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DEPARTMENT OF REVENUE

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

CUSTER 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 Custer 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 Custer 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: Lana Lymber, Custer County Assessor

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Introduction

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.

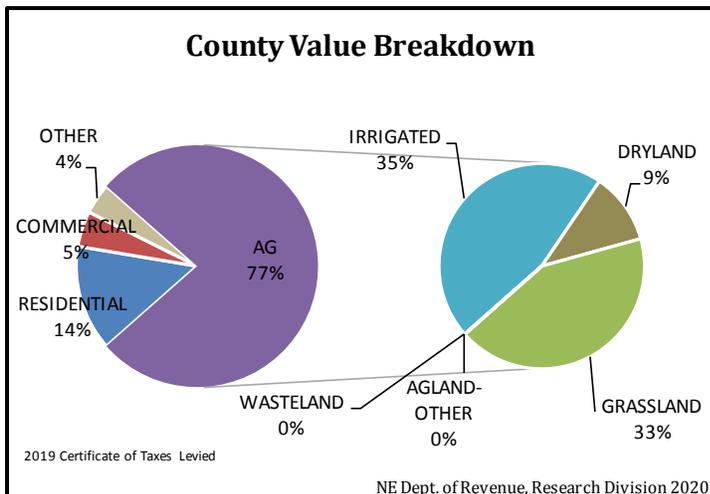
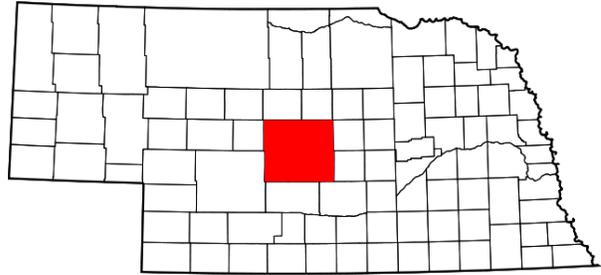
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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 2,576 square miles, Custer County had 10,840 residents, per the Census Bureau Quick Facts for 2018, a 1% population decline from the 2010 U.S. Census. Reports indicated that 65% of county residents were homeowners and 75% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$92,546 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Custer County are located in and around Broken Bow, the county seat. According to the latest information available from the U.S. Census Bureau, there were 387 employer establishments with total employment of 2,954.

Agricultural land is the main contributor to the valuation base. Grassland makes up a majority of the land in the county. Custer County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Custer County ranks first in corn for grain. In value of sales by commodity group, Custer County ranks third in grains, and fourth in cattle and calves (USDA AgCensus).

CITY POPULATION CHANGE			
	2009	2019	<i>Change</i>
ANSELMO	159	145	-8.8%
ANSLEY	520	441	-15.2%
ARNOLD	630	597	-5.2%
BERWYN	134	83	-38.1%
BROKEN BOW	3,503	3,559	1.6%
CALLAWAY	637	574	-9.9%
COMSTOCK	110	93	-15.5%
MASON CITY	178	171	-3.9%
MERNA	391	363	-7.2%
OCONTO	141	151	7.1%
SARGENT	649	525	-19.1%

2020 Residential Correlation for Custer County

Assessment Actions

For the 2020 assessment year, the county assessor's office physically inspected the villages of Arnold, Merna, and Anselmo along with the townships of Kilfoil, Clif and Arnold.

The county assessor conducted a desk review of the town of Broken Bow. After review, the county assessor created a table-driven depreciation model with new land values for Broken Bow. The Broken Bow model was then applied to the Villages of Merna and Anselmo with additional economic depreciation to arrive at market value for the individual villages.

For the remainder of the residential class, pickup work was completed in a timely manner.

Assessment Practice Review

As addressed 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.

Another additional aspect of the review involves discussing the verification and qualification processes with the county assessor to ensure that all arm's-length transactions were available for measurement. The verification and qualification procedures appear to be unique to the county. The county assessor's office works with the register of deed's office for sales submission and transfer of the Real Estate Transfer Statements, Form 521. The deed's office performs preliminary sales qualification along with entering the sales into the Computer-Assisted Mass Appraisal (CAMA) system. The deed's office then submits sales to the Division. Staff changes resulted in a few slow submissions early on. However, recent submissions have been timely and consistent. Once the sales are submitted, the county assessor will then conduct an additional sales qualification using sales verification letters. The county includes comments that adequately explain the exclusion of sales and the usability percentages appear typical for the residential class.

Evaluation of the appraisal tables including vacant lot studies, costing and depreciation show that all components have been updated within the six-year cycle. In the past, the CAMA system was not utilized to arrive at a value. Models were in writing, hand calculated and then manually entered. The models used were available within the office. For the 2020 assessment year, the county assessor as implemented depreciation models that are table-driven within the CAMA system. Land values are another component of the appraisal tables. Within Custer County, the lot values are studied and updated during the six-year inspection and review cycle. Land to building ratios are adequate indicating the land has appreciated at a similar rate to the improvements over the years. The City of Broken Bow lot models were updated to use a table created in the CAMA system for the 2020 assessment year. The county assessor will continue to update the residential CAMA tables for other locations of the county as time allows.

2020 Residential Correlation for Custer County

Custer County is current with the six-year inspection and review requirement for the residential class. In addition, the county assessor provided the Division with a three-year plan, which provided detail into the planned action for the county. No written valuation methodology is kept in the office; however, the county assessor has all the documentation readily available.

Valuation Groups within the county were reviewed to ensure that similar economic factors are adequately stratified. Currently, Custer County has identified six separate valuation groups. Five of the valuation groups contain villages that are grouped together with similar economic influences, while the sixth valuation group consists of parcels in rural areas. The county assessor continues to monitor these groups annually.

Description of Analysis

The residential class is stratified into six unique valuation groups.

Valuation Group	Description
1	Broken Bow
2	Callaway & Arnold
3	Ansley & Merna
4	Anselmo, Mason City, Oconto, & Sargent
5	Berwyn & Comstock
6	Rural

Review of the statistical sampling for the residential class show 289 qualified sales across all six valuation groups. Overall, the three levels of central tendency are within the acceptable range. The COD is within the parameters of guidelines of IAAO. The PRD is slightly high; however, it is affected by the small dollar sales throughout the county. Hypothetically, if low dollar sales under \$30,000 were removed, the PRD would be within the acceptable parameters as well. Further review by individual valuation groups reveal all valuation groups with the exception of Valuation Group 5, have a sufficient number of sales along with medians within the acceptable range. Valuation Groups 2, 3, 4, and 5 represent groupings of smaller villages, the residential markets within these villages can be erratic at times with many low dollar sales. The qualitative measures are above the guidelines; however, this is to be expected due to the nature of small communities within rural Nebraska.

Review of the county assessor's assessment actions compared to the changes within the sales sample reveal that the assessment actions were implemented as described. Analysis of the valuation changes to the sample compared to the population change reflected on the Abstract Schedule XI show a discrepancy in the changes within Valuation Group 1 where the sold parcels changed at a greater percentage than the unsold parcels. For the 2020 assessment year, the county assessor created a new depreciation model using an actual age instead of an effective age approach.

2020 Residential Correlation for Custer County

Implementation of new appraisal methods may have resulted in the discrepancy. The county assessor has been transparent with her valuation processes and strives to improve equalization by converting to depreciation tables. The Division will work with the county assessor during the next assessment practice review to ensure that values have been proportionately applied. The other valuation groups were adjusted generally in a similar manner as the population.

Valuation changes to the villages over the last decade were compared to villages of similar size and economic factors; revealing that the villages within Custer County have appreciated at similar rates to comparable towns; indicating the smaller villages have kept pace with market trends.

Equalization and Quality of Assessment

All valuation groups with the exception of Valuation Group 5 have medians within the acceptable range. Although, the sample size in Valuation Group 5 is insufficient for measurement the same appraisal methods are utilized for all residential properties. Therefore, Valuation Group 5 is thought to be at an acceptable level of value. Overall, the valuation of the residential class of property in Custer County appears to be equalized, uniformly assessed and in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	144	96.86	97.52	97.66	07.56	99.86
2	47	93.27	98.60	90.24	20.82	109.26
3	36	96.75	106.58	92.99	31.60	114.61
4	30	94.69	100.83	80.27	32.14	125.61
5	3	123.49	113.78	97.79	16.73	116.35
6	29	92.18	100.40	90.54	25.04	110.89
<u> ALL </u>	<u>289</u>	<u>96.19</u>	<u>99.62</u>	<u>94.10</u>	<u>17.16</u>	<u>105.87</u>

Level of Value

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

2020 Commercial Correlation for Custer County

Assessment Actions

For the commercial class of property, the county assessor conducted a lot study analysis of land within the town of Broken Bow. As a result, new lot tables were implemented to improve equalization.

For the remainder of the class, pick up work was completed timely.

Assessment Practice Review

As addressed 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.

Another portion completed involves the review of the sales qualification and verification processes. The processes are similar to the residential class, whereas the sales qualification and verification process starts within the register of deeds before being turned over to the assessor's office for further verification. Review of the usability ratios shows that the commercial class of Custer County is slightly higher than the state average, indicating that all available arm's-length sales were made available for measurement purposes.

Additional review of the valuation group composition in the county show that the stratification of the groups generally follow economic factors that influence value. Valuation Group 1 is the City of Broken Bow where the commercial market is in demand and more stable than the rest of the county. Valuation Groups 2 through 5 represent differing economic factors within the smaller communities.

The frequency of the six-year inspection and review cycle was also examined. The commercial class of property is within compliance. The county assessor hires a contracting firm to complete the inspection and valuation process for the commercial class. An analysis of the three approaches to values were also examined. The sales approach is primarily used to arrive at market value in the county for the commercial property. Additionally, the income approach is used when applicable. Depreciation is hand-entered for each parcel, and land is applied with a square foot methodology. Depreciation and land values have been updated within the last six-year cycle for the City of Broken Bow and again for the 2020 assessment year. Within the small villages, it appears that depreciation has been updated: however, the land values have not been updated for some time. Review of the costing for the commercial shows that the updated costing was not applied at the time of the last appraisal and remains at 2011 costing. Although some portions of the appraisal tables are lagging behind, the county has remained at an acceptable level of assessment.

2020 Commercial Correlation for Custer County

Description of Analysis

The commercial class is organized into five separate valuation groups. The majority of the sales occur in Broken Bow, the county seat and the commercial hub of the county. The remainder of the sales are scattered around the smaller villages of the county.

Valuation Group	Description
1	Broken Bow
2	Arnold, Merna
3	Callaway, Ansley
4	Mason City, Sargent
5	Anselmo, Berwyn, Comstock, Oconto

Review of the statistical profile show 45 qualified sales. Overall, all three measures of central tendency area within the range along with the PRD. The COD is higher than the acceptable range, however, it has been four years since the last comprehensive physical inspection of the commercial class has occurred. Physical characteristics could have changed since the last inspection leading to the wider dispersion. Additionally, Custer County is rural and more dispersion is expected than in more populated counties. Tests of the stability of the median were also examined. With the removal of two outliers on either side of the array, the median moved minutely. This supports the use of the median as an acceptable measure for the level of value of the commercial class of property.

Although all individual valuation groups have a median within the acceptable range, the sample sizes are too small for the median to be relied upon independently. Further review of the valuation changes over the prior decade show that the villages within the county have appreciated similar to villages outside of the county.

Valuation changes to the sample are compared with the population using the Abstract Schedule XII and Form 45 compared with the 2019 Certificate of Taxes Levied Report (CTL). Changes to both the sample and the population are similar. Both reflect the reported assessment actions of the county assessor. This helps support that the commercial class in Custer County is at an acceptable level of value.

2020 Commercial Correlation for Custer County

Equalization and Quality of Assessment

Individually, the valuation groups contain an insufficient number of sales for reliability of the median. Review of the overall statistics and assessment practices show that Custer County commercial class of real property complies with generally accepted mass appraisal standards.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	23	93.44	97.30	99.41	30.58	97.88
2	7	97.71	93.87	101.61	12.54	92.38
3	6	93.28	94.42	87.12	34.81	108.38
4	6	94.35	105.28	91.80	39.74	114.68
5	3	92.10	104.26	100.81	25.53	103.42
____ALL____	45	93.62	97.91	98.83	29.41	99.07

Level of Value

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

2020 Agricultural Correlation for Custer County

Assessment Actions

For the agricultural class, the county assessor's staff physically inspected agricultural improvements and homes within the townships of Kilfoil, Cliff, and Arnold.

The Land Capabilities Group (LCG) conversion was implemented in a timely manner. After the conversion, the county assessor conducted a market analysis to agricultural land. Due to the conversion, percentage changes across a subclass, which was the practice statewide, was not feasible for this year. Changes made were based on the movement of the acres across the LCG structure. This resulted in irrigated land decreasing approximately 9%, dryland decreasing approximately 6%, and grassland decreasing approximately 4% overall. These figures will vary depending on the market area and the LCG classification.

For the remainder of the agricultural class, routine maintenance was completed timely.

Assessment Practice Review

As addressed 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 processes of the sales verification and qualification are similar to the other property classes. Evaluation of the sales coded not to be used show that sales are being qualified consistently. Additionally, the usability ratios are typical for the agricultural class. This indicates all arm's-length transactions were made available for measurement.

Review of the agricultural market and primary use of the land shows that the agriculture property classification is generally consistent in the determination of primary use. The county is now up to date with the latest soil conversion. The county assessor has also continued to update and identify land enrolled in government programs.

Market areas within Custer County were also evaluated. There are currently five market areas. Custer County is comprised mainly of two separate and distinct geographical regions and are identified as Area 1 and Area 2. Area 1 is the largest market area and is comprised of loamy rolling hills. Area 2 is the northwest corner of the county and is unique as it is part of the Sandhills Region of the state. It consists mainly of Valentine Sand soils, which is used for rangeland. Area 3 is a transitional region between these two areas while Area 4 and 5 are used to identify where more canyons exist. Area 4 and 5 have been valued the same for some time and are analyzed together.

Additional aspects of the review include the examination of intensive use parcels, special value, and government programs. Review of parcels of instensive use show that they are valued as agricultural land without an independent market study. The county does not recognize a special valuation influence and has not received any applications to date.

2020 Agricultural Correlation for Custer County

Within the agricultural class, the physical inspection and review cycle is completed in tandem with the residential inspection cycle. The county complies with the six-year inspection and review cycle. Agricultural homes and outbuildings are valued using the same appraisal process as the rural residential subclass. Costing and depreciation tables are updated once they are physically reviewed. Agricultural home site values parallel rural residential home site values. Rural home sites were last updated for the 2016 assessment year. Whereas rural residential acreages have been measured within the acceptable range, agricultural improvements are believed to be equalized at an acceptable assessment level.

Description of Analysis

Review of the statistical sample show 95 qualified sales across all five market areas. Overall, all three measures of central tendency are within the acceptable range. The qualitative measures indicate that the market has stabilized over the past three years. Analysis of the individual market areas reveal that only Market Area 1 and 5 have a sufficient sample for measurement, both areas have medians within the acceptable range. Market Area 4 is valued the same as Market Area 5 and is believed to be valued within the range. Although Market Area 2 and 3 contain small samples, the county has achieved equalization with surrounding counties, therefore, Market Area 2 and 3 are believed to be at an acceptable level of value as well.

Analysis of the 80% Majority Land Use (MLU), shows both the irrigated land and grassland subclasses contain a sufficient number of sales overall. Both of these subclasses have a median within the acceptable range. The sample for dryland remains small and inadequate for individual measurement. When stratified further into market areas, only Market Area 1 80% MLU irrigated and 80% MLU grassland contain a reliable number of sales. Market Area 5 contains ten grassland sales above the acceptable range. This is a small sample over the three-year study period. A test of the reliability of the median of the ten sales was conducted. Removal of one sale on either side of the array moved the median from 69%-83% indicating that the median was not reliable point estimate of value. Review of values across the market areas show that the values set for agricultural land in Custer County are equalized when compared to the values of the neighboring counties.

Equalization and Quality of Assessment

Whereas rural residential acreages have been measured within the acceptable range, agricultural improvements are believed to be equalized at an acceptable assessment level. The quality of assessment for the agricultural class complies with professionally accepted mass appraisal standards.

2020 Agricultural Correlation for Custer County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	24	70.91	71.15	69.33	12.66	102.63
1	21	72.31	71.62	69.48	13.44	103.08
4	1	67.39	67.39	67.39	00.00	100.00
5	2	68.01	68.01	68.09	00.37	99.88
<u>Dry</u>						
County	3	61.07	59.90	60.49	06.40	99.02
1	3	61.07	59.90	60.49	06.40	99.02
<u>Grass</u>						
County	50	71.40	72.77	71.50	21.30	101.78
1	34	71.88	73.60	75.76	18.84	97.15
2	2	54.56	54.56	62.31	33.98	87.56
3	4	51.00	54.48	45.84	29.04	118.85
5	10	78.11	80.91	74.11	21.48	109.18
<u>ALL</u>	95	70.60	71.86	70.46	18.41	101.99

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Custer County is 71%.

2020 Opinions of the Property Tax Administrator for Custer 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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

2020 Commission Summary for Custer County

Residential Real Property - Current

Number of Sales	289	Median	96.19
Total Sales Price	\$32,523,615	Mean	99.62
Total Adj. Sales Price	\$32,523,615	Wgt. Mean	94.10
Total Assessed Value	\$30,605,878	Average Assessed Value of the Base	\$72,943
Avg. Adj. Sales Price	\$112,538	Avg. Assessed Value	\$105,903

Confidence Interval - Current

95% Median C.I	94.38 to 97.52
95% Wgt. Mean C.I	91.94 to 96.27
95% Mean C.I	96.03 to 103.21
% of Value of the Class of all Real Property Value in the County	10.69
% of Records Sold in the Study Period	6.12
% of Value Sold in the Study Period	8.89

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	274	96	96.46
2018	293	97	97.39
2017	307	96	96.17
2016	319	97	97.07

2020 Commission Summary for Custer County

Commercial Real Property - Current

Number of Sales	45	Median	93.62
Total Sales Price	\$4,261,350	Mean	97.91
Total Adj. Sales Price	\$4,261,350	Wgt. Mean	98.83
Total Assessed Value	\$4,211,453	Average Assessed Value of the Base	\$193,876
Avg. Adj. Sales Price	\$94,697	Avg. Assessed Value	\$93,588

Confidence Interval - Current

95% Median C.I	87.98 to 100.23
95% Wgt. Mean C.I	84.27 to 113.39
95% Mean C.I	86.24 to 109.58
% of Value of the Class of all Real Property Value in the County	5.03
% of Records Sold in the Study Period	5.38
% of Value Sold in the Study Period	2.60

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	50	0	95.09
2018	54	98	98.03
2017	54	96	95.52
2016	51	96	96.21

**21 Custer
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 : 289
 Total Sales Price : 32,523,615
 Total Adj. Sales Price : 32,523,615
 Total Assessed Value : 30,605,878
 Avg. Adj. Sales Price : 112,538
 Avg. Assessed Value : 105,903

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 100
 COD : 17.16
 PRD : 105.87

COV : 31.23
 STD : 31.11
 Avg. Abs. Dev : 16.51
 MAX Sales Ratio : 321.70
 MIN Sales Ratio : 43.40

95% Median C.I. : 94.38 to 97.52
 95% Wgt. Mean C.I. : 91.94 to 96.27
 95% Mean C.I. : 96.03 to 103.21

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	28	96.45	95.11	93.64	08.83	101.57	59.51	144.42	91.77 to 98.50	110,786	103,744
01-JAN-18 To 31-MAR-18	23	94.94	101.74	97.66	16.65	104.18	62.07	152.18	89.60 to 106.61	89,530	87,438
01-APR-18 To 30-JUN-18	30	99.87	104.43	97.30	14.60	107.33	62.34	238.41	96.56 to 103.60	121,555	118,272
01-JUL-18 To 30-SEP-18	54	96.25	102.24	96.79	16.49	105.63	56.72	313.89	92.35 to 98.50	122,245	118,315
01-OCT-18 To 31-DEC-18	42	98.19	96.85	91.84	16.54	105.46	44.88	175.11	90.63 to 103.07	113,854	104,562
01-JAN-19 To 31-MAR-19	22	94.96	103.26	91.79	22.43	112.50	50.84	321.70	86.53 to 100.00	102,950	94,496
01-APR-19 To 30-JUN-19	43	93.26	96.66	91.67	16.68	105.44	57.06	180.70	89.50 to 97.52	97,653	89,520
01-JUL-19 To 30-SEP-19	47	94.03	98.68	92.57	22.68	106.60	43.40	271.86	89.43 to 98.27	124,866	115,594
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	135	97.16	101.16	96.39	14.59	104.95	56.72	313.89	95.64 to 98.50	114,141	110,023
01-OCT-18 To 30-SEP-19	154	94.71	98.27	92.04	19.46	106.77	43.40	321.70	92.17 to 97.52	111,133	102,291
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	149	97.33	101.08	95.62	16.25	105.71	44.88	313.89	95.64 to 99.00	114,691	109,664
<u>ALL</u>	289	96.19	99.62	94.10	17.16	105.87	43.40	321.70	94.38 to 97.52	112,538	105,903

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	144	96.86	97.52	97.66	07.56	99.86	61.88	152.18	95.26 to 98.08	126,528	123,571
2	47	93.27	98.60	90.24	20.82	109.26	44.88	175.11	89.61 to 101.15	93,918	84,752
3	36	96.75	106.58	92.99	31.60	114.61	54.44	313.89	87.91 to 109.96	74,446	69,230
4	30	94.69	100.83	80.27	32.14	125.61	43.40	321.70	74.26 to 104.45	66,240	53,170
5	3	123.49	113.78	97.79	16.73	116.35	77.93	139.91	N/A	58,983	57,677
6	29	92.18	100.40	90.54	25.04	110.89	57.06	271.86	81.79 to 103.30	173,971	157,514
<u>ALL</u>	289	96.19	99.62	94.10	17.16	105.87	43.40	321.70	94.38 to 97.52	112,538	105,903

PROPERTY TYPE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	282	96.16	99.33	93.99	16.78	105.68	43.40	321.70	94.21 to 97.37	113,779	106,944
06											
07	7	115.41	111.25	102.23	24.79	108.82	59.51	167.11	59.51 to 167.11	62,557	63,951
<u>ALL</u>	289	96.19	99.62	94.10	17.16	105.87	43.40	321.70	94.38 to 97.52	112,538	105,903

**21 Custer
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 : 289
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 Avg. Adj. Sales Price : 112,538
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 WGT. MEAN : 94
 MEAN : 100
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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	6	156.25	199.77	193.56	42.52	103.21	101.66	321.70	101.66 to 321.70	8,542	16,533	
Less Than 30,000	27	140.11	152.08	143.30	32.94	106.13	54.44	321.70	107.78 to 167.18	19,391	27,787	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	289	96.19	99.62	94.10	17.16	105.87	43.40	321.70	94.38 to 97.52	112,538	105,903	
Greater Than 14,999	283	96.01	97.50	93.95	15.27	103.78	43.40	271.86	93.99 to 97.27	114,743	107,797	
Greater Than 29,999	262	95.07	94.22	93.30	12.44	100.99	43.40	169.19	93.24 to 96.69	122,138	113,953	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	6	156.25	199.77	193.56	42.52	103.21	101.66	321.70	101.66 to 321.70	8,542	16,533	
15,000 TO 29,999	21	128.15	138.46	137.84	29.12	100.45	54.44	271.86	105.59 to 167.18	22,491	31,002	
30,000 TO 59,999	52	97.38	99.18	98.91	18.61	100.27	44.88	169.19	90.14 to 103.30	47,631	47,114	
60,000 TO 99,999	71	94.54	92.66	92.61	12.45	100.05	43.40	152.18	90.74 to 97.37	75,280	69,718	
100,000 TO 149,999	64	94.41	93.32	93.20	09.83	100.13	53.23	115.05	92.24 to 97.21	124,391	115,927	
150,000 TO 249,999	60	95.93	94.00	93.76	08.85	100.26	54.02	140.51	93.26 to 98.75	195,186	183,011	
250,000 TO 499,999	15	89.21	89.05	90.00	13.59	98.94	57.06	129.49	79.14 to 98.81	300,414	270,386	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	289	96.19	99.62	94.10	17.16	105.87	43.40	321.70	94.38 to 97.52	112,538	105,903	

21 Custer
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 : 45
Total Sales Price : 4,261,350
Total Adj. Sales Price : 4,261,350
Total Assessed Value : 4,211,453
Avg. Adj. Sales Price : 94,697
Avg. Assessed Value : 93,588

MEDIAN : 94
WGT. MEAN : 99
MEAN : 98
COD : 29.41
PRD : 99.07

COV : 40.80
STD : 39.95
Avg. Abs. Dev : 27.53
MAX Sales Ratio : 226.12
MIN Sales Ratio : 30.40

95% Median C.I. : 87.98 to 100.23
95% Wgt. Mean C.I. : 84.27 to 113.39
95% Mean C.I. : 86.24 to 109.58

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	3	88.66	76.39	67.28	18.66	113.54	45.45	95.07	N/A	59,000	39,696
01-JAN-17 To 31-MAR-17	1	104.64	104.64	104.64	00.00	100.00	104.64	104.64	N/A	20,000	20,928
01-APR-17 To 30-JUN-17	1	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	790,000	791,854
01-JUL-17 To 30-SEP-17	5	97.66	113.13	110.39	25.64	102.48	81.91	181.72	N/A	44,000	48,571
01-OCT-17 To 31-DEC-17	10	96.32	94.99	102.34	14.57	92.82	56.90	116.66	69.48 to 112.65	85,855	87,865
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	7	89.28	113.12	81.64	47.86	138.56	59.75	193.84	59.75 to 193.84	100,557	82,098
01-JUL-18 To 30-SEP-18	2	111.27	111.27	137.23	32.52	81.08	75.08	147.46	N/A	150,250	206,183
01-OCT-18 To 31-DEC-18	6	96.17	102.20	92.27	42.07	110.76	30.40	226.12	30.40 to 226.12	23,083	21,299
01-JAN-19 To 31-MAR-19	7	59.99	74.69	99.04	39.32	75.41	48.55	152.48	48.55 to 152.48	134,700	133,411
01-APR-19 To 30-JUN-19	3	97.71	101.92	99.41	07.22	102.52	93.44	114.60	N/A	36,667	36,451
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	10	96.37	99.97	97.33	20.60	102.71	45.45	181.72	81.91 to 114.86	120,700	117,473
01-OCT-17 To 30-SEP-18	19	95.09	103.39	100.15	28.65	103.24	56.90	193.84	72.48 to 116.66	98,050	98,195
01-OCT-18 To 30-SEP-19	16	90.71	90.11	98.29	35.69	91.68	30.40	226.12	51.40 to 103.16	74,463	73,189
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	17	97.66	101.20	102.42	16.58	98.81	56.90	181.72	89.49 to 112.65	111,091	113,782
01-JAN-18 To 31-DEC-18	15	93.62	108.51	97.55	44.05	111.24	30.40	226.12	69.48 to 147.46	76,193	74,323
<u>ALL</u>	45	93.62	97.91	98.83	29.41	99.07	30.40	226.12	87.98 to 100.23	94,697	93,588

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	23	93.44	97.30	99.41	30.58	97.88	45.45	193.84	69.48 to 103.16	153,189	152,284
2	7	97.71	93.87	101.61	12.54	92.38	56.90	112.65	56.90 to 112.65	50,857	51,673
3	6	93.28	94.42	87.12	34.81	108.38	30.40	161.41	30.40 to 161.41	35,000	30,494
4	6	94.35	105.28	91.80	39.74	114.68	48.55	226.12	48.55 to 226.12	16,917	15,529
5	3	92.10	104.26	100.81	25.53	103.42	75.08	145.60	N/A	23,500	23,691
<u>ALL</u>	45	93.62	97.91	98.83	29.41	99.07	30.40	226.12	87.98 to 100.23	94,697	93,588

**21 Custer
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 : 45
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 Total Assessed Value : 4,211,453
 Avg. Adj. Sales Price : 94,697
 Avg. Assessed Value : 93,588

MEDIAN : 94
 WGT. MEAN : 99
 MEAN : 98
 COD : 29.41
 PRD : 99.07

COV : 40.80
 STD : 39.95
 Avg. Abs. Dev : 27.53
 MAX Sales Ratio : 226.12
 MIN Sales Ratio : 30.40

95% Median C.I. : 87.98 to 100.23
 95% Wgt. Mean C.I. : 84.27 to 113.39
 95% Mean C.I. : 86.24 to 109.58

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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	1	69.48	69.48	69.48	00.00	100.00	69.48	69.48	N/A	45,000	31,265
03	44	94.35	98.55	99.14	29.26	99.40	30.40	226.12	87.98 to 103.16	95,826	95,004
04											
<u>ALL</u>	45	93.62	97.91	98.83	29.41	99.07	30.40	226.12	87.98 to 100.23	94,697	93,588

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	3	92.10	86.80	82.91	16.61	104.69	61.20	107.10	N/A	2,833	2,349
Less Than 15,000	5	107.10	119.54	127.10	34.36	94.05	61.20	226.12	N/A	4,200	5,338
Less Than 30,000	16	101.68	103.53	100.03	31.63	103.50	30.40	226.12	61.20 to 114.86	16,938	16,943
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	42	94.35	98.70	98.86	30.07	99.84	30.40	226.12	87.98 to 100.23	101,258	100,105
Greater Than 14,999	40	93.53	95.20	98.69	27.83	96.46	30.40	193.84	81.91 to 98.72	106,009	104,619
Greater Than 29,999	29	91.25	94.80	98.75	26.88	96.00	45.45	193.84	73.53 to 97.71	137,598	135,875
<u>Incremental Ranges</u>											
0 TO 4,999	3	92.10	86.80	82.91	16.61	104.69	61.20	107.10	N/A	2,833	2,349
5,000 TO 14,999	2	168.65	168.65	157.15	34.08	107.32	111.17	226.12	N/A	6,250	9,822
15,000 TO 29,999	11	98.72	96.25	97.76	29.67	98.46	30.40	161.41	48.55 to 145.60	22,727	22,218
30,000 TO 59,999	12	91.05	103.13	101.09	26.75	102.02	69.48	193.84	75.08 to 103.16	43,163	43,635
60,000 TO 99,999	6	73.01	71.55	69.86	21.82	102.42	45.45	97.66	45.45 to 97.66	78,750	55,017
100,000 TO 149,999	1	95.09	95.09	95.09	00.00	100.00	95.09	95.09	N/A	140,000	133,120
150,000 TO 249,999	6	93.41	87.92	89.77	22.51	97.94	51.40	116.66	51.40 to 116.66	182,000	163,379
250,000 TO 499,999	3	147.46	119.90	120.81	20.96	99.25	59.75	152.48	N/A	325,967	393,798
500,000 TO 999,999	1	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	790,000	791,854
1,000,000 +											
<u>ALL</u>	45	93.62	97.91	98.83	29.41	99.07	30.40	226.12	87.98 to 100.23	94,697	93,588

**21 Custer
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

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MEDIAN : 94
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 COD : 29.41
 PRD : 99.07

COV : 40.80
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 Avg. Abs. Dev : 27.53
 MAX Sales Ratio : 226.12
 MIN Sales Ratio : 30.40

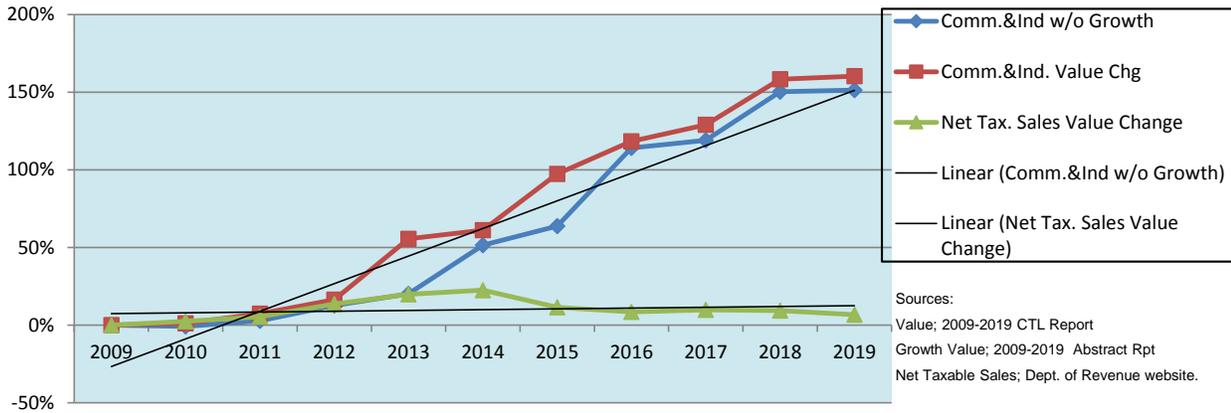
95% Median C.I. : 87.98 to 100.23
 95% Wgt. Mean C.I. : 84.27 to 113.39
 95% Mean C.I. : 86.24 to 109.58

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	48.91	48.91	48.91	00.00	100.00	48.91	48.91	N/A	80,000	39,130
336	1	30.40	30.40	30.40	00.00	100.00	30.40	30.40	N/A	22,500	6,841
343	1	147.46	147.46	147.46	00.00	100.00	147.46	147.46	N/A	258,000	380,457
344	5	89.49	98.97	111.95	37.81	88.41	56.90	193.84	N/A	27,180	30,429
350	4	99.29	108.38	105.07	30.88	103.15	73.53	161.41	N/A	85,625	89,965
351	3	95.07	93.15	92.30	02.04	100.92	89.28	95.09	N/A	121,667	112,297
352	1	69.48	69.48	69.48	00.00	100.00	69.48	69.48	N/A	45,000	31,265
353	17	97.54	94.80	87.50	25.22	108.34	45.45	226.12	59.75 to 107.10	125,824	110,090
384	1	69.48	69.48	69.48	00.00	100.00	69.48	69.48	N/A	37,550	26,090
406	4	106.79	112.82	117.92	16.30	95.68	92.10	145.60	N/A	20,250	23,880
407	1	152.48	152.48	152.48	00.00	100.00	152.48	152.48	N/A	399,900	609,753
442	1	91.25	91.25	91.25	00.00	100.00	91.25	91.25	N/A	60,000	54,747
483	1	97.71	97.71	97.71	00.00	100.00	97.71	97.71	N/A	30,000	29,312
499	1	181.72	181.72	181.72	00.00	100.00	181.72	181.72	N/A	40,000	72,689
528	2	85.58	85.58	62.10	29.90	137.81	59.99	111.17	N/A	91,250	56,663
555	1	75.08	75.08	75.08	00.00	100.00	75.08	75.08	N/A	42,500	31,909
<u>ALL</u>	45	93.62	97.91	98.83	29.41	99.07	30.40	226.12	87.98 to 100.23	94,697	93,588

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	\$ 56,850,813	\$ 2,417,717		\$ 54,433,096	--	\$ 88,512,923	--
2009	\$ 61,362,153	\$ 3,798,058	6.19%	\$ 57,564,095	--	\$ 88,661,972	--
2010	\$ 62,016,021	\$ 1,164,811	1.88%	\$ 60,851,210	-0.83%	\$ 90,807,944	2.42%
2011	\$ 65,894,597	\$ 2,817,027	4.28%	\$ 63,077,570	1.71%	\$ 93,422,072	2.88%
2012	\$ 71,455,590	\$ 2,392,367	3.35%	\$ 69,063,223	4.81%	\$ 100,655,831	7.74%
2013	\$ 95,472,318	\$ 21,698,853	22.73%	\$ 73,773,465	3.24%	\$ 106,188,797	5.50%
2014	\$ 98,892,429	\$ 5,917,537	5.98%	\$ 92,974,892	-2.62%	\$ 108,634,566	2.30%
2015	\$ 121,121,620	\$ 20,596,128	17.00%	\$ 100,525,492	1.65%	\$ 98,875,022	-8.98%
2016	\$ 133,964,781	\$ 2,567,352	1.92%	\$ 131,397,429	8.48%	\$ 96,227,974	-2.68%
2017	\$ 140,550,666	\$ 6,201,846	4.41%	\$ 134,348,820	0.29%	\$ 97,368,869	1.19%
2018	\$ 158,555,742	\$ 4,996,535	3.15%	\$ 153,559,207	9.26%	\$ 96,977,333	-0.40%
2019	\$ 159,733,235	\$ 5,499,591	3.44%	\$ 154,233,644	-2.73%	\$ 94,549,841	-2.50%
Ann %chg	10.04%			Average	2.33%	0.65%	0.75%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.83%	1.07%	2.42%
2011	2.80%	7.39%	5.37%
2012	12.55%	16.45%	13.53%
2013	20.23%	55.59%	19.77%
2014	51.52%	61.16%	22.53%
2015	63.82%	97.39%	11.52%
2016	114.13%	118.32%	8.53%
2017	118.94%	129.05%	9.82%
2018	150.25%	158.39%	9.38%
2019	151.35%	160.31%	6.64%

County Number	21
County Name	Custer

21 Custer
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 : 95
Total Sales Price : 60,639,176
Total Adj. Sales Price : 60,639,176
Total Assessed Value : 42,723,884
Avg. Adj. Sales Price : 638,307
Avg. Assessed Value : 449,725

MEDIAN : 71
WGT. MEAN : 70
MEAN : 72
COD : 18.41
PRD : 101.99

COV : 24.24
STD : 17.42
Avg. Abs. Dev : 13.00
MAX Sales Ratio : 121.43
MIN Sales Ratio : 31.01

95% Median C.I. : 67.60 to 73.46
95% Wgt. Mean C.I. : 65.04 to 75.87
95% Mean C.I. : 68.36 to 75.36

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	2	91.79	91.79	92.93	07.51	98.77	84.90	98.68	N/A	359,500	334,087
01-JAN-17 To 31-MAR-17	3	75.27	84.73	74.85	15.19	113.20	72.32	106.60	N/A	825,105	617,581
01-APR-17 To 30-JUN-17	3	69.33	62.36	59.28	10.14	105.20	48.33	69.43	N/A	593,904	352,076
01-JUL-17 To 30-SEP-17	1	101.50	101.50	101.50	00.00	100.00	101.50	101.50	N/A	256,000	259,844
01-OCT-17 To 31-DEC-17	5	64.77	65.18	64.98	16.83	100.31	42.25	86.89	N/A	418,353	271,834
01-JAN-18 To 31-MAR-18	11	67.60	70.25	62.75	19.29	111.95	42.86	113.62	50.85 to 85.09	674,038	422,977
01-APR-18 To 30-JUN-18	19	70.60	71.17	68.80	13.68	103.44	48.84	104.38	64.89 to 78.65	697,911	480,158
01-JUL-18 To 30-SEP-18	4	59.01	63.03	66.56	26.83	94.70	45.17	88.94	N/A	501,500	333,795
01-OCT-18 To 31-DEC-18	19	71.21	70.94	68.86	15.25	103.02	36.02	96.76	61.04 to 78.55	498,141	343,044
01-JAN-19 To 31-MAR-19	13	60.67	65.53	61.53	27.49	106.50	31.01	104.21	49.51 to 83.93	537,813	330,932
01-APR-19 To 30-JUN-19	13	73.46	81.25	82.45	18.43	98.54	59.32	121.43	67.39 to 94.96	1,041,267	858,527
01-JUL-19 To 30-SEP-19	2	70.54	70.54	67.92	06.65	103.86	65.85	75.23	N/A	320,961	218,002
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	9	75.27	80.71	73.34	19.53	110.05	48.33	106.60	69.33 to 101.50	581,337	426,332
01-OCT-17 To 30-SEP-18	39	67.87	69.31	66.49	17.06	104.24	42.25	113.62	64.77 to 72.31	635,192	422,310
01-OCT-18 To 30-SEP-19	47	72.99	72.28	73.17	18.24	98.78	31.01	121.43	65.18 to 76.31	651,801	476,953
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	12	70.17	72.39	68.56	18.80	105.59	42.25	106.60	61.07 to 86.89	550,399	377,332
01-JAN-18 To 31-DEC-18	53	68.78	70.28	67.28	16.66	104.46	36.02	113.62	65.18 to 73.33	606,517	408,090
<u>ALL</u>	95	70.60	71.86	70.46	18.41	101.99	31.01	121.43	67.60 to 73.46	638,307	449,725

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	70	71.55	71.81	71.83	17.32	99.97	36.56	121.43	66.98 to 74.47	660,400	474,369
2	2	54.56	54.56	62.31	33.98	87.56	36.02	73.09	N/A	386,449	240,799
3	5	53.67	64.90	48.72	41.79	133.21	31.01	106.60	N/A	655,670	319,448
4	2	71.85	71.85	72.94	06.21	98.51	67.39	76.31	N/A	885,000	645,478
5	16	69.85	76.42	71.58	17.07	106.76	59.27	113.62	64.77 to 89.68	536,870	384,266
<u>ALL</u>	95	70.60	71.86	70.46	18.41	101.99	31.01	121.43	67.60 to 73.46	638,307	449,725

21 Custer
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 95% Wgt. Mean C.I. : 65.04 to 75.87
 95% Mean C.I. : 68.36 to 75.36

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	73.33	75.69	76.26	07.42	99.25	67.39	94.96	67.39 to 94.96	833,922	635,983
1	6	73.51	77.07	77.41	07.29	99.56	70.60	94.96	70.60 to 94.96	861,242	666,729
4	1	67.39	67.39	67.39	00.00	100.00	67.39	67.39	N/A	670,000	451,505
_____Dry_____											
County	1	53.45	53.45	53.45	00.00	100.00	53.45	53.45	N/A	308,100	164,686
1	1	53.45	53.45	53.45	00.00	100.00	53.45	53.45	N/A	308,100	164,686
_____Grass_____											
County	39	69.43	70.60	65.28	21.29	108.15	31.01	104.38	64.52 to 80.50	413,781	270,137
1	25	70.91	71.83	69.19	18.52	103.82	36.56	104.38	64.89 to 80.50	379,519	262,598
2	2	54.56	54.56	62.31	33.98	87.56	36.02	73.09	N/A	386,449	240,799
3	4	51.00	54.48	45.84	29.04	118.85	31.01	84.90	N/A	780,759	357,917
5	8	78.11	78.84	74.71	19.04	105.53	60.11	101.50	60.11 to 101.50	344,197	257,140
_____ALL_____	95	70.60	71.86	70.46	18.41	101.99	31.01	121.43	67.60 to 73.46	638,307	449,725

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	24	70.91	71.15	69.33	12.66	102.63	50.85	111.12	61.67 to 73.46	873,520	605,653
1	21	72.31	71.62	69.48	13.44	103.08	50.85	111.12	60.10 to 73.69	911,642	633,389
4	1	67.39	67.39	67.39	00.00	100.00	67.39	67.39	N/A	670,000	451,505
5	2	68.01	68.01	68.09	00.37	99.88	67.76	68.25	N/A	575,000	391,500
_____Dry_____											
County	3	61.07	59.90	60.49	06.40	99.02	53.45	65.18	N/A	396,767	240,002
1	3	61.07	59.90	60.49	06.40	99.02	53.45	65.18	N/A	396,767	240,002
_____Grass_____											
County	50	71.40	72.77	71.50	21.30	101.78	31.01	121.43	65.85 to 76.95	516,073	368,975
1	34	71.88	73.60	75.76	18.84	97.15	36.56	121.43	66.06 to 80.50	535,122	405,391
2	2	54.56	54.56	62.31	33.98	87.56	36.02	73.09	N/A	386,449	240,799
3	4	51.00	54.48	45.84	29.04	118.85	31.01	84.90	N/A	780,759	357,917
5	10	78.11	80.91	74.11	21.48	109.18	60.11	113.62	60.67 to 101.50	371,358	275,218
_____ALL_____	95	70.60	71.86	70.46	18.41	101.99	31.01	121.43	67.60 to 73.46	638,307	449,725

Custer County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	4384	4377	4258	3884	3777	3636	3643	3640	4072
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	3196
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	3472
Buffalo	1	5090	5090	4875	4765	3386	4480	4110	4110	4616
Custer	2	1800	1930	2100	1996	2089	2100	1986	2084	2068
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Logan	1	3100	3100	3100	3100	2955	2955	2600	2485	2881
Thomas	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Custer	3	3706	3679	3700	3437	3236	3162	2437	2439	3144
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	2816
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	2874
Custer	4	3694	3697	3799	3297	3000	2996	2800	2618	3381
Custer	5	3694	3690	3733	3294	2997	2998	2784	2609	3419
Dawson	1	4414	4418	4102	3876	3595	3449	3327	3135	4224
Lincoln	1	4398	4392	4173	4144	4023	3887	4013	3895	4240

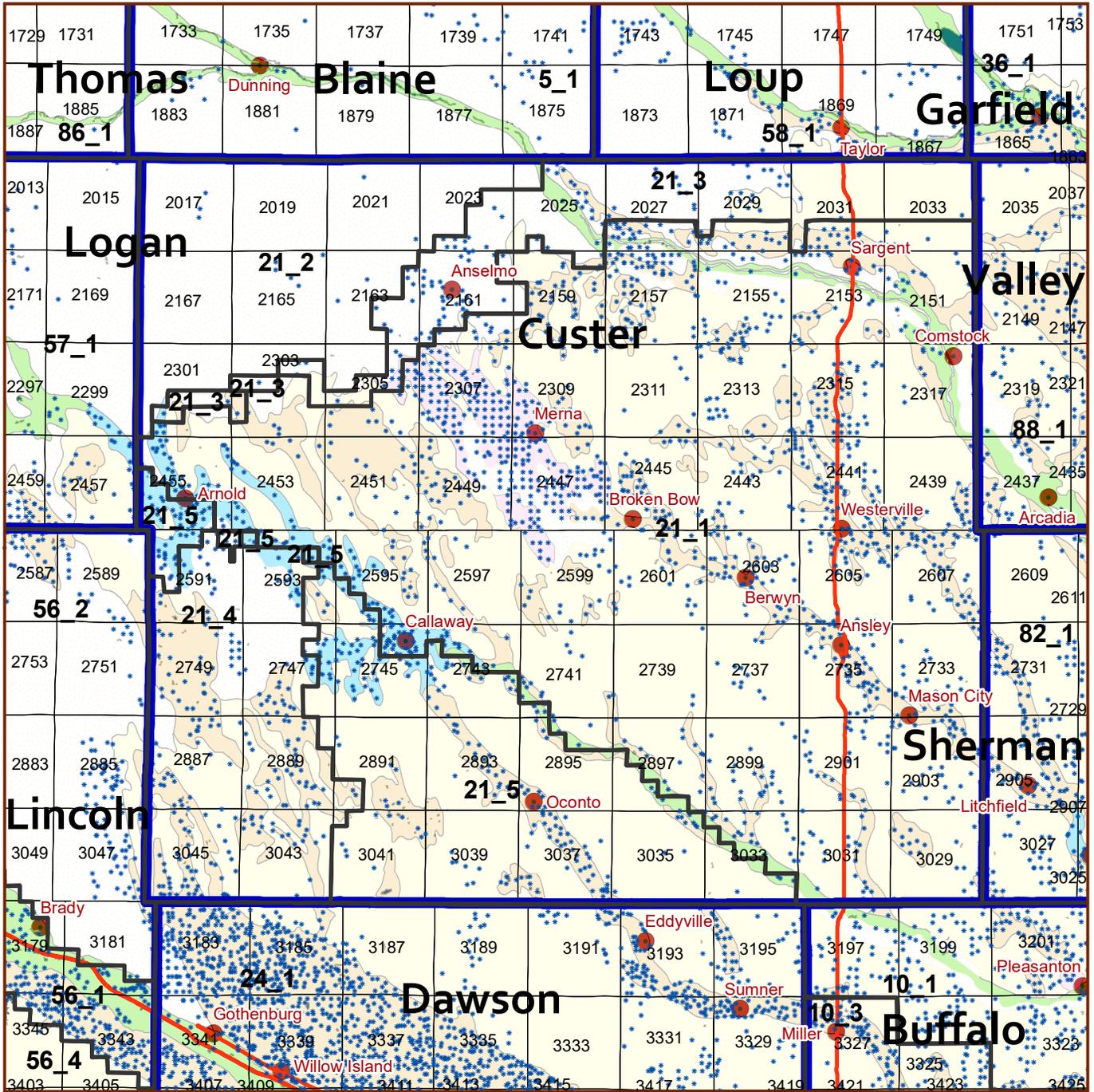
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2150	2025	1950	1900	1725	1700	1700	1925
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	1695
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	1710
Buffalo	1	2355	2355	2195	2195	2040	1940	1900	1900	2098
Custer	2	n/a	540	n/a	530	530	n/a	n/a	530	533
Blaine	1	n/a	n/a	n/a	600	n/a	n/a	n/a	570	570
Logan	1	n/a	1440	1440	1440	1350	1350	1210	1210	1363
Thomas	1	n/a	n/a							
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	1375
Loup	1	n/a	830	830	830	775	700	700	700	769
Garfield	1	n/a	1450	1450	1270	1270	1060	1055	995	1229
Custer	4	n/a	1700	1700	1325	1325	1200	1200	1135	1431
Custer	5	n/a	1700	1699	1325	1325	1200	1200	1135	1439
Dawson	1	n/a	2210	2211	2005	1994	1800	1555	1540	1965
Lincoln	1	1675	1675	1675	1675	1675	1675	1675	1675	1675

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	927	1150	1145	756	1149	975	n/a	1833	1079
Valley	1	1104	737	1098	1100	944	1077	n/a	1082	1078
Sherman	1	1395	1395	1345	1345	1220	n/a	n/a	1061	1337
Buffalo	1	1422	1482	1420	1376	1417	1195	1371	1350	1366
Custer	2	533	530	536	530	542	531	n/a	n/a	531
Blaine	1	600	600	600	600	570	570	570	570	575
Logan	1	525	525	525	525	525	525	685	651	525
Thomas	1	465	465	465	465	465	465	465	465	465
Custer	3	849	961	804	752	797	632	n/a	2730	758
Loup	1	630	n/a	630	630	630	630	630	630	630
Garfield	1	922	n/a	812	930	636	660	906	700	718
Custer	4	792	825	822	750	824	623	n/a	2730	764
Custer	5	796	893	886	750	886	868	750	1343	859
Dawson	1	1200	1200	1170	1170	1170	1172	1170	1170	1173
Lincoln	1	1025	1025	1025	1025	1025	1025	1025	1025	1025

County	Mkt Area	CRP	TIMBER	WASTE
Custer	1	n/a	n/a	50
Valley	1	1100	1094	251
Sherman	1	1430	n/a	90
Buffalo	1	2026	1851	400
Custer	2	n/a	n/a	26
Blaine	1	n/a	n/a	25
Logan	1	n/a	n/a	15
Thomas	1	n/a	n/a	151
Custer	3	n/a	612	40
Loup	1	787	n/a	100
Garfield	1	908	n/a	191
Custer	4	n/a	594	50
Custer	5	n/a	n/a	50
Dawson	1	n/a	n/a	50
Lincoln	1	n/a	n/a	1025

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.

CUSTER COUNTY



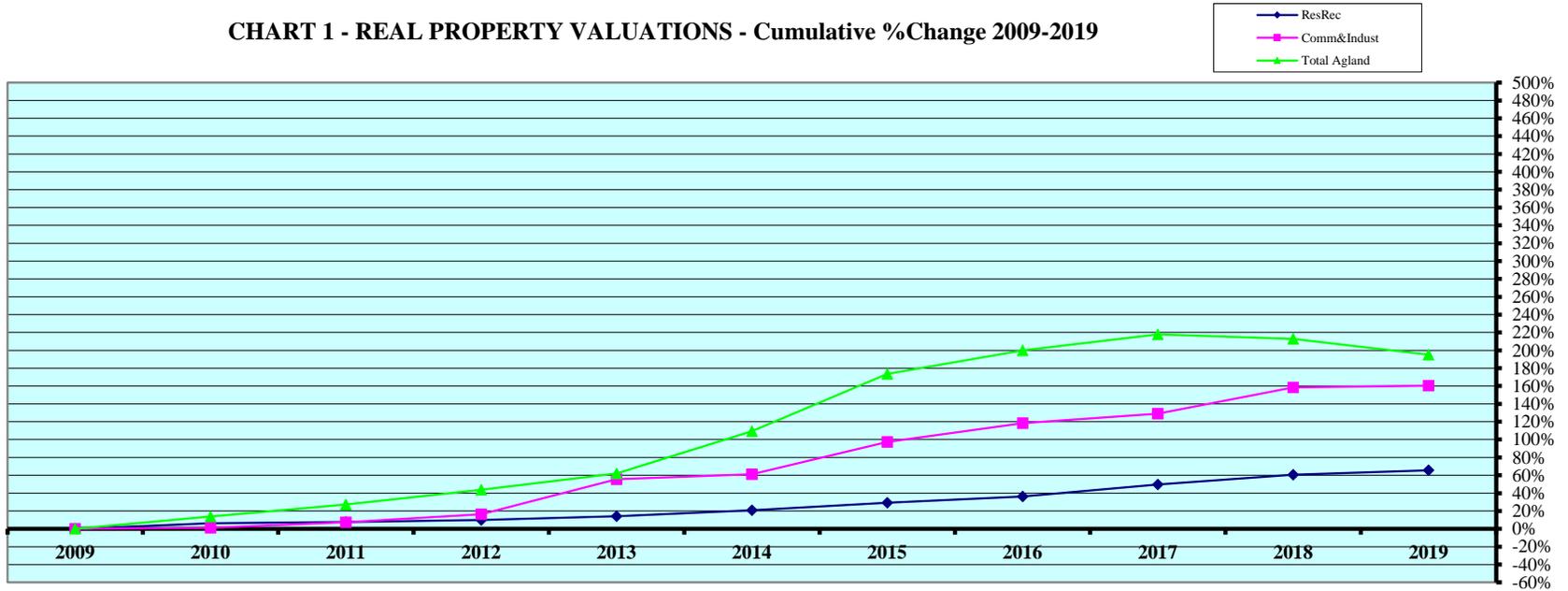
Legend

- 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	200,316,275	--	--	--	61,362,153	--	--	--	877,231,579	--	--	--
2010	212,676,530	12,360,255	6.17%	6.17%	62,016,021	653,868	1.07%	1.07%	998,770,078	121,538,499	13.85%	13.85%
2011	215,564,008	2,887,478	1.36%	7.61%	65,894,597	3,878,576	6.25%	7.39%	1,115,974,878	117,204,800	11.73%	27.22%
2012	220,037,146	4,473,138	2.08%	9.84%	71,455,590	5,560,993	8.44%	16.45%	1,261,712,318	145,737,440	13.06%	43.83%
2013	228,243,419	8,206,273	3.73%	13.94%	95,472,318	24,016,728	33.61%	55.59%	1,420,070,927	158,358,609	12.55%	61.88%
2014	242,100,352	13,856,933	6.07%	20.86%	98,892,429	3,420,111	3.58%	61.16%	1,836,742,818	416,671,891	29.34%	109.38%
2015	259,107,974	17,007,622	7.03%	29.35%	121,121,620	22,229,191	22.48%	97.39%	2,398,726,828	561,984,010	30.60%	173.44%
2016	272,988,217	13,880,243	5.36%	36.28%	133,964,781	12,843,161	10.60%	118.32%	2,630,205,520	231,478,692	9.65%	199.83%
2017	299,602,321	26,614,104	9.75%	49.56%	140,550,666	6,585,885	4.92%	129.05%	2,788,830,275	158,624,755	6.03%	217.91%
2018	321,478,274	21,875,953	7.30%	60.49%	158,555,742	18,005,076	12.81%	158.39%	2,745,049,144	-43,781,131	-1.57%	212.92%
2019	331,659,238	10,180,964	3.17%	65.57%	159,733,235	1,177,493	0.74%	160.31%	2,589,557,019	-155,492,125	-5.66%	195.20%

Rate Annual %chg: Residential & Recreational **5.17%**

Commercial & Industrial **10.04%**

Agricultural Land **11.43%**

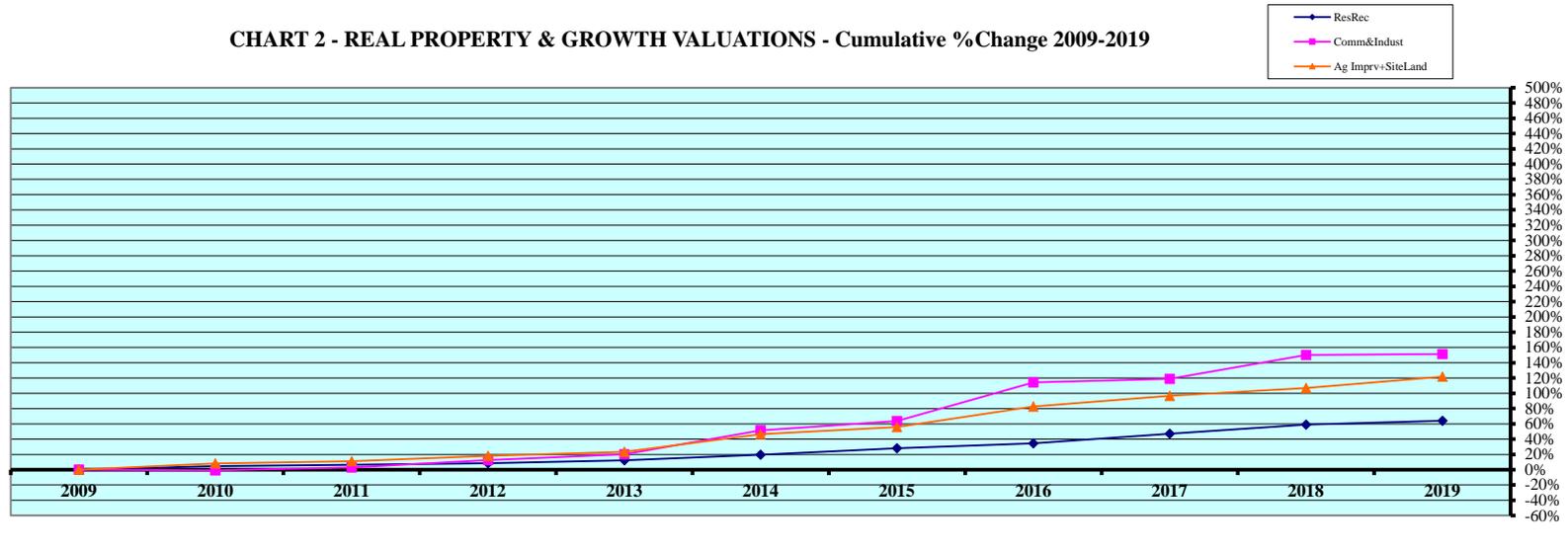
Cnty# **21**
County **CUSTER**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2009	200,316,275	1,794,526	0.90%	198,521,749	--	--	61,362,153	3,798,058	6.19%	57,564,095	--	--	
2010	212,676,530	2,974,889	1.40%	209,701,641	4.69%	4.69%	62,016,021	1,164,811	1.88%	60,851,210	-0.83%	-0.83%	
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	6.40%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	2.80%	
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	8.46%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	12.55%	
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	12.23%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	20.23%	
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	19.47%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	51.52%	
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	28.07%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	63.82%	
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	34.61%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	114.13%	
2017	299,602,321	5,312,421	1.77%	294,289,900	7.80%	46.91%	140,550,666	6,201,846	4.41%	134,348,820	0.29%	118.94%	
2018	321,478,274	2,988,457	0.93%	318,489,817	6.30%	58.99%	158,555,742	4,996,535	3.15%	153,559,207	9.26%	150.25%	
2019	331,659,238	2,999,974	0.90%	328,659,264	2.23%	64.07%	159,733,235	5,499,591	3.44%	154,233,644	-2.73%	151.35%	
Rate Ann%chg	5.17%					3.91%	10.04%					C & I w/o growth	2.33%

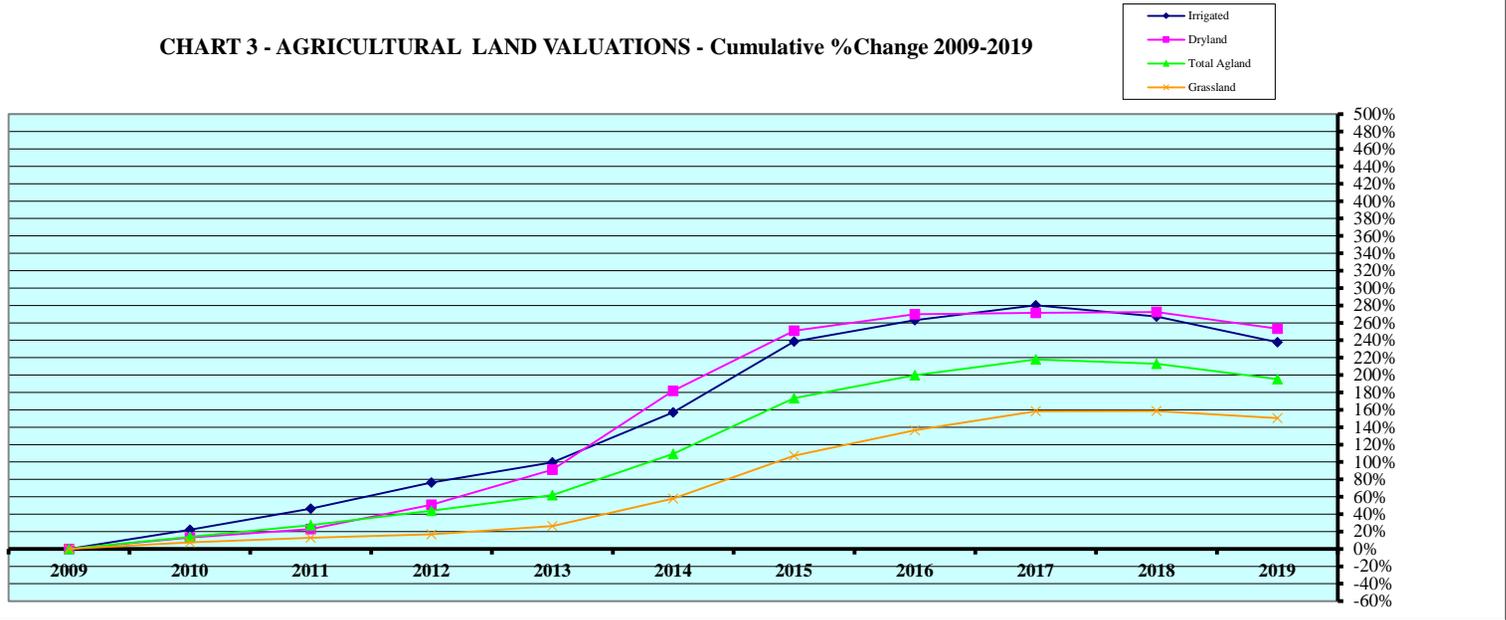
Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	79,857,399	44,722,819	124,580,218	6,139,103	4.93%	118,441,115	--	--
2010	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	8.21%	8.21%
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	11.13%
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	17.99%
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	23.38%
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	46.40%
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	55.77%
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	82.55%
2017	131,276,555	123,879,769	255,156,324	9,972,635	3.91%	245,183,689	3.46%	96.81%
2018	134,763,307	131,903,987	266,667,294	8,870,779	3.33%	257,796,515	1.03%	106.93%
2019	143,956,388	138,809,437	282,765,825	6,504,791	2.30%	276,261,034	3.60%	121.75%
Rate Ann%chg	6.07%	11.99%	8.54%	Ag Imprv+Site w/o growth		4.59%		

(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.

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County CUSTER

CHART 2

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	352,632,893	--	--	--	82,069,364	--	--	--	442,412,251	--	--	--
2010	430,052,040	77,419,147	21.95%	21.95%	92,753,865	10,684,501	13.02%	13.02%	475,855,612	33,443,361	7.56%	7.56%
2011	516,330,331	86,278,291	20.06%	46.42%	100,823,823	8,069,958	8.70%	22.85%	498,687,513	22,831,901	4.80%	12.72%
2012	621,591,602	105,261,271	20.39%	76.27%	123,727,480	22,903,657	22.72%	50.76%	516,251,196	17,563,683	3.52%	16.69%
2013	703,820,011	82,228,409	13.23%	99.59%	156,892,448	33,164,968	26.80%	91.17%	559,208,381	42,957,185	8.32%	26.40%
2014	906,219,601	202,399,590	28.76%	156.99%	231,343,898	74,451,450	47.45%	181.89%	699,014,392	139,806,011	25.00%	58.00%
2015	1,194,149,215	287,929,614	31.77%	238.64%	288,090,133	56,746,235	24.53%	251.03%	916,335,375	217,320,983	31.09%	107.12%
2016	1,280,583,842	86,434,627	7.24%	263.15%	303,669,459	15,579,326	5.41%	270.02%	1,045,809,707	129,474,332	14.13%	136.39%
2017	1,340,748,328	60,164,486	4.70%	280.21%	304,926,691	1,257,232	0.41%	271.55%	1,143,011,655	97,201,948	9.29%	158.36%
2018	1,295,264,781	-45,483,547	-3.39%	267.31%	305,639,427	712,736	0.23%	272.42%	1,143,999,868	988,213	0.09%	158.58%
2019	1,191,303,184	-103,961,597	-8.03%	237.83%	289,884,461	-15,754,966	-5.15%	253.22%	1,107,814,252	-36,185,616	-3.16%	150.40%

Rate Ann.%chg: Irrigated **12.95%** Dryland **13.45%** Grassland **9.61%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	111,151	--	--	--	5,920	--	--	--	877,231,579	--	--	--
2010	83,755	-27,396	-24.65%	-24.65%	24,806	18,886	319.02%	319.02%	998,770,078	121,538,499	13.85%	13.85%
2011	83,531	-224	-0.27%	-24.85%	49,680	24,874	100.27%	739.19%	1,115,974,878	117,204,800	11.73%	27.22%
2012	97,360	13,829	16.56%	-12.41%	44,680	-5,000	-10.06%	654.73%	1,261,712,318	145,737,440	13.06%	43.83%
2013	111,523	14,163	14.55%	0.33%	38,564	-6,116	-13.69%	551.42%	1,420,070,927	158,358,609	12.55%	61.88%
2014	113,809	2,286	2.05%	2.39%	51,118	12,554	32.55%	763.48%	1,836,742,818	416,671,891	29.34%	109.38%
2015	104,737	-9,072	-7.97%	-5.77%	47,368	-3,750	-7.34%	700.14%	2,398,726,828	561,984,010	30.60%	173.44%
2016	108,066	3,329	3.18%	-2.78%	34,446	-12,922	-27.28%	481.86%	2,630,205,520	231,478,692	9.65%	199.83%
2017	109,152	1,086	1.00%	-1.80%	34,449	3	0.01%	481.91%	2,788,830,275	158,624,755	6.03%	217.91%
2018	110,252	1,100	1.01%	-0.81%	34,816	367	1.07%	488.11%	2,745,049,144	-43,781,131	-1.57%	212.92%
2019	520,132	409,880	371.77%	367.95%	34,990	174	0.50%	491.05%	2,589,557,019	-155,492,125	-5.66%	195.20%

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 County **CUSTER**

Rate Ann.%chg: Total Agric Land **11.43%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	352,679,603	277,696	1,270			82,133,190	162,440	506			442,329,287	1,167,463	379		
2010	430,085,562	278,456	1,545	21.62%	21.62%	92,902,824	161,040	577	14.10%	14.10%	479,577,174	1,166,550	411	8.51%	8.51%
2011	515,934,505	279,399	1,847	19.56%	45.40%	101,034,812	160,133	631	9.37%	24.79%	498,665,660	1,169,050	427	3.76%	12.58%
2012	620,646,764	280,346	2,214	19.89%	74.32%	124,283,233	158,675	783	24.14%	54.91%	516,246,313	1,169,684	441	3.47%	16.49%
2013	702,434,562	281,276	2,497	12.80%	96.64%	156,894,743	157,118	999	27.49%	97.50%	559,507,329	1,170,530	478	8.30%	26.16%
2014	905,781,541	282,018	3,212	28.61%	152.89%	231,795,040	157,284	1,474	47.58%	191.47%	698,973,742	1,169,162	598	25.07%	57.79%
2015	1,194,956,767	282,214	4,234	31.83%	233.40%	288,647,752	156,313	1,847	25.30%	265.21%	916,076,186	1,170,050	783	30.96%	106.64%
2016	1,283,048,478	282,250	4,546	7.36%	257.93%	303,739,938	156,016	1,947	5.43%	285.04%	1,045,611,323	1,170,043	894	14.14%	135.87%
2017	1,341,668,533	282,142	4,755	4.61%	274.43%	305,612,212	156,457	1,953	0.33%	286.32%	1,142,554,887	1,170,101	976	9.27%	157.72%
2018	1,296,272,110	282,118	4,595	-3.38%	261.79%	305,399,142	156,280	1,954	0.04%	286.49%	1,143,638,172	1,169,737	978	0.13%	158.05%
2019	1,191,753,396	282,005	4,226	-8.03%	232.75%	289,910,164	157,009	1,846	-5.51%	265.19%	1,108,903,069	1,169,588	948	-3.02%	150.24%

Rate Annual %chg Average Value/Acre: 12.77%

13.83%

9.61%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	109,846	3,181	35			5,920	19	308			877,257,846	1,610,800	545		
2010	83,310	2,394	35	0.77%	0.77%	678,031	2,571	264	-14.46%	-14.46%	1,003,326,901	1,611,010	623	14.36%	14.36%
2011	83,863	2,410	35	0.00%	0.77%	27,770	139	200	-24.17%	-35.14%	1,115,746,610	1,611,130	693	11.20%	27.16%
2012	97,143	2,210	44	26.27%	27.24%	44,680	223	200	0.00%	-35.14%	1,261,318,133	1,611,139	783	13.05%	43.75%
2013	111,284	2,280	49	11.04%	41.29%	38,638	193	200	0.00%	-35.14%	1,418,986,556	1,611,398	881	12.48%	61.69%
2014	114,396	2,341	49	0.14%	41.49%	51,118	197	260	30.00%	-15.68%	1,836,715,837	1,611,002	1,140	29.47%	109.34%
2015	104,723	2,134	49	0.41%	42.07%	47,368	182	260	0.00%	-15.68%	2,399,832,796	1,610,894	1,490	30.67%	173.54%
2016	108,221	2,206	49	-0.01%	42.06%	34,446	132	260	0.00%	-15.68%	2,632,542,406	1,610,647	1,634	9.71%	200.12%
2017	109,101	2,223	49	0.01%	42.07%	44,449	134	333	28.06%	7.98%	2,789,989,182	1,611,057	1,732	5.95%	217.98%
2018	110,252	2,245	49	0.08%	42.19%	44,816	135	332	-0.23%	7.74%	2,745,464,492	1,610,516	1,705	-1.56%	213.02%
2019	110,601	2,252	49	0.01%	42.20%	34,990	135	260	-21.73%	-15.68%	2,590,712,220	1,610,990	1,608	-5.66%	195.28%

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CUSTER

Rate Annual %chg Average Value/Acre: 11.44%

(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
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10,939	CUSTER	123,347,266	31,730,518	105,881,208	331,659,238	151,014,660	8,718,575	0	2,589,557,019	143,956,388	138,809,437	0	3,624,674,309
cnty sectorvalue % of total value:		3.40%	0.88%	2.92%	9.15%	4.17%	0.24%		71.44%	3.97%	3.83%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
145	ANSELMO	399,742	347,675	1,522,593	2,089,342	1,115,141	0	0	4,532	0	0	0	5,479,025
1.33%	%sector of county sector	0.32%	1.10%	1.44%	0.63%	0.74%			0.00%				0.15%
	%sector of municipality	7.30%	6.35%	27.79%	38.13%	20.35%			0.08%				100.00%
441	ANSLEY	836,597	815,336	2,235,622	12,165,443	3,176,452	0	0	9,791	0	7,914	0	19,247,155
4.03%	%sector of county sector	0.68%	2.57%	2.11%	3.67%	2.10%			0.00%		0.01%		0.53%
	%sector of municipality	4.35%	4.24%	11.62%	63.21%	16.50%			0.05%		0.04%		100.00%
597	ARNOLD	695,506	1,245,670	298,801	20,853,884	2,927,837	0	0	49,473	0	0	0	26,071,171
5.46%	%sector of county sector	0.56%	3.93%	0.28%	6.29%	1.94%			0.00%				0.72%
	%sector of municipality	2.67%	4.78%	1.15%	79.99%	11.23%			0.19%				100.00%
83	BERWYN	66,691	282,871	1,149,717	2,199,381	191,210	0	0	69,811	54,514	4,027	0	4,018,222
0.76%	%sector of county sector	0.05%	0.89%	1.09%	0.66%	0.13%			0.00%	0.04%	0.00%		0.11%
	%sector of municipality	1.66%	7.04%	28.61%	54.74%	4.76%			1.74%	1.36%	0.10%		100.00%
3,559	BROKEN BOW	7,808,607	2,136,097	3,070,994	131,638,899	65,288,475	421,669	0	70,556	0	0	0	210,435,297
32.53%	%sector of county sector	6.33%	6.73%	2.90%	39.69%	43.23%	4.84%		0.00%				5.81%
	%sector of municipality	3.71%	1.02%	1.46%	62.56%	31.03%	0.20%		0.03%				100.00%
574	CALLAWAY	1,874,402	452,563	130,245	23,872,933	7,426,619	0	0	130,175	0	2,728	0	33,889,665
5.25%	%sector of county sector	1.52%	1.43%	0.12%	7.20%	4.92%			0.01%		0.00%		0.93%
	%sector of municipality	5.53%	1.34%	0.38%	70.44%	21.91%			0.38%		0.01%		100.00%
93	COMSTOCK	3,605	96,512	7,804	2,453,024	209,421	0	0	9,158	0	0	0	2,779,524
0.85%	%sector of county sector	0.00%	0.30%	0.01%	0.74%	0.14%			0.00%				0.08%
	%sector of municipality	0.13%	3.47%	0.28%	88.25%	7.53%			0.33%				100.00%
171	MASON CITY	201,833	418,035	1,619,415	3,525,540	276,103	0	0	57,991	54,630	51,995	0	6,205,532
1.56%	%sector of county sector	0.16%	1.32%	1.53%	1.06%	0.18%			0.00%	0.04%	0.04%		0.17%
	%sector of municipality	3.25%	6.74%	26.10%	56.81%	4.45%			0.93%	0.88%	0.84%		100.00%
363	MERNA	1,421,016	524,376	1,281,764	9,917,360	2,598,506	0	0	329,494	0	0	0	16,072,516
3.32%	%sector of county sector	1.15%	1.65%	1.21%	2.99%	1.72%			0.01%				0.44%
	%sector of municipality	8.84%	3.26%	7.97%	61.70%	16.17%			2.05%				100.00%
151	OCONTO	82,969	276,731	65,877	3,144,621	358,197	0	0	12,061	0	44,514	0	3,984,970
1.38%	%sector of county sector	0.07%	0.87%	0.06%	0.95%	0.24%			0.00%		0.03%		0.11%
	%sector of municipality	2.08%	6.94%	1.65%	78.91%	8.99%			0.30%		1.12%		100.00%
525	SARGENT	356,375	361,173	35,350	13,126,881	6,085,891	0	0	480,184	0	0	0	20,445,854
4.80%	%sector of county sector	0.29%	1.14%	0.03%	3.96%	4.03%			0.02%				0.56%
	%sector of municipality	1.74%	1.77%	0.17%	64.20%	29.77%			2.35%				100.00%
6,702	Total Municipalities	13,747,343	6,957,039	11,418,182	224,987,308	89,653,852	421,669	0	1,223,226	109,144	111,168	0	348,628,931
61.27%	%all municip.sectors of cnty	11.15%	21.93%	10.78%	67.84%	59.37%	4.84%		0.05%	0.08%	0.08%		9.62%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 14,595	Value : 3,220,544,846	Growth 16,385,853	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	603	2,353,070	157	1,672,184	70	929,425	830	4,954,679	
02. Res Improve Land	3,218	29,649,208	303	12,170,438	307	15,475,188	3,828	57,294,834	
03. Res Improvements	3,251	200,051,602	304	39,491,502	334	42,425,572	3,889	281,968,676	
04. Res Total	3,854	232,053,880	461	53,334,124	404	58,830,185	4,719	344,218,189	3,061,069
% of Res Total	81.67	67.41	9.77	15.49	8.56	17.09	32.33	10.69	18.68
05. Com UnImp Land	143	1,497,554	17	217,064	16	35,750,518	176	37,465,136	
06. Com Improve Land	567	15,810,069	43	1,923,028	16	889,108	626	18,622,205	
07. Com Improvements	587	71,314,023	46	11,067,563	23	14,522,890	656	96,904,476	
08. Com Total	730	88,621,646	63	13,207,655	39	51,162,516	832	152,991,817	1,047,021
% of Com Total	87.74	57.93	7.57	8.63	4.69	33.44	5.70	4.75	6.39
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	176,701	2	359,931	0	0	4	536,632	
11. Ind Improvements	2	244,968	2	8,306,985	0	0	4	8,551,953	
12. Ind Total	2	421,669	2	8,666,916	0	0	4	9,088,585	0
% of Ind Total	50.00	4.64	50.00	95.36	0.00	0.00	0.03	0.28	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,854	232,053,880	461	53,334,124	404	58,830,185	4,719	344,218,189	3,061,069
% of Res & Rec Total	81.67	67.41	9.77	15.49	8.56	17.09	32.33	10.69	18.68
Com & Ind Total	732	89,043,315	65	21,874,571	39	51,162,516	836	162,080,402	1,047,021
% of Com & Ind Total	87.56	54.94	7.78	13.50	4.67	31.57	5.73	5.03	6.39
17. Taxable Total	4,586	321,097,195	526	75,208,695	443	109,992,701	5,555	506,298,591	4,108,090
% of Taxable Total	82.56	63.42	9.47	14.85	7.97	21.72	38.06	15.72	25.07

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	12	95,049	2,225,353	0	0	0
19. Commercial	23	2,232,070	18,072,358	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	12	95,049	2,225,353
19. Commercial	0	0	0	23	2,232,070	18,072,358
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				35	2,327,119	20,297,711

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	510	51	535	1,096

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	41	1,005,666	17	1,295,890	6,783	1,696,444,234	6,841	1,698,745,790
28. Ag-Improved Land	6	147,409	18	1,271,688	2,112	776,551,021	2,136	777,970,118
29. Ag Improvements	9	232,820	18	2,465,849	2,172	234,831,678	2,199	237,530,347

30. Ag Total				9,040	2,714,246,255
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	3	3.00	46,130	13	14.00	323,065	
33. HomeSite Improvements	3	3.00	131,200	14	14.00	1,941,096	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	25.98	51,087	
36. FarmSite Improv Land	3	3.00	26,000	17	40.82	228,193	
37. FarmSite Improvements	9	0.00	101,620	17	0.00	524,753	
38. FarmSite Total							
39. Road & Ditches	0	2.21	0	0	10.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	12	12.00	240,000	12	12.00	240,000	
32. HomeSite Improv Land	1,276	1,363.95	26,873,452	1,292	1,380.95	27,242,647	
33. HomeSite Improvements	1,295	1,336.95	114,857,526	1,312	1,353.95	116,929,822	12,277,763
34. HomeSite Total				1,324	1,392.95	144,412,469	
35. FarmSite UnImp Land	38	219.06	682,708	44	245.04	733,795	
36. FarmSite Improv Land	1,695	2,566.89	24,842,077	1,715	2,610.71	25,096,270	
37. FarmSite Improvements	2,082	0.00	119,974,152	2,108	0.00	120,600,525	0
38. FarmSite Total				2,152	2,855.75	146,430,590	
39. Road & Ditches	0	15,269.16	0	0	15,282.36	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				3,476	19,531.06	290,843,059	12,277,763

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	14	2,512.94	871,405	14	2,512.94	871,405

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	56,179.16	28.47%	246,314,135	30.66%	4,384.44
46. 1A	39,986.54	20.26%	175,034,596	21.79%	4,377.34
47. 2A1	9,821.89	4.98%	41,823,589	5.21%	4,258.20
48. 2A	29,626.50	15.01%	115,067,770	14.32%	3,883.95
49. 3A1	4,024.80	2.04%	15,202,591	1.89%	3,777.23
50. 3A	8,068.34	4.09%	29,340,214	3.65%	3,636.46
51. 4A1	17,949.30	9.10%	65,383,256	8.14%	3,642.66
52. 4A	31,670.29	16.05%	115,288,449	14.35%	3,640.27
53. Total	197,326.82	100.00%	803,454,600	100.00%	4,071.69
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	31,020.43	31.18%	66,685,515	34.82%	2,149.73
56. 2D1	5,223.68	5.25%	10,578,062	5.52%	2,025.02
57. 2D	24,342.28	24.47%	47,468,622	24.79%	1,950.05
58. 3D1	2,069.98	2.08%	3,932,962	2.05%	1,900.00
59. 3D	9,408.23	9.46%	16,228,622	8.47%	1,724.94
60. 4D1	9,648.24	9.70%	16,401,544	8.57%	1,699.95
61. 4D	17,764.29	17.86%	30,198,741	15.77%	1,699.97
62. Total	99,477.13	100.00%	191,494,068	100.00%	1,925.01
Grass					
63. 1G1	42,532.00	6.89%	39,441,313	5.92%	927.33
64. 1G	10,324.35	1.67%	11,873,311	1.78%	1,150.03
65. 2G1	379,505.16	61.45%	434,504,093	65.18%	1,144.92
66. 2G	73,563.10	11.91%	55,624,097	8.34%	756.14
67. 3G1	92,341.74	14.95%	106,085,357	15.91%	1,148.83
68. 3G	19,070.80	3.09%	18,587,192	2.79%	974.64
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	293.25	0.05%	537,409	0.08%	1,832.60
71. Total	617,630.40	100.00%	666,652,772	100.00%	1,079.37
Irrigated Total					
	197,326.82	21.54%	803,454,600	48.35%	4,071.69
Dry Total					
	99,477.13	10.86%	191,494,068	11.52%	1,925.01
Grass Total					
	617,630.40	67.41%	666,652,772	40.12%	1,079.37
72. Waste	1,321.10	0.14%	66,132	0.00%	50.06
73. Other	526.93	0.06%	184,181	0.01%	349.54
74. Exempt	5,439.93	0.59%	0	0.00%	0.00
75. Market Area Total	916,282.38	100.00%	1,661,851,753	100.00%	1,813.69

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2.36	0.14%	4,248	0.12%	1,800.00
46. 1A	77.05	4.46%	148,698	4.16%	1,929.89
47. 2A1	4.73	0.27%	9,933	0.28%	2,100.00
48. 2A	104.62	6.06%	208,872	5.85%	1,996.48
49. 3A1	721.08	41.76%	1,506,102	42.17%	2,088.68
50. 3A	68.76	3.98%	144,396	4.04%	2,100.00
51. 4A1	102.90	5.96%	204,390	5.72%	1,986.30
52. 4A	645.10	37.36%	1,344,471	37.65%	2,084.13
53. Total	1,726.60	100.00%	3,571,110	100.00%	2,068.29
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	128.16	27.34%	69,207	27.71%	540.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	41.10	8.77%	21,784	8.72%	530.02
58. 3D1	73.28	15.63%	38,838	15.55%	529.99
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	226.23	48.26%	119,903	48.01%	530.00
62. Total	468.77	100.00%	249,732	100.00%	532.74
Grass					
63. 1G1	5,300.31	3.11%	2,826,378	3.12%	533.25
64. 1G	608.55	0.36%	322,536	0.36%	530.01
65. 2G1	5,614.63	3.29%	3,008,216	3.32%	535.78
66. 2G	21.35	0.01%	11,316	0.01%	530.02
67. 3G1	6,636.50	3.89%	3,600,205	3.97%	542.49
68. 3G	152,401.02	89.34%	80,885,065	89.22%	530.74
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	170,582.36	100.00%	90,653,716	100.00%	531.44
Irrigated Total					
Irrigated Total	1,726.60	1.00%	3,571,110	3.78%	2,068.29
Dry Total					
Dry Total	468.77	0.27%	249,732	0.26%	532.74
Grass Total					
Grass Total	170,582.36	98.67%	90,653,716	95.94%	531.44
72. Waste	55.29	0.03%	1,442	0.00%	26.08
73. Other	51.06	0.03%	14,280	0.02%	279.67
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,884.08	100.00%	94,490,280	100.00%	546.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,434.75	13.57%	9,023,215	16.00%	3,706.01
46. 1A	3,665.57	20.43%	13,484,305	23.90%	3,678.64
47. 2A1	211.00	1.18%	780,685	1.38%	3,699.93
48. 2A	3,270.69	18.23%	11,240,972	19.93%	3,436.88
49. 3A1	1,497.58	8.35%	4,845,619	8.59%	3,235.63
50. 3A	425.76	2.37%	1,346,307	2.39%	3,162.13
51. 4A1	2,903.79	16.18%	7,076,427	12.54%	2,436.96
52. 4A	3,532.45	19.69%	8,614,360	15.27%	2,438.64
53. Total	17,941.59	100.00%	56,411,890	100.00%	3,144.20
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,228.96	21.03%	3,064,864	21.03%	1,375.02
56. 2D1	408.53	3.85%	561,732	3.85%	1,375.01
57. 2D	3,396.96	32.04%	4,670,865	32.04%	1,375.01
58. 3D1	627.22	5.92%	862,437	5.92%	1,375.02
59. 3D	423.70	4.00%	582,593	4.00%	1,375.01
60. 4D1	940.98	8.88%	1,293,860	8.88%	1,375.01
61. 4D	2,574.98	24.29%	3,540,664	24.29%	1,375.03
62. Total	10,601.33	100.00%	14,577,015	100.00%	1,375.02
Grass					
63. 1G1	2,670.33	2.68%	2,268,308	3.00%	849.45
64. 1G	8,172.49	8.19%	7,853,470	10.38%	960.96
65. 2G1	37,678.25	37.77%	30,306,760	40.05%	804.36
66. 2G	13,797.47	13.83%	10,375,642	13.71%	752.00
67. 3G1	7,156.05	7.17%	5,702,795	7.54%	796.92
68. 3G	30,288.78	30.36%	19,147,444	25.30%	632.16
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	5.79	0.01%	15,807	0.02%	2,730.05
71. Total	99,769.16	100.00%	75,670,226	100.00%	758.45
Irrigated Total					
	17,941.59	13.97%	56,411,890	38.46%	3,144.20
Dry Total					
	10,601.33	8.26%	14,577,015	9.94%	1,375.02
Grass Total					
	99,769.16	77.70%	75,670,226	51.59%	758.45
72. Waste	79.40	0.06%	3,173	0.00%	39.96
73. Other	9.58	0.01%	479	0.00%	50.00
74. Exempt	309.65	0.24%	0	0.00%	0.00
75. Market Area Total	128,401.06	100.00%	146,662,783	100.00%	1,142.22

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,009.73	12.64%	14,813,921	13.82%	3,694.49
46. 1A	10,484.40	33.06%	38,760,654	36.15%	3,696.98
47. 2A1	1,646.53	5.19%	6,254,744	5.83%	3,798.74
48. 2A	6,475.09	20.42%	21,349,851	19.91%	3,297.23
49. 3A1	334.44	1.05%	1,003,320	0.94%	3,000.00
50. 3A	4,647.78	14.66%	13,924,728	12.99%	2,996.00
51. 4A1	1,926.18	6.07%	5,393,304	5.03%	2,800.00
52. 4A	2,187.01	6.90%	5,726,566	5.34%	2,618.45
53. Total	31,711.16	100.00%	107,227,088	100.00%	3,381.37
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	9,601.53	34.34%	16,322,601	40.79%	1,700.00
56. 2D1	1,199.85	4.29%	2,039,745	5.10%	1,700.00
57. 2D	9,113.49	32.59%	12,075,436	30.18%	1,325.01
58. 3D1	211.00	0.75%	279,579	0.70%	1,325.02
59. 3D	5,212.73	18.64%	6,255,276	15.63%	1,200.00
60. 4D1	943.35	3.37%	1,132,025	2.83%	1,200.01
61. 4D	1,682.18	6.02%	1,909,299	4.77%	1,135.01
62. Total	27,964.13	100.00%	40,013,961	100.00%	1,430.90
Grass					
63. 1G1	7,793.12	7.68%	6,169,261	7.96%	791.63
64. 1G	4,224.33	4.16%	3,485,530	4.50%	825.11
65. 2G1	40,579.80	40.00%	33,363,048	43.05%	822.16
66. 2G	26,205.05	25.83%	19,658,493	25.37%	750.18
67. 3G1	3,561.18	3.51%	2,933,039	3.78%	823.61
68. 3G	19,074.22	18.80%	11,877,098	15.33%	622.68
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	5.03	0.00%	13,732	0.02%	2,730.02
71. Total	101,442.73	100.00%	77,500,201	100.00%	763.98
Irrigated Total					
Irrigated Total	31,711.16	19.65%	107,227,088	47.71%	3,381.37
Dry Total					
Dry Total	27,964.13	17.33%	40,013,961	17.80%	1,430.90
Grass Total					
Grass Total	101,442.73	62.86%	77,500,201	34.48%	763.98
72. Waste	106.66	0.07%	5,337	0.00%	50.04
73. Other	141.88	0.09%	18,025	0.01%	127.04
74. Exempt	638.90	0.40%	0	0.00%	0.00
75. Market Area Total	161,366.56	100.00%	224,764,612	100.00%	1,392.88

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	8,662.65	25.62%	31,998,000	27.67%	3,693.79
46. 1A	9,686.35	28.64%	35,744,728	30.91%	3,690.22
47. 2A1	1,816.49	5.37%	6,780,381	5.86%	3,732.68
48. 2A	6,279.92	18.57%	20,686,392	17.89%	3,294.05
49. 3A1	254.94	0.75%	764,178	0.66%	2,997.48
50. 3A	1,742.52	5.15%	5,224,476	4.52%	2,998.23
51. 4A1	2,376.65	7.03%	6,616,241	5.72%	2,783.85
52. 4A	2,998.51	8.87%	7,823,154	6.77%	2,609.01
53. Total	33,818.03	100.00%	115,637,550	100.00%	3,419.41
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,440.75	35.64%	10,949,275	42.11%	1,700.00
56. 2D1	1,204.22	6.66%	2,045,436	7.87%	1,698.56
57. 2D	4,584.15	25.36%	6,074,056	23.36%	1,325.01
58. 3D1	561.38	3.11%	743,842	2.86%	1,325.02
59. 3D	1,455.24	8.05%	1,746,288	6.72%	1,200.00
60. 4D1	1,503.85	8.32%	1,804,620	6.94%	1,200.00
61. 4D	2,323.93	12.86%	2,637,662	10.14%	1,135.00
62. Total	18,073.52	100.00%	26,001,179	100.00%	1,438.63
Grass					
63. 1G1	11,786.86	6.58%	9,383,309	6.10%	796.08
64. 1G	3,388.16	1.89%	3,026,139	1.97%	893.15
65. 2G1	114,996.94	64.20%	101,832,302	66.15%	885.52
66. 2G	24,700.93	13.79%	18,535,749	12.04%	750.41
67. 3G1	18,806.16	10.50%	16,667,124	10.83%	886.26
68. 3G	3,012.75	1.68%	2,616,334	1.70%	868.42
69. 4G1	2,339.71	1.31%	1,754,787	1.14%	750.00
70. 4G	97.90	0.05%	131,495	0.09%	1,343.16
71. Total	179,129.41	100.00%	153,947,239	100.00%	859.42
Irrigated Total					
Irrigated Total	33,818.03	14.58%	115,637,550	39.12%	3,419.41
Dry Total					
Dry Total	18,073.52	7.79%	26,001,179	8.80%	1,438.63
Grass Total					
Grass Total	179,129.41	77.24%	153,947,239	52.07%	859.42
72. Waste	694.71	0.30%	34,773	0.01%	50.05
73. Other	202.50	0.09%	13,027	0.00%	64.33
74. Exempt	723.73	0.31%	0	0.00%	0.00
75. Market Area Total	231,918.17	100.00%	295,633,768	100.00%	1,274.73

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	212.52	888,579	243.96	1,028,409	282,067.72	1,084,385,250	282,524.20	1,086,302,238
77. Dry Land	33.93	68,440	246.68	509,253	156,304.27	271,758,262	156,584.88	272,335,955
78. Grass	113.87	123,926	381.42	426,620	1,168,058.77	1,063,873,608	1,168,554.06	1,064,424,154
79. Waste	0.00	0	19.00	951	2,238.16	109,906	2,257.16	110,857
80. Other	0.00	0	0.00	0	931.95	229,992	931.95	229,992
81. Exempt	77.76	0	327.00	0	6,869.34	0	7,274.10	0
82. Total	360.32	1,080,945	891.06	1,965,233	1,609,600.87	2,420,357,018	1,610,852.25	2,423,403,196

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	282,524.20	17.54%	1,086,302,238	44.83%	3,844.99
Dry Land	156,584.88	9.72%	272,335,955	11.24%	1,739.22
Grass	1,168,554.06	72.54%	1,064,424,154	43.92%	910.89
Waste	2,257.16	0.14%	110,857	0.00%	49.11
Other	931.95	0.06%	229,992	0.01%	246.79
Exempt	7,274.10	0.45%	0	0.00%	0.00
Total	1,610,852.25	100.00%	2,423,403,196	100.00%	1,504.42

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 Anselmo	37	31,326	90	216,983	91	2,904,611	128	3,152,920	29,557
83.2 Ansley	50	234,170	257	1,725,758	259	10,155,224	309	12,115,152	0
83.3 Area 1	207	2,281,200	540	23,153,921	561	70,886,645	768	96,321,766	1,636,490
83.4 Area 2	0	0	0	0	2	305,207	2	305,207	0
83.5 Area 3	25	63,744	15	400,670	16	816,425	41	1,280,839	0
83.6 Area 4	2	40,460	26	2,044,521	27	2,814,372	29	4,899,353	990
83.7 Area 5	13	244,672	51	2,182,116	55	5,706,482	68	8,133,270	4,007
83.8 Arnold	54	150,923	346	1,607,685	347	19,078,262	401	20,836,870	230,398
83.9 Berwyn	26	30,557	57	206,681	57	2,017,058	83	2,254,296	0
83.10 Broken Bow	119	1,064,114	1,350	19,067,802	1,372	116,520,437	1,491	136,652,353	486,560
83.11 Callaway	68	361,915	296	2,167,214	297	21,175,805	365	23,704,934	471,993
83.12 Comstock	71	100,462	83	374,921	83	1,969,085	154	2,444,468	0
83.13 Mason City	48	75,377	108	639,163	108	2,824,152	156	3,538,692	33,373
83.14 Merna	22	70,673	193	909,073	195	11,308,113	217	12,287,859	145,614
83.15 Oconto	19	20,441	98	468,152	98	2,676,117	117	3,164,710	2,235
83.16 Sargent	69	184,645	318	2,130,174	320	10,810,231	389	13,125,050	19,852
83.17 [none]	0	0	0	0	1	450	1	450	0
84 Residential Total	830	4,954,679	3,828	57,294,834	3,889	281,968,676	4,719	344,218,189	3,061,069

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	53	0	0	1	239,579	1	552,275	1	791,854	0
85.2	57	1	6,425	0	0	0	0	1	6,425	0
85.3	Anselmo	8	8,890	13	35,615	16	841,987	24	886,492	0
85.4	Ansley	8	33,133	44	300,705	46	3,139,105	54	3,472,943	273,996
85.5	Area 1	31	35,994,517	62	3,852,505	70	37,646,288	101	77,493,310	392,773
85.6	Area 3	2	243,649	0	0	0	0	2	243,649	0
85.7	Area 4	1	20,760	0	0	0	0	1	20,760	0
85.8	Area 5	3	36,090	8	160,262	8	2,862,295	11	3,058,647	0
85.9	Arnold	18	59,916	54	324,979	54	2,529,637	72	2,914,532	9,545
85.10	Berwyn	1	2,091	8	19,129	9	169,990	10	191,210	0
85.11	Broken Bow	39	895,333	277	13,490,317	284	45,397,191	323	59,782,841	348,423
85.12	Callaway	4	13,453	39	188,379	41	3,556,486	45	3,758,318	0
85.13	Comstock	11	4,177	17	25,491	18	179,753	29	209,421	0
85.14	Mason City	5	2,897	18	35,522	19	273,320	24	311,739	0
85.15	Merna	10	20,353	21	87,769	24	2,585,502	34	2,693,624	0
85.16	Oconto	9	4,143	9	20,800	9	333,254	18	358,197	0
85.17	Sargent	25	119,309	59	377,785	61	5,389,346	86	5,886,440	22,284
86	Commercial Total	176	37,465,136	630	19,158,837	660	105,456,429	836	162,080,402	1,047,021

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	42,532.00	6.89%	39,441,313	5.92%	927.33
88. 1G	10,324.35	1.67%	11,873,311	1.78%	1,150.03
89. 2G1	379,505.16	61.45%	434,504,093	65.18%	1,144.92
90. 2G	73,563.10	11.91%	55,624,097	8.34%	756.14
91. 3G1	92,341.74	14.95%	106,085,357	15.91%	1,148.83
92. 3G	19,070.80	3.09%	18,587,192	2.79%	974.64
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	293.25	0.05%	537,409	0.08%	1,832.60
95. Total	617,630.40	100.00%	666,652,772	100.00%	1,079.37
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	617,630.40	100.00%	666,652,772	100.00%	1,079.37
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	617,630.40	100.00%	666,652,772	100.00%	1,079.37

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,300.31	3.11%	2,826,378	3.12%	533.25
88. 1G	608.55	0.36%	322,536	0.36%	530.01
89. 2G1	5,614.63	3.29%	3,008,216	3.32%	535.78
90. 2G	21.35	0.01%	11,316	0.01%	530.02
91. 3G1	6,636.50	3.89%	3,600,205	3.97%	542.49
92. 3G	152,401.02	89.34%	80,885,065	89.22%	530.74
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	170,582.36	100.00%	90,653,716	100.00%	531.44
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	170,582.36	100.00%	90,653,716	100.00%	531.44
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	170,582.36	100.00%	90,653,716	100.00%	531.44

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,670.33	2.68%	2,268,308	3.00%	849.45
88. 1G	8,172.49	8.19%	7,853,470	10.38%	960.96
89. 2G1	37,678.25	37.77%	30,306,760	40.05%	804.36
90. 2G	13,797.47	13.83%	10,375,642	13.71%	752.00
91. 3G1	7,156.05	7.17%	5,702,795	7.54%	796.92
92. 3G	30,288.78	30.36%	19,147,444	25.30%	632.16
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	5.79	0.01%	15,807	0.02%	2,730.05
95. Total	99,769.16	100.00%	75,670,226	100.00%	758.45
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	99,769.16	100.00%	75,670,226	100.00%	758.45
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	99,769.16	100.00%	75,670,226	100.00%	758.45

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,793.12	7.68%	6,169,261	7.96%	791.63
88. 1G	4,224.33	4.16%	3,485,530	4.50%	825.11
89. 2G1	40,579.80	40.00%	33,363,048	43.05%	822.16
90. 2G	26,205.05	25.83%	19,658,493	25.37%	750.18
91. 3G1	3,561.18	3.51%	2,933,039	3.78%	823.61
92. 3G	19,074.22	18.80%	11,877,098	15.33%	622.68
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	5.03	0.00%	13,732	0.02%	2,730.02
95. Total	101,442.73	100.00%	77,500,201	100.00%	763.98
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	101,442.73	100.00%	77,500,201	100.00%	763.98
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	101,442.73	100.00%	77,500,201	100.00%	763.98

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,786.86	6.58%	9,383,309	6.10%	796.08
88. 1G	3,388.16	1.89%	3,026,139	1.97%	893.15
89. 2G1	114,996.94	64.20%	101,832,302	66.15%	885.52
90. 2G	24,700.93	13.79%	18,535,749	12.04%	750.41
91. 3G1	18,806.16	10.50%	16,667,124	10.83%	886.26
92. 3G	3,012.75	1.68%	2,616,334	1.70%	868.42
93. 4G1	2,339.71	1.31%	1,754,787	1.14%	750.00
94. 4G	97.90	0.05%	131,495	0.09%	1,343.16
95. Total	179,129.41	100.00%	153,947,239	100.00%	859.42
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	179,129.41	100.00%	153,947,239	100.00%	859.42
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	179,129.41	100.00%	153,947,239	100.00%	859.42

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

21 Custer

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	331,659,238	344,218,189	12,558,951	3.79%	3,061,069	2.86%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	143,956,388	144,412,469	456,081	0.32%	12,277,763	-8.21%
04. Total Residential (sum lines 1-3)	475,615,626	488,630,658	13,015,032	2.74%	15,338,832	-0.49%
05. Commercial	151,014,660	152,991,817	1,977,157	1.31%	1,047,021	0.62%
06. Industrial	8,718,575	9,088,585	370,010	4.24%	0	4.24%
07. Total Commercial (sum lines 5-6)	159,733,235	162,080,402	2,347,167	1.47%	1,047,021	0.81%
08. Ag-Farmsite Land, Outbuildings	138,809,437	146,430,590	7,621,153	5.49%	0	5.49%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	138,809,437	146,430,590	7,621,153	5.49%	0	5.49%
12. Irrigated	1,191,303,184	1,086,302,238	-105,000,946	-8.81%		
13. Dryland	289,884,461	272,335,955	-17,548,506	-6.05%		
14. Grassland	1,107,814,252	1,064,424,154	-43,390,098	-3.92%		
15. Wasteland	520,132	110,857	-409,275	-78.69%		
16. Other Agland	34,990	229,992	195,002	557.31%		
17. Total Agricultural Land	2,589,557,019	2,423,403,196	-166,153,823	-6.42%		
18. Total Value of all Real Property (Locally Assessed)	3,363,715,317	3,220,544,846	-143,170,471	-4.26%	16,385,853	-4.74%

2020 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1 part-time lister
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	\$287,100
7.	Adopted budget, or granted budget if different from above:
	\$287,100
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$25,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$22,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maintenance of the cadastral maps is shared between the County Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, custer.gworks.com
7.	Who maintains the GIS software and maps?
	The office staff has all be trained to maintain the GIS system, the vendor will also assist with maintenance.
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	TerraScan

C. Zoning Information

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

	Yes
3.	What municipalities in the county are zoned?
	Ansley, Arnold, and Broken Bow are zoned in Custer County.
4.	When was zoning implemented?
	2005

D. Contracted Services

1.	Appraisal Services:
	The county contracts with Stanard Appraisal Services for the commercial class of property only.
2.	GIS Services:
	gWorks
3.	Other services:
	none

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, with Stanard Appraisal only for the commercial class.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The contract does not specify certifications or qualifications; however, the appraisal service does employ both a Certified General and a Licensed appraiser who will both work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Generally, the appraiser will establish valuation models, with final valuation determinations being made by the county assessor.

2020 Residential Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used to estimate the market value of residential properties in the county.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The physical depreciation table is Marshall & Swift depreciation developed with the help of the contract appraiser; economic depreciation is developed using local market information.																
5.	Are individual depreciation tables developed for each valuation group?																
	The physical depreciation table is the same; however, economic depreciation is developed by area.																
6.	Describe the methodology used to determine the residential lot values?																
	Lot values are established using a price per square foot analysis.																
7.	How are rural residential site values developed?																

Rural residential site values are developed based on sales and through local market information.

8. Are there form 191 applications on file?

No

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Vacant lots being held for sale or resale are valued the same as any other lot within the same neighborhood.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1		2020	2017	2019
2		2018-2019	2017	2018	2018-2019
3		2013-2019	2017	2011-2016	2016-2019
4		2009-2013	2017	2011-2016	2016-2019
5		2011-2012	2017	2011-2012	2016-2017
6		2009-2013	2017	2016	2016-2020
AG		2009-2013	2017	2016	2016-2020

In Custer County, all appraisal tables are updated at least once during the six-year inspection cycle; this includes updated costing, updated depreciation, and a land study. Due to the size of the county, the review work is divided by location rather than by valuation grouping. Therefore, a portion of the rural is reviewed and revalued each year as are some of the towns/villages. For the 2020 assessment year, the county assessor completed a desk review of Broken Bow and implemented new costing and table driven depreciation model. Arnold, Merna and Anselmo were also inspected and revalued using the Broken Bow model with locational depreciation based on economic factors of each village. The county plans to update all valuation groups in the future.

2020 Commercial Assessment Survey for Custer County

1.	Valuation data collection done by:	
	Stanard Appraisal Services.	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Broken Bow - the county seat, and the largest community in the county. Broken Bow serves as a hub for goods and services in the sandhills communities around it. There is an active commercial district and good demand for property.
	2	Arnold and Merna - small villages west and north west of Broken Bow with main street business districts and some demand for commercial property.
	3	Ansley and Callaway - small villages south and southeast of Broken Bow with main street business districts and some demand for commercial property.
	4	Mason City and Sargent - small villages in more remote parts of the county with limited main street districts and an unorganized market.
	5	Anselmo, Berwyn, Comstock, and Oconto - the smallest villages in the county; where there are not active business districts and no demand for commercial property.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	All three approaches were developed by the contract appraisal service this year for commercial property in Broken Bow; however within the Villages, the cost approach is primarily relied upon.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Unique commercial properties are valued by the contract appraisal service using sales data from outside the county when appropriate and available.	
4.	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?	
	Depreciation is developed using Marshall & Swift physical depreciation with additional forms of depreciation arrived from the local market.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	A depreciation study was used for all properties in the county with economic depreciation applied by location. The valuation groupings have been structured to reflect differences in economic depreciation.	
6.	Describe the methodology used to determine the commercial lot values.	
	A sales price per square foot analysis is used to determine commercial lot values.	

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	2016	2011	2016	2016
	2	2017	2011	2011	2017
	3	2017	2011	2011-17	2017
	4	2017	2011	2011	2017
	5	2017	2011	2011	2017
Commercial villages revaluation completed by Stanard Appraisal in 2017. Land values updated in Ansley for the current assessment year.					

2020 Agricultural Assessment Survey for Custer County

1.	Valuation data collection done by:																	
	The part-time lister.																	
2.	List each market area, and describe the location and the specific characteristics that make each unique.																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 30%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area contains the best farm ground in the county; the soils are harder here than in the other areas and irrigation potential is generally best here.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This is the Sandhills portion of the county; the majority of the area is Valentine Soil. There is little farming in this area as the ground is best suited to grazing.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">03</td> <td>This area is a transition area between areas one and two. The ground transitions from sandy to loamier soil, making some farming possible. The grass is also superior as the loamier soils will have better grass cover.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">04 & 05</td> <td>In area 4 the soils are similar to one; however, irrigation is not as plentiful and well depths are generally deeper. Area 5 is south of the South Loup River, the terrain is very rough and is primarily canyons. The majority of the land is used for grazing; however, there is some farming on the plateaus. Although the areas have some characteristic differences, sales have been indicating similar prices for the past several years, therefore, they have been combined for the R&O statistics and all sales will appear under the area 5 substratum.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area contains the best farm ground in the county; the soils are harder here than in the other areas and irrigation potential is generally best here.	2016	02	This is the Sandhills portion of the county; the majority of the area is Valentine Soil. There is little farming in this area as the ground is best suited to grazing.	2016	03	This area is a transition area between areas one and two. The ground transitions from sandy to loamier soil, making some farming possible. The grass is also superior as the loamier soils will have better grass cover.	2016	04 & 05	In area 4 the soils are similar to one; however, irrigation is not as plentiful and well depths are generally deeper. Area 5 is south of the South Loup River, the terrain is very rough and is primarily canyons. The majority of the land is used for grazing; however, there is some farming on the plateaus. Although the areas have some characteristic differences, sales have been indicating similar prices for the past several years, therefore, they have been combined for the R&O statistics and all sales will appear under the area 5 substratum.	2016		
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	The updated soil conversion was completed for the 2017 assessment year. Continual review of land use by county assessors office on GIS.																	
3.	Describe the process used to determine and monitor market areas.																	
	When the market areas were established, factors such as soil type, irrigation potential, land use, and topography were considered.																	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																	
	All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.																	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																	
	Farm home sites and rural residential home sites are valued using the same tables; however, there are two home site values used. One value exists for the majority of the county, but a lower value is used in the more remote areas of the Sandhills.																	
6.	What separate market analysis has been conducted where intensive use is identified in the county?																	
	Areas of intensive use are valued based on the dry land value.																	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																	

	Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

THREE YEAR PLAN OF ASSESSMENT FOR CUSTER COUNTY

2020,2021 & 2022

INTRODUCTION

77-1311.02. Plan of assessment; preparation. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Source: Laws 2005, LB 263, & 9; Laws 2007, LB 334, & 64

Duties of the County Assessor

The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision and the direction of the assessment of all taxable property in the county, the assessors responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitable portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent by the Property Tax Administrator and the Tax Equalization and Review Commission
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property
- Prepare the assessment roll
- Provide public access to records.
- Submit a plan of assessment to the county board and the division of property assessment
- Maintain the assessor's certificate by completing a minimum of 60 hours of continuing education in each 4-year term.

Real Property Assessment Requirements

77-201. Property Taxable; valuation; classification.

- (1) Except as provided in subsections (2-4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value.
- (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at sixty- nine to seventy-five percent of its actual value
- (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at seventy-five percent of its special value as defined in section 77-1343

- (4) Historically significant real property which meets the qualifications for historic rehabilitation valuation under sections 77-1385 to 77-1394 shall be valued for taxation as provided in such sections.

General Description of Real Property in Custer County

	Parcels	%of total parcels
Residential	4,702	32%
Commercial	838	06%
Industrial	4	.01%
Recreational	0	00%
Agricultural	9,030	62%
Total	14,574	100%

Agricultural land-taxable acres were 1,610,989,.79

Current resources

The Custer County Assessor's office is currently staffed as follows:

- (1) Elected County Assessor
- (1) Chief Deputy Assessor
- (2) Clerks
- (1) Real Property Data Collector(seasonal)
- (1) Sales Clerk (works from the Register of Deeds)

7 Total

The entire staff is responsible for understanding each and every process that occurs in the assessor office. With a new staff, they are achieving this goal place up on them.

Cadastral Mapping

Cadastral mapping is keep updated regularly with ownership and land splits.

Computer Assisted Mass Appraisal (CAMA)

Thomson Reuters provides the Terra Scan CAMA Software package along with updates to Terra Scan and the Marshall-Swift Cost Data. The sketching section is a tool used for collection of cost. The program has many tools that the assessor plans on using to make the date collected to be more accurate and equalized.

G works & Internet Access to County Information

The G works system is controlled by our department with assistance from the G works Tech department. This system provides our staff with tools for identifying areas for reviews. Maps are very helpful for explaining assessment practices to property owners and county board members. We are know using 2018 imagery from FSA imagery for aerial change detection. Data from assessment files can be viewed on the internet in the form of free public information at the county website. This property look-up area of the county website offers a greater amount of assessment data and property record files used in Board of Equalization and TERC appeals by taxpayers.

Current Assessment Procedures for Real Property

Custer County recognizes the state statutes, regulations, and directives as the authority in the valuation and assessment of real and personal property for the purpose of the property tax. The assessor relies on the Property Assessment and Taxation Calendar issued annually by the Nebraska Department of Revenue, Property Assessment Division as a reliable source for filing dates and important assessment events. The assessor funds testing for the Nebraska Assessor's Certificate for staff along with continuing education to maintain the assessor certificate to maintain their license and to make the staff more knowledgeable for the job they are to perform.

Review of Assessment Sales Ratio Studies before Assessment Actions

Ratio studies are performed during the year to determine the level of our assessments in individual market areas. This serves as an indicator of possible inspection and re-valuation need in a specific area. While statistical studies are performed in-house, we work from the preliminary statistics issued by the Property Assessment Division.

Approaches to Value

Residential assessed values are determined by using a cost approach to value adjusted to the market via depreciation tables derived from market transaction (sales) analysis. Our office uses two years' worth of qualified sales as the market data for our statistical analysis and measurement. We rely on Standard Appraisal for local real estate market to assist us with the income approach to value on commercial properties. However, all three approaches to value are considered.

Agricultural land is valued at sixty-nine to seventy-five percent of market value, where applicable. There are specific requirements for receiving special valuation and the assessor closely observes the predominant use of each parcel to be certain of agricultural or horticultural uses. The necessity to value any land adjoining agricultural land, but not considered to be agricultural land, has been studied and valued according to the results of the study. Sales of rural parcels are applied to the valuation models each year to determine any necessary adjustments to the assessed values.

Reconciliation of Final Value and Documentation

Three approaches to value are generally accepted in the performance of mass appraisal. A minimum of two approaches to value are applied to every improved parcel, as appropriate, to determine fair market value.

Notices and Public Relations

- Notices are sent to the property owners with regard to the taxable status of their property.
- Change in Valuation Notices are mailed out on or before June 1. The Custer County Website provides property information, important notices, and forms.
- Permissive Exemptions are mailed on December 1st to previous filers.
- Personal Property Schedules are mailed in January to remind agricultural and commercial business to report personal property purchases made in the previous tax year.
- Homestead Exemptions are mailed in January to the previous year recipients of the exemption along with those who request that forms be mailed.

Public notification takes place in a newspaper of general circulation.

Level of Value, Quality and Uniformity for Assessment Year 2019

<u>Property class</u>	<u>Ratio</u>	<u>COD</u>	<u>PRD</u>
Commercial	NEI	25.66	107.51
Residential	96%	21.26	108.06
Agricultural	73%	20.89	106.19

Property Tax Exempt Parcels

It is necessary for the assessor to update the physical characteristics of exempt parcels and update their assessed values, although they may be exempt from paying taxes. Indications are that permissive exemption policies will be under review in the legislature and counties will be called upon to quantify the exemption impact on the tax base. We have in the past been collecting the data and updating the assessed value. We will continue to pick up the exempt parcels through our six-year listing process.

Ongoing Priorities

The Custer County Assessor's Office has some standing priorities that run through each year. The hierarchy of appraiser priorities is as follows:

1. New Construction Building Permits
2. Verification of Sales
3. Review New Construction for final product
4. Six Year Cycle Inspections

Assessment Actions Planned for Assessment Year 2020

For the 2020 review, 1st year in office and with a new staff, updating the appraisal models with many changes being put in place in the first year of office, townships that will be reviewed will be Kilfoil, Cliff, Arnold & the villages of Arnold and Merna. If updating the computer system goes as hoped, will also review Truimph, Ryno and Hayes.

Residential

A ratio study will take place to see how our assessed values compare to the market. In recent years the real estate market has been inflating and we will continue to adjust to what the market dictates. Planning on adding more Neighborhoods in certain areas to get a break to separate land that affects the housing values. There still exists a housing shortage which keeps residential properties high on account of the shortage of housing. New residential housing has reduced, but still showing active on existing planned developments.

Commercial and Industrial

In the past we have used Standard Appraisal for review of Commercial sites. With Standard Appraisal knowledge of commercial values outside of the Custer County area and the sales are usually limited in Custer County, they have a better grasp of what the market is comparable to the same type of business and can make a better judgement of the actual value of the property compared to other counties with the same size of businesses. In the future the assessor has high hopes of investing educational hours in the staff to groom the staff in making decisions on the market without relying as heavy on a commercial appraiser. Plans are being made to add Neighborhoods to divide up areas that should either have an increase or decrease land value which is dictated by the sales of property and to have a better handle on controlling what the land and lot sales are showing us.

Agricultural/Rural

A substantial amount of effort has been applied to updating our land use maps and checking for agricultural use while reviewing the land use changes in Custer County. The ongoing concern is keeping the improvements to land updated as buildings are razed and/or constructed. Using the GIS works mapping we are getting a better handle on constructed buildings that a permit has not been filed with the County Zoning and the Village Clerks. The lack of land owners filing building permits in rural areas has been noted. We are picking up a lot of new construction that has not been reported to the zoning. Our policy is to notify the Zoning Dept. and they follow requiring a permit. Custer County has standing 42 hog confinements with permits of additional hog confinements in the process of construction. The rural land model is built on sales of raw land and aids the assessor in valuing and equalizing rural land that does not meet the definition of agricultural land found in 77-1359. The mass appraisal methods are a must in maintain an equitable property tax base.

Assessment Actions Planned for Assessment Year 2021

For 2021, we will continue to work in the north part of Custer County, making change to our model and adding more neighborhoods. Plans of getting the assessor and new staff educational classes to get a better understanding of the

statutes and guidelines the state requirements, we will continue the reviews and first pickup will be townships that did not get reviewed in 2020. From there the townships will then be Victory, Milburn, West Union Lillian, Sargent & Corner. Also, picking up Anselmo Village. This should keep the six-year reviews on track and current. Relying on building permits to help us pick up improvements on the Custer County land.

Residential

As previous years a ratio study will take place to see how our assessed values compare to the market. And to see how the model and land values are affecting the area. Will check the Neighborhoods to see if there is a need for lots to be separated to make the land equal with housing values.

Commercial & Industrial

Will continue to review the commercial sales to make sure the county is in the 92% to 100% ratio requirement. Have Standard Appraisal review commercial permits that were completed in 2021

Agricultural & Rural

Continue to use G Works mapping to collect information and update records as needed. Keep current six-year review cycle.

Assessment Actions Planned for Assessment Year 2022

Into the third year of assessment practices, using the new format that was put into action in 2020 for the assessment. We should be mastering the capabilities of the software. With hopes that this helps us to get more out of our daily efforts and ease to run desired reports and data. Will use the same practices of a ratio study to see how our assessed values compare to the market. Continue to keep current with 6-year cycle review. The townships of for review will be Sargent, Comstock, Douglas Grove, Garfield and villages of Sargent & Comstock will be our focus using all the same assessment practices as the previous years of 2020 and 2021.

This concludes the Methodology for Custer County procedures.

Respectfully submitted by Lana S Lymer
Custer County Assessor