median for the sales in each proposed area.



## 2020 Agricultural Correlation for Cherry County



The overall data shows no significant difference that would currently justify further geographical division in the county. Therefore there remains one market area for the county.

### *Equalization and Quality of Assessment*

Farm home sites carry the same value as rural residential home sites, based on the county assessor's establishment of three areas for site values discussed in the assessment actions review section.

Based on all available information agricultural land values in Cherry County are determined to be assessed uniformly and according to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Grass						
County	32	70.43	70.44	66.63	13.96	105.72
1	32	70.43	70.44	66.63	13.96	105.72
ALL	34	69.79	69.94	66.49	13.94	105.19

## **2020 Agricultural Correlation for Cherry County**

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### ***Level of Value***

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

## 2020 Opinions of the Property Tax Administrator for Cherry 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 (Reissue 2018). 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2020 Commission Summary for Cherry County

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### Residential Real Property - Current

Number of Sales	126	Median	92.86
Total Sales Price	\$15,187,873	Mean	97.29
Total Adj. Sales Price	\$15,187,873	Wgt. Mean	94.17
Total Assessed Value	\$14,301,675	Average Assessed Value of the Base	\$74,940
Avg. Adj. Sales Price	\$120,539	Avg. Assessed Value	\$113,505

### Confidence Interval - Current

95% Median C.I	90.67 to 97.74
95% Wgt. Mean C.I	89.80 to 98.53
95% Mean C.I	92.64 to 101.94
% of Value of the Class of all Real Property Value in the County	9.71
% of Records Sold in the Study Period	4.73
% of Value Sold in the Study Period	7.16

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	134	98	97.67
2018	139	98	98.43
2017	124	92	92.38
2016	110	95	94.39

## 2020 Commission Summary for Cherry County

### Commercial Real Property - Current

Number of Sales	18	Median	97.18
Total Sales Price	\$7,682,006	Mean	88.81
Total Adj. Sales Price	\$7,682,006	Wgt. Mean	85.97
Total Assessed Value	\$6,603,861	Average Assessed Value of the Base	\$128,457
Avg. Adj. Sales Price	\$426,778	Avg. Assessed Value	\$366,881

### Confidence Interval - Current

95% Median C.I	64.28 to 104.02
95% Wgt. Mean C.I	56.18 to 115.75
95% Mean C.I	74.93 to 102.69
% of Value of the Class of all Real Property Value in the County	3.82
% of Records Sold in the Study Period	2.94
% of Value Sold in the Study Period	8.40

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	17	100	83.55
2018	25	99	98.75
2017	27	98	97.98
2016	28	97	97.76

**16 Cherry**  
**RESIDENTIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 126  
Total Sales Price : 15,187,873  
Total Adj. Sales Price : 15,187,873  
Total Assessed Value : 14,301,675  
Avg. Adj. Sales Price : 120,539  
Avg. Assessed Value : 113,505

MEDIAN : 93  
WGT. MEAN : 94  
MEAN : 97  
  
COD : 18.15  
PRD : 103.31

COV : 27.37  
STD : 26.63  
Avg. Abs. Dev : 16.85  
  
MAX Sales Ratio : 227.94  
MIN Sales Ratio : 30.88

95% Median C.I. : 90.67 to 97.74  
95% Wgt. Mean C.I. : 89.80 to 98.53  
95% Mean C.I. : 92.64 to 101.94

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	14	95.06	93.68	95.42	11.09	98.18	58.45	112.49	87.03 to 111.24	121,911	116,322
01-JAN-18 To 31-MAR-18	6	99.94	99.08	97.68	09.93	101.43	86.40	110.23	86.40 to 110.23	59,583	58,198
01-APR-18 To 30-JUN-18	19	90.59	94.88	91.04	13.39	104.22	69.26	130.66	83.97 to 103.30	146,132	133,040
01-JUL-18 To 30-SEP-18	26	99.25	98.04	96.53	13.34	101.56	61.63	142.49	92.12 to 104.86	104,669	101,032
01-OCT-18 To 31-DEC-18	11	95.74	100.01	96.91	17.92	103.20	71.53	147.13	74.66 to 146.13	101,591	98,451
01-JAN-19 To 31-MAR-19	10	91.97	96.40	96.31	06.51	100.09	88.94	118.26	89.39 to 108.40	150,800	145,232
01-APR-19 To 30-JUN-19	17	91.58	100.01	91.49	15.35	109.31	81.41	140.29	84.46 to 119.57	122,853	112,397
01-JUL-19 To 30-SEP-19	23	81.75	97.25	93.53	40.43	103.98	30.88	227.94	72.09 to 102.21	126,597	118,406
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	65	96.17	96.27	94.32	12.91	102.07	58.45	142.49	92.12 to 99.53	116,341	109,728
01-OCT-18 To 30-SEP-19	61	91.32	98.38	94.02	23.18	104.64	30.88	227.94	87.51 to 95.74	125,012	117,531
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	62	96.12	97.52	94.46	14.24	103.24	61.63	147.13	91.42 to 99.77	112,466	106,238
<u>ALL</u>	126	92.86	97.29	94.17	18.15	103.31	30.88	227.94	90.67 to 97.74	120,539	113,505

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	84	92.71	98.73	94.21	18.02	104.80	47.59	221.13	89.90 to 100.00	111,761	105,285
2	7	93.64	99.17	105.20	20.94	94.27	58.45	166.38	58.45 to 166.38	256,314	269,651
3	20	96.04	98.00	89.43	21.46	109.58	30.88	227.94	88.66 to 99.77	52,350	46,816
4	4	80.11	78.41	73.99	15.02	105.97	61.24	92.19	N/A	28,125	20,809
5	11	93.25	90.66	89.61	10.62	101.17	73.04	112.49	77.59 to 99.85	258,750	231,877
<u>ALL</u>	126	92.86	97.29	94.17	18.15	103.31	30.88	227.94	90.67 to 97.74	120,539	113,505

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	124	92.86	97.25	94.21	18.25	103.23	30.88	227.94	90.67 to 97.74	121,261	114,238
06											
07	2	99.59	99.59	89.86	10.69	110.83	88.94	110.23	N/A	75,750	68,066
<u>ALL</u>	126	92.86	97.29	94.17	18.15	103.31	30.88	227.94	90.67 to 97.74	120,539	113,505

**16 Cherry**  
**RESIDENTIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 126  
 Total Sales Price : 15,187,873  
 Total Adj. Sales Price : 15,187,873  
 Total Assessed Value : 14,301,675  
 Avg. Adj. Sales Price : 120,539  
 Avg. Assessed Value : 113,505

MEDIAN : 93  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 18.15  
 PRD : 103.31

COV : 27.37  
 STD : 26.63  
 Avg. Abs. Dev : 16.85  
 MAX Sales Ratio : 227.94  
 MIN Sales Ratio : 30.88

95% Median C.I. : 90.67 to 97.74  
 95% Wgt. Mean C.I. : 89.80 to 98.53  
 95% Mean C.I. : 92.64 to 101.94

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000	2	164.77	164.77	183.56	34.21	89.76	108.40	221.13	N/A	2,250	4,130
Less Than 15,000	6	117.13	147.32	150.40	37.32	97.95	92.19	227.94	92.19 to 227.94	6,083	9,149
Less Than 30,000	12	114.97	135.60	127.59	27.58	106.28	92.19	227.94	102.40 to 164.04	14,708	18,767
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	124	92.71	96.20	94.14	17.21	102.19	30.88	227.94	90.64 to 97.63	122,447	115,269
Greater Than 14,999	120	92.50	94.79	94.03	16.17	100.81	30.88	166.38	89.90 to 96.49	126,261	118,723
Greater Than 29,999	114	91.85	93.26	93.77	15.32	99.46	30.88	166.38	89.22 to 94.53	131,679	123,478
<u>Incremental Ranges</u>											
0 TO 4,999	2	164.77	164.77	183.56	34.21	89.76	108.40	221.13	N/A	2,250	4,130
5,000 TO 14,999	4	117.13	138.60	145.74	31.92	95.10	92.19	227.94	N/A	8,000	11,659
15,000 TO 29,999	6	114.97	123.87	121.65	17.14	101.82	99.72	164.04	99.72 to 164.04	23,333	28,385
30,000 TO 59,999	21	92.59	97.79	97.51	23.57	100.29	30.88	142.49	86.27 to 121.31	39,905	38,913
60,000 TO 99,999	28	90.43	90.57	91.08	16.54	99.44	56.24	146.13	79.40 to 98.12	79,139	72,079
100,000 TO 149,999	23	91.96	89.08	89.30	12.20	99.75	58.45	111.82	83.97 to 97.74	124,957	111,588
150,000 TO 249,999	30	91.58	94.51	94.26	10.23	100.27	47.59	118.26	89.90 to 99.85	175,926	165,830
250,000 TO 499,999	12	90.29	96.49	97.21	17.12	99.26	73.04	166.38	81.46 to 105.12	317,142	308,305
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	126	92.86	97.29	94.17	18.15	103.31	30.88	227.94	90.67 to 97.74	120,539	113,505



**16 Cherry**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 18	MEDIAN : 97	COV : 31.42	95% Median C.I. : 64.28 to 104.02
Total Sales Price : 7,682,006	WGT. MEAN : 86	STD : 27.90	95% Wgt. Mean C.I. : 56.18 to 115.75
Total Adj. Sales Price : 7,682,006	MEAN : 89	Avg. Abs. Dev : 21.47	95% Mean C.I. : 74.93 to 102.69
Total Assessed Value : 6,603,861			
Avg. Adj. Sales Price : 426,778	COD : 22.09	MAX Sales Ratio : 148.70	
Avg. Assessed Value : 366,881	PRD : 103.30	MIN Sales Ratio : 43.33	

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	3	91.25	94.59	85.30	09.28	110.89	83.55	108.96	N/A	722,667	616,434
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	121.00	121.00	121.00	00.00	100.00	121.00	121.00	N/A	180,000	217,793
01-OCT-17 To 31-DEC-17	3	104.02	93.32	98.19	10.87	95.04	71.00	104.94	N/A	186,250	182,877
01-JAN-18 To 31-MAR-18	2	58.18	58.18	63.92	10.48	91.02	52.08	64.28	N/A	882,053	563,847
01-APR-18 To 30-JUN-18	2	76.54	76.54	67.06	34.87	114.14	49.85	103.22	N/A	302,500	202,843
01-JUL-18 To 30-SEP-18	1	98.61	98.61	98.61	00.00	100.00	98.61	98.61	N/A	79,650	78,544
01-OCT-18 To 31-DEC-18	1	101.15	101.15	101.15	00.00	100.00	101.15	101.15	N/A	200,000	202,307
01-JAN-19 To 31-MAR-19	1	95.75	95.75	95.75	00.00	100.00	95.75	95.75	N/A	40,000	38,300
01-APR-19 To 30-JUN-19	1	101.87	101.87	101.87	00.00	100.00	101.87	101.87	N/A	1,610,000	1,640,100
01-JUL-19 To 30-SEP-19	3	54.93	82.32	103.99	63.94	79.16	43.33	148.70	N/A	158,833	165,168
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	4	100.11	101.19	88.04	13.77	114.94	83.55	121.00	N/A	587,000	516,774
01-OCT-17 To 30-SEP-18	8	84.81	81.00	71.84	25.59	112.75	49.85	104.94	49.85 to 104.94	375,938	270,069
01-OCT-18 To 30-SEP-19	6	98.45	90.96	102.14	26.70	89.05	43.33	148.70	43.33 to 148.70	387,750	396,035
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	104.48	100.24	103.75	12.18	96.62	71.00	121.00	N/A	184,688	191,606
01-JAN-18 To 31-DEC-18	6	81.45	78.20	68.49	27.99	114.18	49.85	103.22	49.85 to 103.22	441,459	302,372
<u>ALL</u>	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	16	99.88	94.08	88.11	17.67	106.78	52.08	148.70	71.00 to 104.94	453,375	399,479
3	1	43.33	43.33	43.33	00.00	100.00	43.33	43.33	N/A	18,000	7,800
5	1	49.85	49.85	49.85	00.00	100.00	49.85	49.85	N/A	410,000	204,400
<u>ALL</u>	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881

**16 Cherry**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 18  
 Total Sales Price : 7,682,006  
 Total Adj. Sales Price : 7,682,006  
 Total Assessed Value : 6,603,861  
 Avg. Adj. Sales Price : 426,778  
 Avg. Assessed Value : 366,881

MEDIAN : 97  
 WGT. MEAN : 86  
 MEAN : 89  
 COD : 22.09  
 PRD : 103.30

COV : 31.42  
 STD : 27.90  
 Avg. Abs. Dev : 21.47  
 MAX Sales Ratio : 148.70  
 MIN Sales Ratio : 43.33

95% Median C.I. : 64.28 to 104.02  
 95% Wgt. Mean C.I. : 56.18 to 115.75  
 95% Mean C.I. : 74.93 to 102.69

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881
04											
<u>ALL</u>	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	43.33	43.33	43.33	00.00	100.00	43.33	43.33	N/A	18,000	7,800
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881
Greater Than 14,999	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881
Greater Than 29,999	17	98.61	91.48	86.07	19.75	106.29	49.85	148.70	64.28 to 104.94	450,824	388,004
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	43.33	43.33	43.33	00.00	100.00	43.33	43.33	N/A	18,000	7,800
30,000 TO 59,999	2	73.92	73.92	71.25	29.55	103.75	52.08	95.75	N/A	45,563	32,463
60,000 TO 99,999	2	94.93	94.93	94.92	03.88	100.01	91.25	98.61	N/A	79,825	75,772
100,000 TO 149,999	2	89.98	89.98	91.50	21.09	98.34	71.00	108.96	N/A	115,750	105,909
150,000 TO 249,999	5	103.22	96.86	95.81	13.36	101.10	54.93	121.00	N/A	190,850	182,856
250,000 TO 499,999	3	104.94	101.16	92.64	31.40	109.20	49.85	148.70	N/A	313,833	290,743
500,000 TO 999,999											
1,000,000 +	3	83.55	83.23	82.88	15.00	100.42	64.28	101.87	N/A	1,761,993	1,460,423
<u>ALL</u>	18	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881

**16 Cherry**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019    Posted on: 1/31/2020

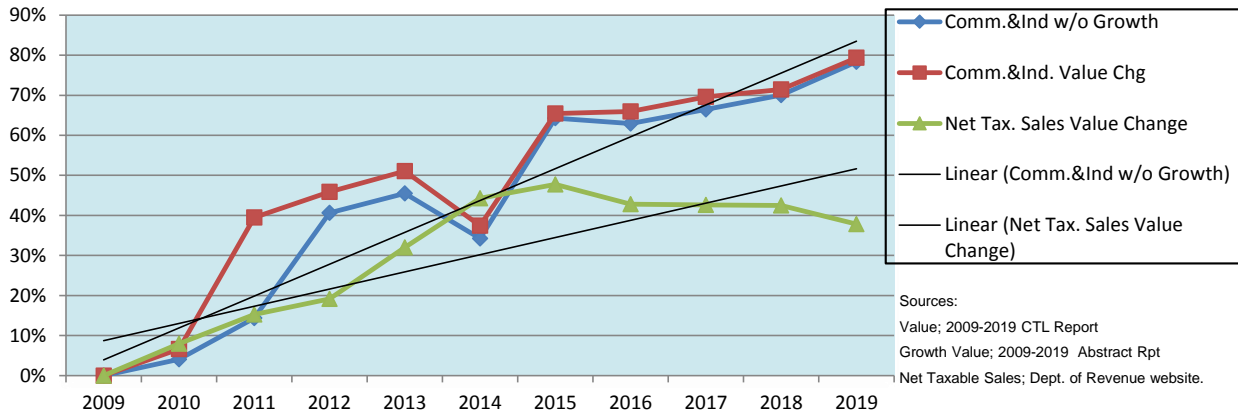
Number of Sales : 18	MEDIAN : 97	COV : 31.42	95% Median C.I. : 64.28 to 104.02
Total Sales Price : 7,682,006	WGT. MEAN : 86	STD : 27.90	95% Wgt. Mean C.I. : 56.18 to 115.75
Total Adj. Sales Price : 7,682,006	MEAN : 89	Avg. Abs. Dev : 21.47	95% Mean C.I. : 74.93 to 102.69
Total Assessed Value : 6,603,861			
Avg. Adj. Sales Price : 426,778	COD : 22.09	MAX Sales Ratio : 148.70	
Avg. Assessed Value : 366,881	PRD : 103.30	MIN Sales Ratio : 43.33	

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	101.15	101.15	101.15	00.00	100.00	101.15	101.15	N/A	200,000	202,307
336	1	98.61	98.61	98.61	00.00	100.00	98.61	98.61	N/A	79,650	78,544
343	3	83.55	83.23	82.88	15.00	100.42	64.28	101.87	N/A	1,761,993	1,460,423
344	1	108.96	108.96	108.96	00.00	100.00	108.96	108.96	N/A	125,000	136,202
349	1	103.22	103.22	103.22	00.00	100.00	103.22	103.22	N/A	195,000	201,285
353	4	106.13	107.99	119.81	25.31	90.13	71.00	148.70	N/A	154,500	185,100
381	1	49.85	49.85	49.85	00.00	100.00	49.85	49.85	N/A	410,000	204,400
384	1	52.08	52.08	52.08	00.00	100.00	52.08	52.08	N/A	51,125	26,625
471	3	95.75	85.21	84.60	17.41	100.72	54.93	104.94	N/A	175,667	148,618
528	2	73.68	73.68	98.28	41.19	74.97	43.33	104.02	N/A	95,126	93,489
<u>    ALL    </u>	<u>18</u>	97.18	88.81	85.97	22.09	103.30	43.33	148.70	64.28 to 104.02	426,778	366,881

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 43,440,586	\$ 1,080,473		\$ 42,360,113	--	\$ 50,026,940	--
2009	\$ 43,310,508	\$ 369,459	0.85%	\$ 42,941,049	--	\$ 49,628,318	--
2010	\$ 46,176,775	\$ 1,095,400	2.37%	\$ 45,081,375	4.09%	\$ 53,571,890	7.95%
2011	\$ 60,412,028	\$ 10,870,724	17.99%	\$ 49,541,304	7.29%	\$ 57,216,248	6.80%
2012	\$ 63,193,528	\$ 2,276,698	3.60%	\$ 60,916,830	0.84%	\$ 59,134,792	3.35%
2013	\$ 65,418,696	\$ 2,412,010	3.69%	\$ 63,006,686	-0.30%	\$ 65,498,248	10.76%
2014	\$ 59,534,324	\$ 1,400,860	2.35%	\$ 58,133,464	-11.14%	\$ 71,610,401	9.33%
2015	\$ 71,641,461	\$ 484,969	0.68%	\$ 71,156,492	19.52%	\$ 73,322,291	2.39%
2016	\$ 71,864,809	\$ 1,297,784	1.81%	\$ 70,567,025	-1.50%	\$ 70,878,203	-3.33%
2017	\$ 73,453,950	\$ 1,352,167	1.84%	\$ 72,101,783	0.33%	\$ 70,773,086	-0.15%
2018	\$ 74,247,195	\$ 591,478	0.80%	\$ 73,655,717	0.27%	\$ 70,702,008	-0.10%
2019	\$ 77,673,391	\$ 437,452	0.56%	\$ 77,235,939	4.03%	\$ 68,388,375	-3.27%
Ann %chg	6.02%			Average	2.34%	3.26%	3.37%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	4.09%	6.62%	7.95%
2011	14.39%	39.49%	15.29%
2012	40.65%	45.91%	19.16%
2013	45.48%	51.05%	31.98%
2014	34.22%	37.46%	44.29%
2015	64.29%	65.41%	47.74%
2016	62.93%	65.93%	42.82%
2017	66.48%	69.60%	42.61%
2018	70.06%	71.43%	42.46%
2019	78.33%	79.34%	37.80%

County Number	16
County Name	Cherry

**16 Cherry****AGRICULTURAL LAND****PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 34  
 Total Sales Price : 45,781,914  
 Total Adj. Sales Price : 45,781,914  
 Total Assessed Value : 30,438,280  
 Avg. Adj. Sales Price : 1,346,527  
 Avg. Assessed Value : 895,244

MEDIAN : 70  
 WGT. MEAN : 66  
 MEAN : 70  
 COD : 13.94  
 PRD : 105.19

COV : 23.49  
 STD : 16.43  
 Avg. Abs. Dev : 09.73  
 MAX Sales Ratio : 141.67  
 MIN Sales Ratio : 44.69

95% Median C.I. : 64.59 to 72.29  
 95% Wgt. Mean C.I. : 62.69 to 70.28  
 95% Mean C.I. : 64.42 to 75.46

*Printed: 4/3/2020 3:52:47PM***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-16 To 31-DEC-16	3	67.26	63.57	68.56	08.22	92.72	53.43	70.02	N/A	3,678,921	2,522,416
01-JAN-17 To 31-MAR-17	1	61.45	61.45	61.45	00.00	100.00	61.45	61.45	N/A	882,993	542,599
01-APR-17 To 30-JUN-17	5	68.22	71.18	68.32	15.73	104.19	51.63	98.82	N/A	1,469,906	1,004,216
01-JUL-17 To 30-SEP-17	2	71.87	71.87	76.12	17.75	94.42	59.11	84.63	N/A	1,050,000	799,296
01-OCT-17 To 31-DEC-17	2	60.55	60.55	63.92	07.04	94.73	56.29	64.80	N/A	1,170,800	748,432
01-JAN-18 To 31-MAR-18	2	77.57	77.57	78.23	00.95	99.16	76.83	78.31	N/A	777,375	608,119
01-APR-18 To 30-JUN-18	3	76.81	90.54	75.54	38.42	119.86	53.13	141.67	N/A	188,000	142,008
01-JUL-18 To 30-SEP-18	1	71.41	71.41	71.41	00.00	100.00	71.41	71.41	N/A	1,102,270	787,175
01-OCT-18 To 31-DEC-18	3	62.53	62.82	61.69	01.74	101.83	61.33	64.59	N/A	4,653,948	2,871,182
01-JAN-19 To 31-MAR-19	5	70.88	69.15	62.62	08.15	110.43	52.15	76.01	N/A	478,195	299,461
01-APR-19 To 30-JUN-19	4	72.73	66.01	64.98	10.34	101.59	44.69	73.91	N/A	392,598	255,096
01-JUL-19 To 30-SEP-19	3	69.55	69.54	70.27	01.48	98.96	68.00	71.08	N/A	308,933	217,076
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	11	67.26	68.34	68.93	13.86	99.14	51.63	98.82	53.43 to 84.63	1,942,662	1,339,047
01-OCT-17 To 30-SEP-18	8	74.11	77.41	70.58	21.59	109.68	53.13	141.67	53.13 to 141.67	695,328	490,788
01-OCT-18 To 30-SEP-19	15	70.83	67.13	62.51	08.51	107.39	44.69	76.01	62.53 to 73.16	1,256,667	785,498
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	10	65.09	68.22	68.32	14.69	99.85	51.63	98.82	56.29 to 84.63	1,267,412	865,913
01-JAN-18 To 31-DEC-18	9	71.41	76.29	64.27	20.54	118.70	53.13	141.67	61.33 to 78.31	1,909,207	1,226,998
<u>ALL</u>	34	69.79	69.94	66.49	13.94	105.19	44.69	141.67	64.59 to 72.29	1,346,527	895,244

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	34	69.79	69.94	66.49	13.94	105.19	44.69	141.67	64.59 to 72.29	1,346,527	895,244
<u>ALL</u>	34	69.79	69.94	66.49	13.94	105.19	44.69	141.67	64.59 to 72.29	1,346,527	895,244

**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
<u>Grass</u>											
County	30	70.86	71.34	67.74	13.51	105.31	44.69	141.67	67.26 to 73.16	1,325,163	897,601
1	30	70.86	71.34	67.74	13.51	105.31	44.69	141.67	67.26 to 73.16	1,325,163	897,601
<u>ALL</u>	34	69.79	69.94	66.49	13.94	105.19	44.69	141.67	64.59 to 72.29	1,346,527	895,244

**16 Cherry****AGRICULTURAL LAND****PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019    Posted on: 1/31/2020

Number of Sales : 34	MEDIAN : 70	COV : 23.49	95% Median C.I. : 64.59 to 72.29
Total Sales Price : 45,781,914	WGT. MEAN : 66	STD : 16.43	95% Wgt. Mean C.I. : 62.69 to 70.28
Total Adj. Sales Price : 45,781,914	MEAN : 70	Avg. Abs. Dev : 09.73	95% Mean C.I. : 64.42 to 75.46
Total Assessed Value : 30,438,280			
Avg. Adj. Sales Price : 1,346,527	COD : 13.94	MAX Sales Ratio : 141.67	
Avg. Assessed Value : 895,244	PRD : 105.19	MIN Sales Ratio : 44.69	

*Printed:4/3/2020 3:52:47PM***80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Grass____											
County	32	70.43	70.44	66.63	13.96	105.72	44.69	141.67	64.80 to 73.16	1,387,809	924,701
1	32	70.43	70.44	66.63	13.96	105.72	44.69	141.67	64.80 to 73.16	1,387,809	924,701
____ALL____	34	69.79	69.94	66.49	13.94	105.19	44.69	141.67	64.59 to 72.29	1,346,527	895,244

## Cherry County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cherry	1	0	2100	n/a	2089	2057	2100	2089	2100	<b>2074</b>
Keya Paha	1	2900	2900	2900	2900	2800	2800	2700	2700	<b>2849</b>
Brown	1	3600	3600	3400	3400	3140	3139	3030	3030	<b>3337</b>
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	<b>2100</b>
Thomas	1	n/a	2100	n/a	2100	2100	2100	2100	2100	<b>2100</b>
Hooker	1	n/a	n/a	n/a	1800	1800	1800	1800	1800	<b>1800</b>
Grant	1	n/a	n/a	n/a	1500	1500	1500	1500	1500	<b>1500</b>
Sheridan	1	1710	1710	1660	1605	1585	1585	1570	1525	<b>1643</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cherry	1	n/a	725	725	725	725	725	725	725	<b>725</b>
Keya Paha	1	995	995	990	990	965	965	915	915	<b>975</b>
Brown	1	n/a	1090	1090	1090	995	810	810	810	<b>1003</b>
Blaine	1	n/a	n/a	n/a	600	n/a	n/a	n/a	570	<b>570</b>
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Sheridan	1	n/a	690	620	615	600	570	560	550	<b>617</b>

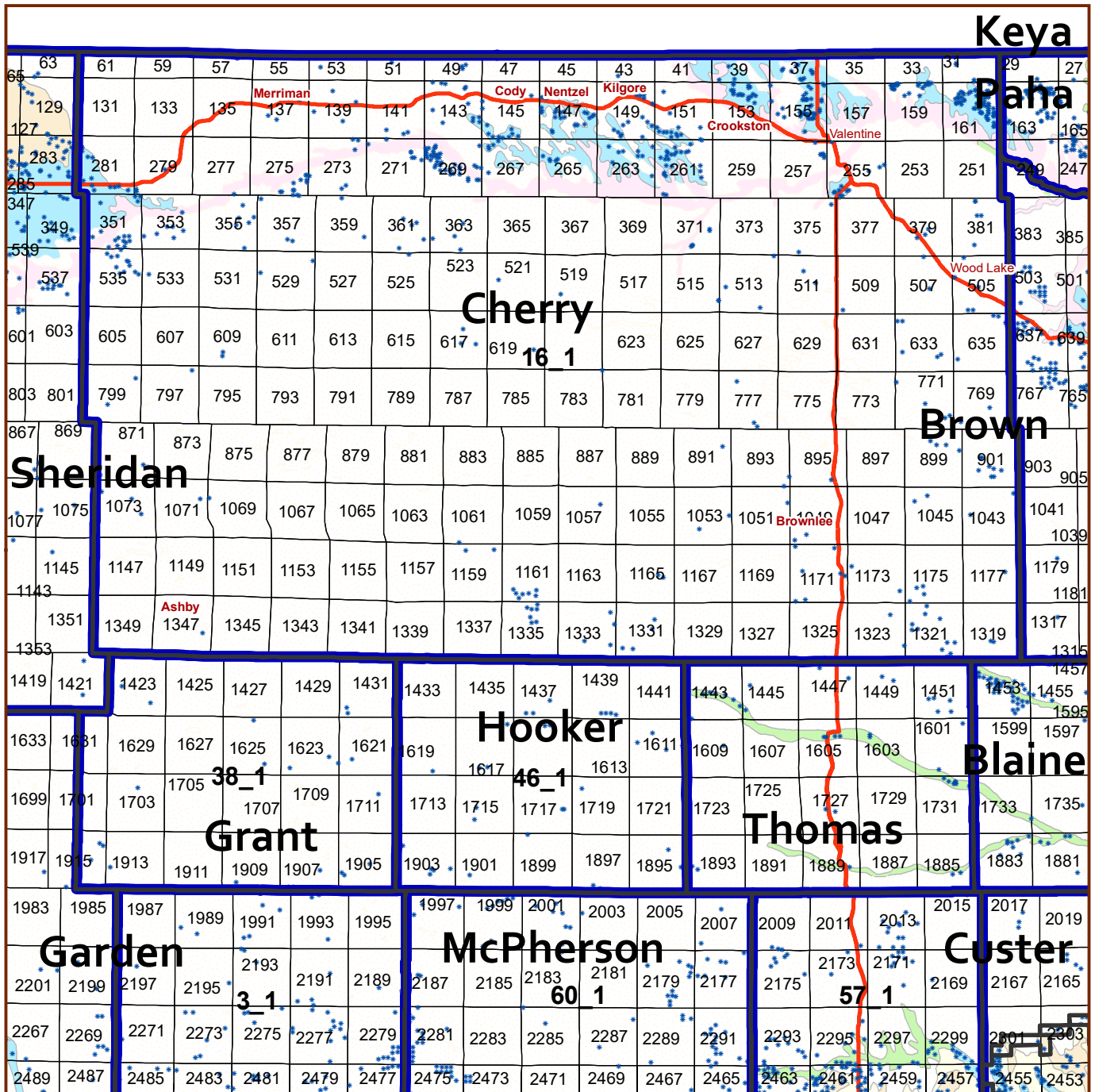
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cherry	1	549	550	550	549	550	425	425	425	<b>445</b>
Keya Paha	1	740	740	735	735	725	725	725	725	<b>729</b>
Brown	1	810	810	750	750	500	500	500	500	<b>561</b>
Blaine	1	600	600	600	600	570	570	570	570	<b>575</b>
Thomas	1	465	465	465	465	465	465	465	465	<b>465</b>
Hooker	1	450	450	450	450	450	450	450	450	<b>450</b>
Grant	1	404	404	404	404	404	404	n/a	n/a	<b>404</b>
Sheridan	1	460	460	460	460	n/a	460	460	405	<b>456</b>

County	Mkt Area	CRP	TIMBER	WASTE
Cherry	1	725	n/a	73
Keya Paha	1	n/a	n/a	60
Brown	1	726	500	78
Blaine	1	n/a	n/a	25
Thomas	1	n/a	n/a	151
Hooker	1	n/a	n/a	9
Grant	1	n/a	n/a	10
Sheridan	1	n/a	n/a	55

Source: 2020 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.

# CHERRY COUNTY



## Legend

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

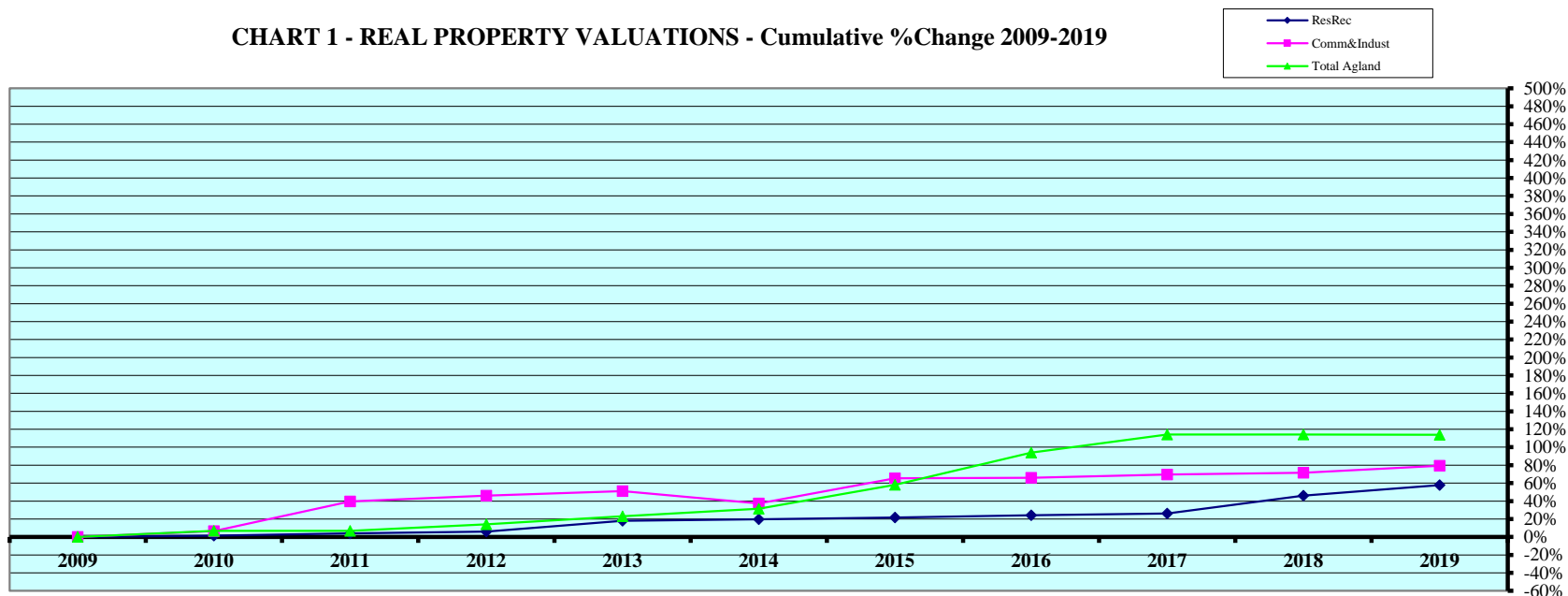
## Soils

### 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 2009-2019**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	125,251,246	--	--	--	43,310,508	--	--	--	790,342,476	--	--	--
2010	126,941,566	1,690,320	1.35%	1.35%	46,176,775	2,866,267	6.62%	6.62%	843,247,628	52,905,152	6.69%	6.69%
2011	130,250,713	3,309,147	2.61%	3.99%	60,412,028	14,235,253	30.83%	39.49%	843,174,486	-73,142	-0.01%	6.68%
2012	132,549,870	2,299,157	1.77%	5.83%	63,193,528	2,781,500	4.60%	45.91%	901,236,391	58,061,905	6.89%	14.03%
2013	147,742,868	15,192,998	11.46%	17.96%	65,418,696	2,225,168	3.52%	51.05%	971,587,346	70,350,955	7.81%	22.93%
2014	150,063,977	2,321,109	1.57%	19.81%	59,534,324	-5,884,372	-8.99%	37.46%	1,039,548,926	67,961,580	6.99%	31.53%
2015	152,513,265	2,449,288	1.63%	21.77%	71,641,461	12,107,137	20.34%	65.41%	1,248,627,499	209,078,573	20.11%	57.99%
2016	155,426,698	2,913,433	1.91%	24.09%	71,864,809	223,348	0.31%	65.93%	1,532,752,277	284,124,778	22.75%	93.94%
2017	157,831,856	2,405,158	1.55%	26.01%	73,453,950	1,589,141	2.21%	69.60%	1,692,506,684	159,754,407	10.42%	114.15%
2018	182,828,906	24,997,050	15.84%	45.97%	74,247,195	793,245	1.08%	71.43%	1,691,346,572	-1,160,112	-0.07%	114.00%
2019	197,640,744	14,811,838	8.10%	57.80%	77,673,391	3,426,196	4.61%	79.34%	1,691,230,431	-116,141	-0.01%	113.99%

Rate Annual %chg: Residential & Recreational **4.67%**

Commercial & Industrial **6.02%**

Agricultural Land **7.90%**

Cnty# **16**  
County **CHERRY**

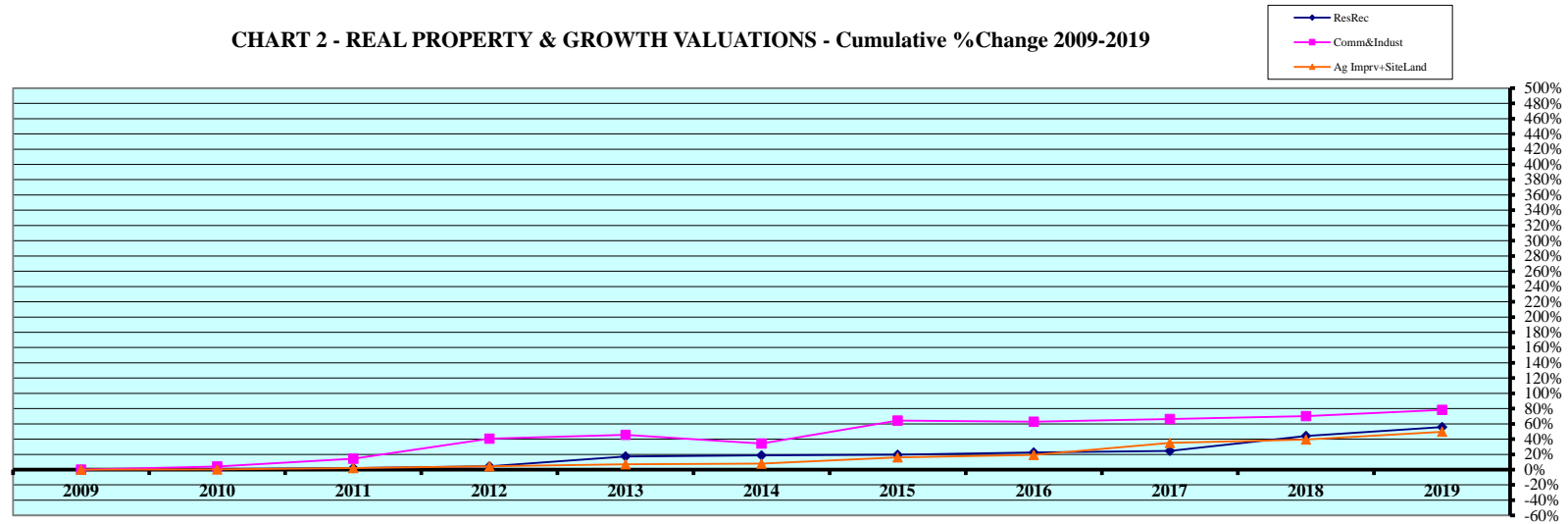
**CHART 1**

(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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2009	125,251,246	1,289,716	1.03%	123,961,530	--	--	43,310,508	369,459	0.85%	42,941,049	--	--
2010	126,941,566	1,113,638	0.88%	125,827,928	0.46%	0.46%	46,176,775	1,095,400	2.37%	45,081,375	4.09%	4.09%
2011	130,250,713	2,478,313	1.90%	127,772,400	0.65%	2.01%	60,412,028	10,870,724	17.99%	49,541,304	7.29%	14.39%
2012	132,549,870	1,767,306	1.33%	130,782,564	0.41%	4.42%	63,193,528	2,276,698	3.60%	60,916,830	0.84%	40.65%
2013	147,742,868	969,061	0.66%	146,773,807	10.73%	17.18%	65,418,696	2,412,010	3.69%	63,006,686	-0.30%	45.48%
2014	150,063,977	1,556,695	1.04%	148,507,282	0.52%	18.57%	59,534,324	1,400,860	2.35%	58,133,464	-11.14%	34.22%
2015	152,513,265	2,572,357	1.69%	149,940,908	-0.08%	19.71%	71,641,461	484,969	0.68%	71,156,492	19.52%	64.29%
2016	155,426,698	2,127,835	1.37%	153,298,863	0.52%	22.39%	71,864,809	1,297,784	1.81%	70,567,025	-1.50%	62.93%
2017	157,831,856	1,844,613	1.17%	155,987,243	0.36%	24.54%	73,453,950	1,352,167	1.84%	72,101,783	0.33%	66.48%
2018	182,828,906	2,192,276	1.20%	180,636,630	14.45%	44.22%	74,247,195	591,478	0.80%	73,655,717	0.27%	70.06%
2019	197,640,744	2,510,216	1.27%	195,130,528	6.73%	55.79%	77,673,391	437,452	0.56%	77,235,939	4.03%	78.33%
Rate Ann%chg	4.67%				3.47%		6.02%				C & I w/o growth	2.34%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	50,341,187	18,813,470	69,154,657	746,667	1.08%	68,407,990	--	--
2010	51,173,347	19,770,752	70,944,099	1,644,070	2.32%	69,300,029	0.21%	0.21%
2011	51,322,413	20,848,210	72,170,623	1,523,081	2.11%	70,647,542	-0.42%	2.16%
2012	51,763,786	21,773,935	73,537,721	1,318,062	1.79%	72,219,659	0.07%	4.43%
2013	52,023,702	22,564,477	74,588,179	594,208	0.80%	73,993,971	0.62%	7.00%
2014	53,676,500	26,463,220	80,139,720	5,555,696	6.93%	74,584,024	-0.01%	7.85%
2015	54,690,496	27,307,978	81,998,474	1,802,793	2.20%	80,195,681	0.07%	15.97%
2016	56,526,157	30,637,545	87,163,702	4,697,960	5.39%	82,465,742	0.57%	19.25%
2017	64,185,365	32,415,245	96,600,610	3,138,259	3.25%	93,462,351	7.23%	35.15%
2018	65,405,692	34,374,063	99,779,755	3,256,868	3.26%	96,522,887	-0.08%	39.58%
2019	69,795,891	35,364,428	105,160,319	1,736,347	1.65%	103,423,972	3.65%	49.55%
Rate Ann%chg	3.32%	6.51%	4.28%	Ag Imprv+Site w/o growth			1.19%	

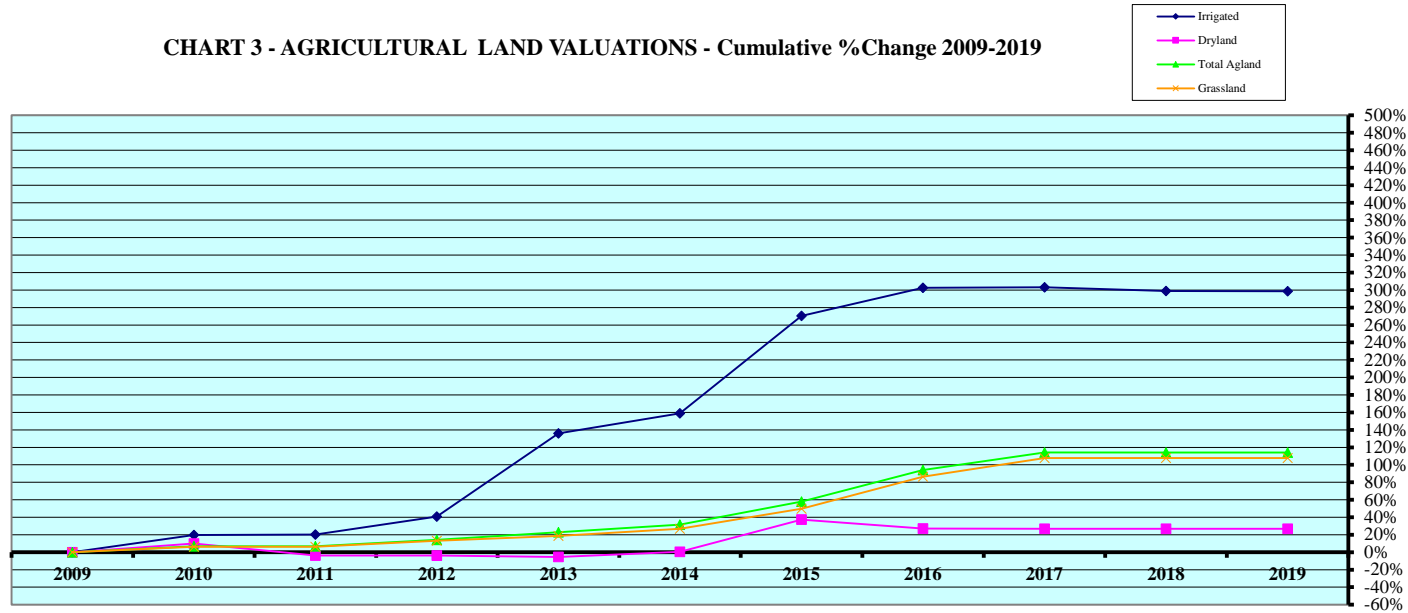
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2009 - 2019 CTL  
Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 16  
County CHERRY

CHART 2

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	30,560,977	--	--	--	9,572,462	--	--	--	747,626,407	--	--	--
2010	36,551,064	5,990,087	19.60%	19.60%	10,531,426	958,964	10.02%	10.02%	793,589,008	45,962,601	6.15%	6.15%
2011	36,717,872	166,808	0.46%	20.15%	9,215,728	-1,315,698	-12.49%	-3.73%	794,664,756	1,075,748	0.14%	6.29%
2012	43,007,939	6,290,067	17.13%	40.73%	9,222,254	6,526	0.07%	-3.66%	846,430,067	51,765,311	6.51%	13.22%
2013	72,106,310	29,098,371	67.66%	135.94%	9,049,307	-172,947	-1.88%	-5.47%	887,861,578	41,431,511	4.89%	18.76%
2014	79,135,535	7,029,225	9.75%	158.94%	9,619,114	569,807	6.30%	0.49%	948,224,326	60,362,748	6.80%	26.83%
2015	113,204,323	34,068,788	43.05%	270.42%	13,140,222	3,521,108	36.61%	37.27%	1,119,198,393	170,974,067	18.03%	49.70%
2016	123,062,551	9,858,228	8.71%	302.68%	12,164,264	-975,958	-7.43%	27.08%	1,393,669,717	274,471,324	24.52%	86.41%
2017	123,216,481	153,930	0.13%	303.18%	12,139,396	-24,868	-0.20%	26.82%	1,553,253,850	159,584,133	11.45%	107.76%
2018	121,897,711	-1,318,770	-1.07%	298.87%	12,139,345	-51	0.00%	26.82%	1,553,412,559	158,709	0.01%	107.78%
2019	121,811,611	-86,100	-0.07%	298.59%	12,139,345	0	0.00%	26.82%	1,553,374,343	-38,216	0.00%	107.77%

Rate Ann.%chg: Irrigated 14.83%

Dryland 2.40%

Grassland 7.59%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	2,582,630	--	--	--	0	--	--	--	790,342,476	--	--	--
2010	2,576,130	-6,500	-0.25%	-0.25%	0	0			843,247,628	52,905,152	6.69%	6.69%
2011	2,576,130	0	0.00%	-0.25%	0	0			843,174,486	-73,142	-0.01%	6.68%
2012	2,576,131	1	0.00%	-0.25%	0	0			901,236,391	58,061,905	6.89%	14.03%
2013	2,570,151	-5,980	-0.23%	-0.48%	0	0			971,587,346	70,350,955	7.81%	22.93%
2014	2,569,951	-200	-0.01%	-0.49%	0	0			1,039,548,926	67,961,580	6.99%	31.53%
2015	3,084,561	514,610	20.02%	19.43%	0	0			1,248,627,499	209,078,573	20.11%	57.99%
2016	3,855,745	771,184	25.00%	49.30%	0	0			1,532,752,277	284,124,778	22.75%	93.94%
2017	3,896,957	41,212	1.07%	50.89%	0	0			1,692,506,684	159,754,407	10.42%	114.15%
2018	3,896,957	0	0.00%	50.89%	0	0			1,691,346,572	-1,160,112	-0.07%	114.00%
2019	3,905,132	8,175	0.21%	51.21%	0	0			1,691,230,431	-116,141	-0.01%	113.99%

Cnty# 16  
County CHERRY

Rate Ann.%chg: Total Agric Land 7.90%

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019** (from County Abstract Reports)<sup>(1)</sup>

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
2009	30,636,642	50,505	607			9,619,712	23,270	413			747,596,741	3,458,143	216		
2010	36,551,064	50,188	728	20.06%	20.06%	10,531,426	22,725	463	12.10%	12.10%	793,589,505	3,458,936	229	6.13%	6.13%
2011	36,717,872	50,415	728	0.00%	20.06%	9,215,728	19,906	463	-0.10%	11.99%	794,666,029	3,462,572	230	0.03%	6.16%
2012	43,020,246	50,523	851	16.91%	40.37%	9,222,198	19,919	463	0.00%	11.99%	846,430,258	3,462,312	244	6.52%	13.08%
2013	72,253,109	50,839	1,421	66.91%	134.29%	9,093,408	19,362	470	1.44%	13.61%	888,119,849	3,462,086	257	4.93%	18.66%
2014	79,192,880	51,874	1,527	7.42%	151.67%	9,637,114	19,031	506	7.82%	22.49%	948,323,283	3,460,849	274	6.82%	26.75%
2015	113,514,073	53,169	2,135	39.85%	251.95%	13,168,922	18,671	705	39.28%	70.61%	1,119,118,685	3,459,262	324	18.06%	49.65%
2016	123,074,051	57,562	2,138	0.15%	252.47%	12,164,264	16,778	725	2.79%	75.37%	1,393,641,998	3,456,601	403	24.63%	86.50%
2017	123,216,481	57,631	2,138	0.00%	252.46%	12,139,396	16,744	725	0.00%	75.37%	1,553,247,294	3,455,885	449	11.48%	107.90%
2018	122,227,411	57,154	2,139	0.02%	252.54%	12,139,396	16,744	725	0.00%	75.37%	1,553,350,514	3,456,137	449	0.00%	107.90%
2019	121,811,611	56,956	2,139	0.01%	252.57%	12,139,345	16,744	725	0.00%	75.37%	1,553,405,228	3,456,270	449	0.00%	107.90%

Rate Annual %chg Average Value/Acre:

13.43%

5.78%

7.59%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2009	2,582,630	52,946	49			0	0				790,435,725	3,584,864	220		
2010	2,595,930	52,816	49	0.76%	0.76%	0	0				843,267,925	3,584,665	235	6.69%	6.69%
2011	2,576,130	52,816	49	-0.76%	-0.01%	0	0				843,175,759	3,585,709	235	-0.04%	6.65%
2012	2,576,130	52,816	49	0.00%	-0.01%	0	0				901,248,832	3,585,570	251	6.89%	14.00%
2013	2,576,131	52,816	49	0.00%	-0.01%	0	0				972,042,497	3,585,103	271	7.87%	22.97%
2014	2,570,301	52,700	49	-0.01%	-0.01%	0	0				1,039,723,578	3,584,453	290	6.98%	31.55%
2015	3,083,927	52,693	59	20.00%	19.99%	0	0				1,248,885,607	3,583,794	348	20.14%	58.05%
2016	3,855,745	52,743	73	24.91%	49.87%	0	0				1,532,736,058	3,583,684	428	22.73%	93.97%
2017	3,896,957	53,315	73	-0.02%	49.85%	0	0				1,692,500,128	3,583,575	472	10.43%	114.20%
2018	3,896,957	53,315	73	0.00%	49.85%	0	0				1,691,614,278	3,583,350	472	-0.05%	114.10%
2019	3,896,957	53,315	73	0.00%	49.85%	0	0				1,691,253,141	3,583,285	472	-0.02%	114.06%

16

CHERRY

Rate Annual %chg Average Value/Acre:

7.91%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

16	CHERRY
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### CHART 5

Total Real Property  
Sum Lines 17, 25, & 30

Records : 14,767

Value : 2,057,779,275

Growth 5,428,246

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	548	1,608,906	61	1,105,440	172	4,401,469	781	7,115,815	
02. Res Improve Land	1,468	10,394,788	99	2,817,473	214	7,241,275	1,781	20,453,536	
03. Res Improvements	1,515	116,160,044	101	17,634,888	227	33,678,012	1,843	167,472,944	
04. Res Total	2,063	128,163,738	162	21,557,801	399	45,320,756	2,624	195,042,295	2,142,695
% of Res Total	78.62	65.71	6.17	11.05	15.21	23.24	17.77	9.48	39.47
05. Com UnImp Land	150	1,153,186	35	464,237	14	2,874,070	199	4,491,493	
06. Com Improve Land	362	4,926,642	23	462,843	17	1,310,897	402	6,700,382	
07. Com Improvements	369	53,390,409	24	4,754,399	20	9,279,252	413	67,424,060	
08. Com Total	519	59,470,237	59	5,681,479	34	13,464,219	612	78,615,935	643,292
% of Com Total	84.80	75.65	9.64	7.23	5.56	17.13	4.14	3.82	11.85
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	15	900,772	15	900,772	
14. Rec Improve Land	0	0	0	0	26	1,549,430	26	1,549,430	
15. Rec Improvements	0	0	0	0	26	2,222,376	26	2,222,376	
16. Rec Total	0	0	0	0	41	4,672,578	41	4,672,578	241,152
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.28	0.23	4.44
Res & Rec Total	2,063	128,163,738	162	21,557,801	440	49,993,334	2,665	199,714,873	2,383,847
% of Res & Rec Total	77.41	64.17	6.08	10.79	16.51	25.03	18.05	9.71	43.92
Com & Ind Total	519	59,470,237	59	5,681,479	34	13,464,219	612	78,615,935	643,292
% of Com & Ind Total	84.80	75.65	9.64	7.23	5.56	17.13	4.14	3.82	11.85
17. Taxable Total	2,582	187,633,975	221	27,239,280	474	63,457,553	3,277	278,330,808	3,027,139
% of Taxable Total	78.79	67.41	6.74	9.79	14.46	22.80	22.19	13.53	55.77

## 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	6	458,062	4,876,625		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		6	458,062	4,876,625
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					6	458,062	4,876,625

## Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	6	6,405	6	6,405	0
25. Total	0	0	0	0	6	6,405	6	6,405	0

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	276	35	551	862

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	19	412,171	10,331	1,479,183,651	10,350	1,479,595,822
28. Ag-Improved Land	0	0	5	823,565	1,045	201,589,219	1,050	202,412,784
29. Ag Improvements	2	4,707	6	395,213	1,126	97,033,536	1,134	97,433,456

30. Ag Total

11,484

1,779,442,062

## Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	Growth
32. HomeSite Improv Land	0	0.00	0	4	4.00	38,340	
33. HomeSite Improvements	0	0.00	0	5	4.00	358,258	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	11.00	5,830	
37. FarmSite Improvements	2	0.00	4,707	4	0.00	36,955	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	12.16	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	26	26.00	249,210	26	26.00	249,210	2,401,107
32. HomeSite Improv Land	814	811.46	7,831,614	818	815.46	7,869,954	
33. HomeSite Improvements	847	748.46	63,080,725	852	752.46	63,438,983	
34. HomeSite Total				878	841.46	71,558,147	
35. FarmSite UnImp Land	32	728.92	391,764	32	728.92	391,764	
36. FarmSite Improv Land	664	2,569.58	1,558,928	667	2,580.58	1,564,758	
37. FarmSite Improvements	977	0.00	33,952,811	983	0.00	33,994,473	
38. FarmSite Total				1,015	3,309.50	35,950,995	
39. Road & Ditches	0	10,341.42	0	0	10,353.58	0	
40. Other- Non Ag Use	0	103.70	0	0	103.70	0	
41. Total Section VI				1,893	14,608.24	107,509,142	2,401,107



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	24	4,042.72	1,378,298	24	4,042.72	1,378,298

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	424.82	0.75%	0	0.00%	0.00
46. 1A	6,831.48	12.00%	14,346,108	12.15%	2,100.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	16,791.47	29.51%	35,075,041	29.71%	2,088.86
49. 3A1	4,233.29	7.44%	8,706,875	7.38%	2,056.76
50. 3A	3,191.60	5.61%	6,702,360	5.68%	2,100.00
51. 4A1	17,549.96	30.84%	36,658,545	31.05%	2,088.81
52. 4A	7,884.26	13.85%	16,556,946	14.03%	2,100.00
53. Total	56,906.88	100.00%	118,045,875	100.00%	2,074.37
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,376.67	26.21%	3,173,089	26.21%	725.00
56. 2D1	40.00	0.24%	29,000	0.24%	725.00
57. 2D	6,899.62	41.32%	5,002,234	41.32%	725.00
58. 3D1	1,254.28	7.51%	909,357	7.51%	725.00
59. 3D	107.00	0.64%	77,575	0.64%	725.00
60. 4D1	1,102.03	6.60%	798,974	6.60%	725.00
61. 4D	2,918.29	17.48%	2,115,766	17.48%	725.00
62. Total	16,697.89	100.00%	12,105,995	100.00%	725.00
Grass					
63. 1G1	248,910.54	7.20%	136,787,176	8.90%	549.54
64. 1G	78,758.22	2.28%	43,304,107	2.82%	549.84
65. 2G1	137,062.64	3.97%	75,384,753	4.90%	550.00
66. 2G	62,213.09	1.80%	34,183,220	2.22%	549.45
67. 3G1	24,514.53	0.71%	13,506,474	0.88%	550.96
68. 3G	2,796,335.78	80.91%	1,188,466,535	77.29%	425.01
69. 4G1	82,038.07	2.37%	34,866,814	2.27%	425.01
70. 4G	26,353.68	0.76%	11,200,326	0.73%	425.00
71. Total	3,456,186.55	100.00%	1,537,699,405	100.00%	444.91
Irrigated Total	56,906.88	1.59%	118,045,875	7.06%	2,074.37
Dry Total	16,697.89	0.47%	12,105,995	0.72%	725.00
Grass Total	3,456,186.55	96.45%	1,537,699,405	91.97%	444.91
72. Waste	53,179.60	1.48%	3,878,820	0.23%	72.94
73. Other	477.23	0.01%	202,825	0.01%	425.00
74. Exempt	7,415.12	0.21%	0	0.00%	0.00
75. Market Area Total	3,583,448.15	100.00%	1,671,932,920	100.00%	466.57

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	330.10	693,210	56,576.78	117,352,665	56,906.88	118,045,875
<b>77. Dry Land</b>	0.00	0	60.00	43,500	16,637.89	12,062,495	16,697.89	12,105,995
<b>78. Grass</b>	0.00	0	1,044.01	454,706	3,455,142.54	1,537,244,699	3,456,186.55	1,537,699,405
<b>79. Waste</b>	0.00	0	2.00	150	53,177.60	3,878,670	53,179.60	3,878,820
<b>80. Other</b>	0.00	0	0.00	0	477.23	202,825	477.23	202,825
<b>81. Exempt</b>	0.00	0	359.41	0	7,055.71	0	7,415.12	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>1,436.11</b>	<b>1,191,566</b>	<b>3,582,012.04</b>	<b>1,670,741,354</b>	<b>3,583,448.15</b>	<b>1,671,932,920</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	56,906.88	1.59%	118,045,875	7.06%	2,074.37
<b>Dry Land</b>	16,697.89	0.47%	12,105,995	0.72%	725.00
<b>Grass</b>	3,456,186.55	96.45%	1,537,699,405	91.97%	444.91
<b>Waste</b>	53,179.60	1.48%	3,878,820	0.23%	72.94
<b>Other</b>	477.23	0.01%	202,825	0.01%	425.00
<b>Exempt</b>	7,415.12	0.21%	0	0.00%	0.00
<b>Total</b>	<b>3,583,448.15</b>	<b>100.00%</b>	<b>1,671,932,920</b>	<b>100.00%</b>	<b>466.57</b>

## 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 Cody	55	107,648	95	136,797	95	4,716,092	150	4,960,537	205,448
83.2 Crookston	58	33,966	47	30,371	55	1,239,395	113	1,303,732	10,607
83.3 Kilgore	55	58,989	51	129,231	51	1,871,787	106	2,060,007	182,557
83.4 Merriman	84	44,280	81	58,632	85	1,474,026	169	1,576,938	0
83.5 Nenzel	11	12,377	9	44,082	9	501,636	20	558,095	0
83.6 Rural	186	5,296,360	238	8,745,698	250	35,597,186	436	49,639,244	455,691
83.7 Rural V	61	1,110,938	101	2,862,480	102	17,913,411	163	21,886,829	162,725
83.8 Valentine	193	1,288,681	1,128	9,955,988	1,163	104,859,271	1,356	116,103,940	1,361,959
83.9 Wood Lake	93	63,348	57	39,687	59	1,522,516	152	1,625,551	4,860
84 Residential Total	796	8,016,587	1,807	22,002,966	1,869	169,695,320	2,665	199,714,873	2,383,847

## Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Cody	13	9,226	24	6,291	24	579,824	37	595,341	47,145
85.2	Crookston	16	3,013	7	3,102	7	2,055,835	23	2,061,950	0
85.3	Kilgore	9	3,050	12	4,142	12	326,259	21	333,451	0
85.4	Merriman	11	2,673	24	11,254	24	624,847	35	638,774	0
85.5	Nenzel	1	270	3	803	3	55,992	4	57,065	0
85.6	Rural	14	2,874,070	17	1,321,193	20	9,267,215	34	13,462,478	68,757
85.7	Rural V	34	457,278	19	361,577	20	3,710,719	54	4,529,574	12,455
85.8	Valentine	94	1,140,626	293	4,991,254	299	50,694,564	393	56,826,444	514,935
85.9	Wood Lake	7	1,287	3	766	4	108,805	11	110,858	0
86	Commercial Total	199	4,491,493	402	6,700,382	413	67,424,060	612	78,615,935	643,292

## 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	248,839.74	7.20%	136,735,846	8.90%	549.49
88. 1G	78,758.22	2.28%	43,304,107	2.82%	549.84
89. 2G1	137,033.64	3.97%	75,363,728	4.90%	549.97
90. 2G	62,213.09	1.80%	34,183,220	2.22%	549.45
91. 3G1	24,372.53	0.71%	13,403,524	0.87%	549.94
92. 3G	2,795,716.98	80.91%	1,188,017,903	77.29%	424.94
93. 4G1	82,036.07	2.37%	34,865,364	2.27%	425.00
94. 4G	26,353.68	0.76%	11,200,326	0.73%	425.00
95. Total	3,455,323.95	100.00%	1,537,074,018	100.00%	444.84
CRP					
96. 1C1	70.80	8.21%	51,330	8.21%	725.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	29.00	3.36%	21,025	3.36%	725.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	142.00	16.46%	102,950	16.46%	725.00
101. 3C	618.80	71.74%	448,632	71.74%	725.00
102. 4C1	2.00	0.23%	1,450	0.23%	725.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	862.60	100.00%	625,387	100.00%	725.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	3,455,323.95	99.98%	1,537,074,018	99.96%	444.84
CRP Total	862.60	0.02%	625,387	0.04%	725.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	3,456,186.55	100.00%	1,537,699,405	100.00%	444.91

**2020 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

**16 Cherry**

	<b>2019 CTL County Total</b>	<b>2020 Form 45 County Total</b>	<b>Value Difference (2020 form 45 - 2019 CTL)</b>	<b>Percent Change</b>	<b>2020 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	197,640,744	195,042,295	-2,598,449	-1.31%	2,142,695	-2.40%
02. Recreational	0	4,672,578	4,672,578		241,152	
03. Ag-Homesite Land, Ag-Res Dwelling	69,795,891	71,558,147	1,762,256	2.52%	2,401,107	-0.92%
<b>04. Total Residential (sum lines 1-3)</b>	<b>267,436,635</b>	<b>271,273,020</b>	<b>3,836,385</b>	<b>1.43%</b>	<b>4,784,954</b>	<b>-0.35%</b>
05. Commercial	77,673,391	78,615,935	942,544	1.21%	643,292	0.39%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>77,673,391</b>	<b>78,615,935</b>	<b>942,544</b>	<b>1.21%</b>	<b>643,292</b>	<b>0.39%</b>
08. Ag-Farmsite Land, Outbuildings	35,364,428	35,950,995	586,567	1.66%	0	1.66%
09. Minerals	6,405	6,405	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>35,370,833</b>	<b>35,957,400</b>	<b>586,567</b>	<b>1.66%</b>	<b>0</b>	<b>1.66%</b>
12. Irrigated	121,811,611	118,045,875	-3,765,736	-3.09%		
13. Dryland	12,139,345	12,105,995	-33,350	-0.27%		
14. Grassland	1,553,374,343	1,537,699,405	-15,674,938	-1.01%		
15. Wasteland	3,905,132	3,878,820	-26,312	-0.67%		
16. Other Agland	0	202,825	202,825			
<b>17. Total Agricultural Land</b>	<b>1,691,230,431</b>	<b>1,671,932,920</b>	<b>-19,297,511</b>	<b>-1.14%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,071,711,290</b>	<b>2,057,779,275</b>	<b>-13,932,015</b>	<b>-0.67%</b>	<b>5,428,246</b>	<b>-0.93%</b>

## 2020 Assessment Survey for Cherry County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	One
<b>4.</b>	<b>Other part-time employees:</b>
	One
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$155,349
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$38,776
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$21,536
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,200
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$13,296



## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan (owned by Harris)
2.	<b>CAMA software:</b>
	TerraScan (owned by Harris)
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The office clerk.
5.	<b>Does the county have GIS software?</b>
	Yes - gWorks
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.cherry.gworks.com">www.cherry.gworks.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office staff and the assessor
8.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Google Earth and gWorks
9.	<b>When was the aerial imagery last updated?</b>
	2018
10.	<b>Personal Property software:</b>
	TerraScan (owned by Harris)

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	The City of Valentine is the only zoned municipality.
<b>4.</b>	<b>When was zoning implemented?</b>
	2000

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Tax Valuation Inc.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	TerraScan (owned by Thomson Reuters)

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, Tax Valuation Inc.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	1) Ability to promote positive public relations. 2) Experience in ad valorem tax appraisal. 3) Familiarity with Nebraska Department of Revenue statutes and regulations. 4) Familiarity and appreciation of the area.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes.

## 2020 Residential Assessment Survey for Cherry County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Tax Valuation, Inc.														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td><td>City of Valentine: with a population of approximately 2800; full services; elementary, middle and high schools.</td></tr> <tr> <td style="text-align: center;">2</td><td>Rural V: Area outside of Valentine city limits, but within a mile of city jurisdiction. Approximately 100 residents; rely on the City of Valentine for services and attend Valentine schools.</td></tr> <tr> <td style="text-align: center;">3</td><td>Villages--all county villages except Merriman (Cody; Crookston; Kilgore; Nenzel; Wood Lake). Total population of approximately 400 people. Different distances from Valentine--some have schools located in their towns and some do not. Cody is the prominent village, with several active businesses and a high school.</td></tr> <tr> <td style="text-align: center;">4</td><td>Merriman (village): 60 miles west of the City of Valentine, with a population of approximately 118; No school, a grocery store, and a few operating businesses. Sales analysis conducted by Tax Valuation indicates a separate depreciation schedule for the village is warranted.</td></tr> <tr> <td style="text-align: center;">5</td><td>Rural: the remaining "4500" class countywide, after Rural V (VG 2 above). Rural is designated by neighborhoods differing in location and aesthetic value.</td></tr> <tr> <td style="text-align: center;">AG</td><td>Agricultural homes and outbuildings throughout Cherry County.</td></tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Valentine: with a population of approximately 2800; full services; elementary, middle and high schools.	2	Rural V: Area outside of Valentine city limits, but within a mile of city jurisdiction. Approximately 100 residents; rely on the City of Valentine for services and attend Valentine schools.	3	Villages--all county villages except Merriman (Cody; Crookston; Kilgore; Nenzel; Wood Lake). Total population of approximately 400 people. Different distances from Valentine--some have schools located in their towns and some do not. Cody is the prominent village, with several active businesses and a high school.	4	Merriman (village): 60 miles west of the City of Valentine, with a population of approximately 118; No school, a grocery store, and a few operating businesses. Sales analysis conducted by Tax Valuation indicates a separate depreciation schedule for the village is warranted.	5	Rural: the remaining "4500" class countywide, after Rural V (VG 2 above). Rural is designated by neighborhoods differing in location and aesthetic value.	AG	Agricultural homes and outbuildings throughout Cherry County.
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AG	Agricultural homes and outbuildings throughout Cherry County.														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Primarily the cost and sales approaches are used to estimate the market value of residential properties.														
<b>4.</b>	<b>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?</b>														
	The contracted appraisers develop depreciation tables as a result of market information and build them into the CAMA system.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>														
	Yes, values are established by market using a square foot basis.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Vacant lot sales in similar neighborhoods are reviewed and a cost per square foot is derived from the market.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														

	Neighborhoods are established using similar locations and aesthetic values. Vacant lot sales are reviewed, and values are established according to the market.																																							
8.	<b>Are there form 191 applications on file?</b>																																							
	Yes, two.																																							
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																							
	Tax Valuation, Inc performed a discounted cash flow.																																							
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## 2020 Commercial Assessment Survey for Cherry County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Stanard Appraisal did last review in 2015 and performed appraisal maintenance since; for assessment year 2021, Tax Valuation Inc. will begin the review of commercial property in April of 2020.										
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>										
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5	Rural: the valuation grouping outside of Valentine and the above villages. Also includes the village of Merriman. There is very little commercial activity.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	Primarily the income and cost approaches are used, and the values are established by a correlation between these.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	Any unique commercial properties would be valued by the contracted appraisal service.										
<b>4.</b>	<b>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?</b>										
	The contracted appraiser develops depreciation tables based on the market analysis and builds tables into the CAMA system.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>										
	No, models are primarily based on Valentine depreciation.										
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>										
	A square foot cost was derived from the market.										

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2012	2014	2014
	2	2015	2012	2014	2014
	3	2015	2012	2014	2014
	5	2015	2012	2014	2014

## 2020 Agricultural Assessment Survey for Cherry County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	The office staff.						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th><th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th><th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th></tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td><td>There is currently only one market area.</td><td style="text-align: center;">2019</td></tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	There is currently only one market area.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	There is currently only one market area.	2019					
	Land use is continually being reviewed with the aid of GIS, NRD certifications and Google Earth. The county is current with its soil conversions. Parcels that appear to have changed are physically reviewed.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	The process currently in place is to review sales to determine if there are locational differences for the irrigate, dry and grass classifications.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Agricultural land has the ability to conform to statutes 77-1359 and 77-1363 and based upon the standard agricultural practices of Cherry County. If it does not, it falls into the residential or recreational category. Primary use aids in making the decision. For residential or recreational site amenities such as canyons, rivers, views, or lack of these bear differences in the market. Groupings of similar properties with similar amenities in similar areas form neighborhoods, not unlike other residential properties. It is the review of the market in these neighborhoods that form the basis for valuing of these properties.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes, and there are three areas for site values: (1) Merritt Dam, Sportsman's Club, Golf Course area; (2) the area five miles east of Valentine; and (3) the remainder of the county.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	The county assessor has identified feeding operations (the larger ones using DEQ information), and after determining a market value has valued them as agricultural intensive use at 75% of market value.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	The process includes sales review consisting of interviews, inspections, and possibly questionnaires. Current assessed values are then built up to 100% of market value.						
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>						
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>						
	N/A						

<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	The county assessor recognizes that around the Merritt Dam area, Sportsman's Club, Golf Courses and Snake River is all about recreation; so far, perhaps one 160 acre parcel has sold in that area--the rest of the sold properties have been in subdivisions or the traditional rural residential (4500 code), or for golf course development. The golf course properties are commercial in nature. During sales review, the county assessor will cite any recreational influence, if that information is available.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A



# **CHERRY COUNTY**

## **2019**

### **PLAN OF ASSESSMENT**

Cherry County adjoins South Dakota to the north, and is Nebraska's largest county. It is widely known in the cattle industry, and the combination of scenic beauty, plentiful grazing land, and good water continue to appeal to buyers for Cherry County land. Tourism brings trade to the county contributing to making Valentine the hub for commercial growth for a large area in north-central Nebraska and south-central South Dakota.

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

**"Taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution. The legislature may prescribe standards and methods for the determination of the value of real property at uniform and proportionate values."-Article VIII Revenue Sec. 1 (1) & (6)-Constitution of Nebraska**

**The uniform standard for the assessed value of real property for taxation purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade."**

Our assessment levels are also defined by statute:

- 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 75% of actual value for agricultural and horticultural land;
- 75% of special valuation for agricultural and horticultural land which meets qualifications for special valuation

The assessor's office consists of the assessor, a deputy assessor, one full-time clerk, and one part-time clerk. Currently, the assessor feels the office is at a minimum level of staffing needed for completing basic operations. Ideally, more appraiser services would benefit the county, but realistically due to location, this is not a good possibility.

The importance of continuing education is recognized by this office. The assessor will attend assessor workshops that are offered by Property Assessment Division and the Nebraska Assessor Association. The cost is not prohibitive, and much information is derived through speakers and networking with other assessors throughout the state. This assessor would like to take some further IAAO courses in the near future.

As far as record management, records in the Cherry County Assessor's office are basically **public information**. There are a few exceptions, which are labeled confidential, and admission to these files is carefully screened.

Due to the size of Cherry County, various methods are utilized to access property information. Index cards give an alphabetical listing of all property owned under a particular name. Property record files (hard copy) are filed by legal description. Our computer system has the capability for CAMA services and administrative software. Now, due to the implementation of WebGIS services, the public has access 24/7 to property record information. This ability is frequently used by real estate agents, banks, appraisers, FSA office, and insurance companies. Cadastral maps continue to be kept current by office clerks. The maps are old, but property can readily be identified and located by using them.

The office uses Terra Scan assessment and appraisal system for electronic property record files and appraisal assistance. Our server and other hardware have been recently upgraded. The office has installed wireless internet service to electronically file reports and to aid with e-mail. WebGIS services are implemented, and to defray some of the cost to our taxpayers, Cherry County offers an enhanced, sales-based subscription service available to the public upon request. This enhanced service includes scanned copies of deeds, Form 521's, surveys, site plans, all photos that are connected to the included sales. Currently, we have six subscribers to this service.

Continually, we perform GIS maintenance, which is where we submit new subdivisions, parcel splits, and other changes to GIS Workshop so our site can be updated for the public. We receive excellent support and cooperation from GIS Workshop.

Sales review is an important factor in establishing fair market values. Statistics are only as reliable as the sample they are derived from. Cherry County adheres to the minimum standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 2007. These standards include, but are not limited to:

- Cherry County recognizes all sales over \$2.25 in Doc Stamps or \$100 consideration as arms-length transactions, unless verification proves otherwise
- Verification is made on sales, usually with a knowledgeable third party
- During verifications, a standard form of questions is used. Adjustments are made through the verification process if not noted on the Form 521.
- Cherry County uses Directive 16-3 for guidance in the performance of sales review

Cherry County processed 364 real estate transfers in 2018.

Cherry County mailed over 1300-1400 personal property returns last January. The office refers to Regulations-Chapter 20 for guidance in the assessment of personal property.

Cherry County will process approximately 250 Homestead Exemption Applications. We make every effort to inform our taxpayers about homestead exemptions. This is one of the few forms of tax relief offered to our citizens, and this exemption loss is reimbursed to the county by the state. We have made visits to the Valentine Senior Center, Northwest Community Action, Veteran's Service Office, and publish notice in the local newspaper for new filers. We mail previous filers new application forms annually.

As a courtesy, we mail and phone reminders for former applicants to timely file their applications. As a benefit to our public, recent legislative changes have broadened the income tables in 2014. In 2015, veterans with a 100% service-connected disability and unremarried spouses can exempt the entire valuation of their residence from taxation. There was also a category created for developmentally disabled individuals.

In the area of property discovery, the biggest obstacle for Cherry County is its size. Cherry County encompasses 6000 square miles and is dissected by a time zone. Because of the size of this county, our office utilizes building and zoning permits. We can pinpoint new building projects with little cost or time allocation. This office acquired a laptop during 2012, and it is taken to the field with us, which enables us to check property information as we come across it. Currently we use Google Earth Point and GIS Workshop aerial photography to compare with our property records to verify building status. If discrepancies are noted, a physical inspection is done. As with most all appraisal maintenance, an external physical inspection is done at the time of listing. To comply with the 6-year review cycle for agricultural buildings and residences, we entered into and completed a contract with Tax Valuation Services, Inc. for the revaluation of agricultural residences and outbuildings. This contract was completed in January 2017. The next six-year review will need to be completed by January 1, 2023.

As far as land usage, FSA maps were a great tool. However, these records have now been closed to public access. During the certification of irrigated acres, a requirement from the local natural resource district was that irrigators were responsible to furnish us with a map so we could locate the irrigated area. This worked out ideally, and again gave us the information we needed with minimal time and expense. We also mail questionnaires to known CRP participants to verify if they are still in the program, and to verify acre amounts. Now, with GIS, we have another tool to use to verify soil information. Cherry County adheres to State Statute 77-1363: **“ Land classes shall be inventoried by subclasses of real property based on soil classification standards developed by the Natural Resources Conservation Service of the United States Department of Agriculture as converted into land capability groups by the Property Tax Administrator. County Assessor’s shall utilize soil surveys from the Natural Resources Conservation Service of the United States Department of Agriculture as directed by the Property Tax Administrator. Nothing in this section shall be construed to limit the classes and subclasses of real property that may be used by county assessors or the Tax Equalization and Review Commission to achieve more uniform and proportionate valuations.”**

Our office considers assessment/sale ratio studies supplied by the Property Assessment Division a tool in considering assessment actions. These studies work as a flag for detecting problems with our assessment practices. Many thanks to the Property Assessment Division, for their efforts in aiding Cherry County work through their equalization issues.

Information concerning statistical measures such as level of values, office compliance of state-defined reports, etc. is contained in the 2019 Reports and Opinions, issued by the Property Tax Administrator, April 2019. The 2019 Reports and Opinions are available on the Nebraska Department of Property Assessment’s website. Also available on the website is an annual calendar which depicts by date and by statute the annual responsibilities of the assessor’s office.

## **2020 ASSESSMENT ACTIONS**

The focal point for the residential and commercial market is Valentine. The market in smaller villages can depend on distance from Valentine and availability of services. Cherry County maintains its reputation for good water, good grass, good people, and plenty of wide- open space.

**Residential-** In 2018, we contracted with Tax Valuation, Inc. to perform a residential review/revalue. For tax year 2018 this included Valentine City and surrounding subdivisions, the completion date of this was February 1, 2018. During this project all appraisal maintenance was completed. For 2019, Tax Valuation Inc. reviewed and revalued all rural residential acreages, subdivisions, and villages. The completion date for this second phase was February 1, 2019. These reviews include importing new costing, exterior inspections with new photos, and new market analysis with depreciation tables entered into our CAMA system. For the 2020 year, appraisal maintenance in the residential class will be completed.

**Commercial-** In 2014, a contract was awarded to Stanard Appraisal Services, Inc. for a commercial revaluation. With this new revalue, we imported the 2012 Marshall Swift costing and used the three approaches to value. We also did physical inspections on each property and put new photos in our computer system. This revalue was completed by January 1, 2015. Informal hearings were held February 2015. For tax year 2019, a 6.5% increase was applied to all of Valentine City's commercial properties to achieve the minimum required level of value. In 2020, this office plans to review their commercial class of property. This will include new costs imported into system, a physical review of the properties, new photos, and a market analysis with the three approaches to value completed. All appraisal maintenance for the 2020 tax year will be completed.

**Agriculture-** Cherry County is Nebraska's largest county that shares large school districts to its west and south. For equalization purposes concerning these school districts, Cherry County supports the use of "extended agland analysis" for agland property valuation. This valuation method was questioned and researched by the taxation consulting firm of Almy, Gloudemans, Jacobs, & Denne. The results of this study upheld the practice. This analysis permitted counties with few sales to "borrow" sales from neighboring counties enabling their sales base to "extend" for valuation setting purposes. Since Cherry County not only attempts to equalize across county lines, but sharing these school districts that cross county lines on the west and south, makes it a necessity for equalization purposes. However, caution is to be exercised that borrowed sales are comparable in every way. Cherry County currently has one market area. Some may question, due to the size of our county, if market areas are warranted? Back in the 1980's, a line was drawn separating eastern Cherry County from western Cherry County. Values for dryland and irrigated land differed between \$5-\$15 an acre per LVG giving the eastern half the higher value than the western half. It did not appear that grassland was affected. How these lines were determined, I do not know. This practice was discontinued after a few years and has not been applied since. To date, market analysis performed by the Property Assessment Division has not been conclusive that market areas are again warranted. Market areas would have to be correctly defined to be justified in altering the values from one part of the county to another- cases in reference: Bartlett vs. Dawes County Board of Equalization, Vanderheiden vs. Cedar County Board of Equalization. This research into market areas, whether to use or not to use, will continue to be explored.

Land values for the preceeding years stabilized proving our point with the 2017 Sandhills Analysis, and no agland values changed for 2019. We are anticipating no land value changes for the 2020 tax year.

We are monitoring a water situation in Cherry County aggravated by the overabundance of moisture during the spring of 2019. According to available reference sources that we have been in contact with, this at the moment is a "wait-and-see" situation before correct determination can be made if any adjustments to certain areas in the county should be made.

We are also in the process of completing our review of the agricultural improved parcels in Cherry County for our six-year review cycle. A map has been used to track our progress. Any changes are physically inspected and our property record files updated. After the commercial review for 2020, we will approach a market analysis for the improved parcels in the county.

In addition to monitoring the market, all appraisal maintenance on rural buildings will be completed. Also, we continue to use zoning and building permits, Google Earth Point, and GIS workshop to aid in detecting any building changes.

Continue GIS Workshop maintenance in all classes. Continue to work with both of our Natural Resource District offices for land use updates.

Also, in 2017, there were updates to the USDA soil survey. Cherry County completed their soil updates for the 2017 tax year as provided.

## **2021 PLANNED ACTIONS**

**Residential** - Complete appraisal maintenance. Cherry County completed its residential review/revalue cycle in 2019. Perform statistical analysis to detect problem areas.

**Commercial** – Valentine City is scheduled to do the reconstruction of Highway 83 through downtown Valentine’s Main Street and heading north of Valentine City on Highway 83. Since this area is a highly commercial area, this could impact the marketability of commercial properties. These sales, if any, will need to be monitored to detect the impact this construction could have to our downtown area. Adjustments to commercial property values are probable. Complete commercial appraisal maintenance.

**Agricultural** –Concentrate on improving sales review. Monitor the market. Keep aware of legislative changes. Complete appraisal maintenance.

Continued GIS Workshop maintenance in all classes.

## **2022 PLANNED ACTIONS**

**Residential** -Monitor sales in county and review for problem areas. Complete appraisal maintenance. If not already completed initiate residential review and revalue.

**Commercial** -Do all appraisal maintenance. Review all subclasses of commercial properties to detect problem areas. If a commercial review has recently been completed, monitor to see how review fared.

**Agricultural** – Concentrate on sales review. Monitor the market. Continue with appraisal maintenance. Commence with the revaluation on agricultural improvements, if applicable.

Continued GIS Workshop maintenance in all classes.

## CONCLUSION

State statute gives the framework under which an assessor's office must operate. The topics discussed in the preceding pages give a brief overview of current objectives that we are anticipating in our office. It does not, by any means, cover the total requirements. As stated earlier, these are listed in our annual calendar compiled by Property Assessment Division and available on their website.

It is a common business practice to prepare a budget and plan a course of action. It is no different with county business. We do owe it to our taxpayers for proportionate assessments at the most economical/efficient means possible. Planning saves time, money, and can assure our taxpayers that they are being well- served.

In our world of assessment practice, we can never let ourselves become satisfied that there is no room for improvement, that we are done researching alternate methods to accomplish accurate assessments, or our appraisal education is complete.

Our county board has been co-operative with allocating adequate funding requested for appraisal needs. In the spirit of fairness and of law, this county is committed to appropriate assessments, and that commitment comes at a cost. Our board is a very informed, supportive board, that also answers to our taxpayers concerning assessment practices and expenditures of tax dollars. When county boards and county offices are able to work together for the public good, everyone gains from their efforts.

That being said, it will continue to be the goal of this office to comply with state statute and regulations to provide uniform and proportionate assessments on all properties in Cherry County.

And, as always, it is the utmost goal of this office to make every effort to promote good public relations and stay sensitive to the needs of its public.

Respectfully submitted,

Betty J. Daugherty, Cherry County Assessor  
July 30, 2019