

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

---

**FURNAS 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 Furnas 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 Furnas 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: Melody Crawford, Furnas County Assessor

# Table of Contents

---

## **2020 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)
  
- Market Area Map
- Valuation History Charts

### ***County Reports:***

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

## **Introduction**

---

Pursuant to [Neb. Rev. Stat. § 77-5027](#), 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.

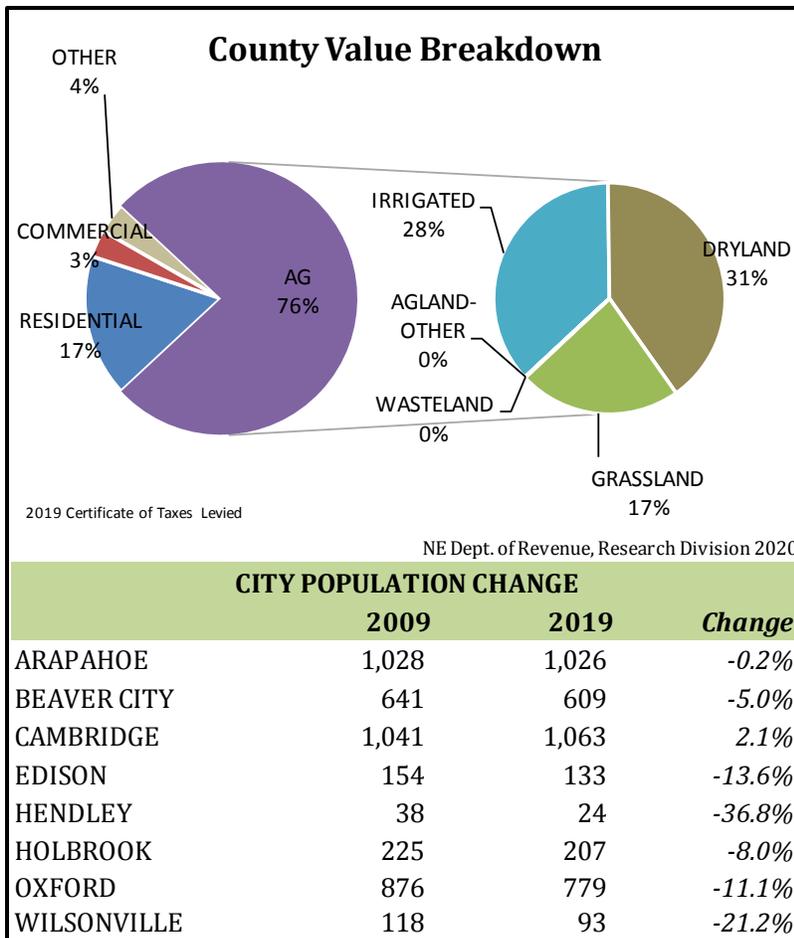
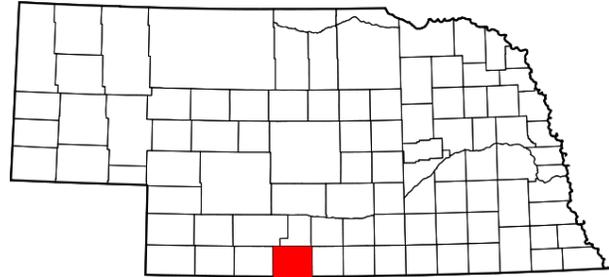
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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 719 square miles, Furnas County had 4,715 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$60,275 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According information from the U.S. Census Bureau, there are 164 employer establishments with total employment of 1,347, for a 5% employment increase from the last year.

Agricultural land is the single largest contributor to the county’s valuation base by an overwhelming majority. A mix of dry and grass land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

The ethanol plant located in Cambridge also contributes to the local agricultural economy.

# 2020 Residential Correlation for Furnas County

---

## *Assessment Actions*

For the 2020 assessment year, the county assessor completed a desk review for quality and condition for all residential properties in Arapahoe, Cambridge and the small villages. Depreciation tables were also updated for Valuation Group 4. Residential homes in four rural precincts (3-22, 3-23, 3-24, 3-25) were physically reviewed. Pick-up work was completed using building permits, county-wide zoning and assessor's notes.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and to ensure that all data submitted to the State sales file is timely and accurate, were completed. Appraisal tables are updated as needed to keep values at an acceptable level of value.

Review of the qualified and non-qualified sales rosters revealed the Furnas County Assessor uses approximately 60% of residential sales, sales are qualified without apparent bias and all available arm's length sales have been utilized for the measurement of the residential class.

The county has four valuation groups for the residential class, based on the economic characteristics of the towns. Furnas County is in compliance with the six-year inspection cycle. The county assessor conducts on-site physical review of three to four precincts yearly. Appraisal tables are updated as needed to keep values at an acceptable level of value. At this time, all valuation tables are dated 2013-2019. The county has a written methodology in place.

## *Description of Analysis*

Furnas County has recognized four separate valuation groups stratified by general economic characteristics.

<b><u>Valuation Group</u></b>	<b><u>Description</u></b>
1	Arapahoe and Cambridge
2	Beaver City and Oxford
4	Edison, Hendley, Holbrook, Wilsonville
5	Rural Residential

Review of qualified residential sales show that two of the three measures of central tendency are within the acceptable range. All valuation groups except for Valuation Group 5 have a sufficient number of sales for measurement and the median is within the acceptable range for all valuation groups. The qualitative statistics are above the IAAO recommended parameters but typical for

## 2020 Residential Correlation for Furnas County

---

small rural counties. Furnas County is comprised of many small, rural villages that exhibit an erratic housing market with an exception to Arapahoe and Cambridge. As a result of the instability of the market, the quality statistics are above the parameters established by IAAO. However, the PRD is high at 111% and the sales price substrata indicates a clearly regressive pattern of the statistics. Assessment regressivity cannot be resolved with a percentage adjustment; however, the county assessor should evaluate the assessment models prior to the next valuation year.

Review of the 2020 County Abstract of Assessment for Real Property, Form 45, compared with the 2019 Certificate of Taxes Levied Report (CTL) indicate that the sample changed at a comparable rate as the residential population. These valuation changes mirror the reported assessment action of the county assessor.

### *Equalization and Quality of Assessment*

Based on the statistics and review of the assessment practices, Furnas County has achieved an acceptable level of value for the residential class. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	70	93.09	97.26	89.43	25.65	108.76
2	42	92.86	98.85	84.91	31.55	116.42
4	20	91.73	85.57	76.91	20.75	111.26
5	9	95.90	109.20	87.60	34.44	124.66
____ALL____	141	92.96	96.84	87.33	27.35	110.89

### *Level of Value*

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

## 2020 Commercial Correlation for Furnas County

---

### *Assessment Actions*

The Furnas County Assessor reviews the county by precincts; rural precincts were physically reviewed this year so all commercial properties in the following precincts were reviewed for the 2020 assessment year: precinct 3-22, 3-23, 3-24, and 3-25. Pick-up work was also completed in the rest of the county.

### *Assessment Practice Review*

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

Furnas County sales verification rates are slightly lower than the typical range; however, review of the non-qualified rosters, revealed no apparent bias in the qualification determinations. There is only a single valuation group for commercial as there are few sales throughout the county. Differences in value based on location are addressed with land value.

The physical inspection and review cycle for the commercial class is conducted in conjunction with the residential review. Currently, the physical inspections are done in-house by the office staff. The Furnas County Assessor complies with the requirements of the six-year inspection and review cycle.

Appraisal tables for the commercial class were also reviewed with the county assessor. Depreciation for the commercial class was revised in 2010. Land values and costing are more current, last updated in 2014-2016.

### *Description of Analysis*

As stated above, Furnas County has only one valuation group. In order to address differences in location and value, the county uses economic factors throughout the county. The median is outside the range, but the wide dispersion of all statistics demonstrate the unreliability of the small sample of sales. The qualitative measures are both widely outside the recommended IAAO standards, which is indicative of a smaller rural commercial market. There is seemingly no relationship between the median, weighted mean and mean. Further, the range of ratios on either side of the median is a 17 percentage point spread, suggesting that the removal of a single sale can significantly affect the median.

Review of the sales in comparison to the County Abstract of Assessment, Form 45, Schedule XII indicates that the sales file is not representative of the population. Schedule XII indicates that of the 435 parcels in the commercial class only 14% of them are within the Village of Oxford; however, review of the sales file indicates that five of the seven sales are from Oxford. Further,

## **2020 Commercial Correlation for Furnas County**

---

Arapahoe and Cambridge collectively represent 40% of the abstract parcels, however, only 1 sale in the sales file is from these two locations.

Based on the dispersion in the sales file ratios, and the fact that the sample disproportionately represents one of the eight Villages in Furnas County, the statistics will not be used to represent the level of value in the commercial class.

Review of growth within villages and second-class cities shows that the cities in Furnas have changed at a similar rate as surrounding communities of similar size.

### ***Equalization and Quality of Assessment***

While the statistical sample size is considered unreliable for measurement purposes, review of the assessment practices demonstrate that the assessment practices are uniform and equalized. The quality of assessment for the commercial class of real property in Furnas County complies with generally accepted mass appraisal techniques.

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

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

## **2020 Agricultural Correlation for Furnas County**

---

### ***Assessment Actions***

The county assessor reviews the county by precincts and this year rural precincts were physically reviewed. Four rural precincts (3-22, 3-23, 3-24, 3-25) were physically reviewed including agricultural homes and agricultural land was reviewed for land use changes. Pick-up work was completed using building permits, county-wide zoning and assessor's notes.

The Furnas County Assessor conducted market analysis and evaluated values in nearby counties to determine agricultural land values following the Land Capability Group (LCG) conversion. Irrigated land was decreased by 3%, dryland was decreased to 1% and grassland values were decreased by 3% to reflect the regional market.

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

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

The Furnas County Assessor uses a typical percentage of sales as qualified for statistical analysis. There was no sales bias found upon inspection of non-qualified sales. Furnas County has one market area. While the county has special value, the assessor has determined through sales analysis over several years that recreational use no longer influences sales prices.

All property in Furnas County is reviewed by precinct on a rotating basis. This year, some agricultural homes were reviewed and all agricultural properties have been reviewed since 2013. The depreciation table for agricultural homes was updated in 2017; costing and lot values were both revised in 2015. Furnas County is in compliance with the six-year inspection cycle. The county assessor has a written Valuation Methodology.

### ***Description of Analysis***

Two of the three measures of central tendency, the median and the mean, are within range. The weighted mean is slightly low. The COD is within IAAO standards. Due to the mixed-use nature of the land, there are too few 80% Majority Land Use (MLU) sales for individual analysis of the three subclasses. However, when the Furnas County agricultural land values are compared to surrounding counties, all three land class values are in line with the regional values.

### ***Equalization and Quality of Assessment***

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Home sites have the same value as rural residential home sites. It is believed that agricultural improvements have achieved an acceptable level of value.

## 2020 Agricultural Correlation for Furnas County

---

Review of the statistics and assessment practices reveal that the values established by the county assessor has achieved equalization. When compared to the surrounding counties the values set in Furnas County demonstrate similar comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	87.19	83.41	64.75	25.70	128.82
1	3	87.19	83.41	64.75	25.70	128.82
<u>Dry</u>						
County	9	72.28	71.17	66.37	14.93	107.23
1	9	72.28	71.17	66.37	14.93	107.23
<u>Grass</u>						
County	4	68.80	69.41	69.08	03.47	100.48
1	4	68.80	69.41	69.08	03.47	100.48
<u>ALL</u>						
	30	73.48	74.77	66.52	20.25	112.40

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Furnas County is 73%.

## 2020 Opinions of the Property Tax Administrator for Furnas 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
<b>Residential Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	73	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*

\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

---

## 2020 Commission Summary for Furnas County

### Residential Real Property - Current

Number of Sales	141	Median	92.96
Total Sales Price	\$9,749,645	Mean	96.84
Total Adj. Sales Price	\$9,749,645	Wgt. Mean	87.33
Total Assessed Value	\$8,514,675	Average Assessed Value of the Base	\$48,727
Avg. Adj. Sales Price	\$69,146	Avg. Assessed Value	\$60,388

### Confidence Interval - Current

95% Median C.I	86.22 to 96.13
95% Wgt. Mean C.I	82.55 to 92.11
95% Mean C.I	90.62 to 103.06
% of Value of the Class of all Real Property Value in the County	14.50
% of Records Sold in the Study Period	5.45
% of Value Sold in the Study Period	6.76

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	137	95	95.11
2018	163	96	96.43
2017	208	96	95.90
2016	197	99	98.77

## 2020 Commission Summary for Furnas County

### Commercial Real Property - Current

Number of Sales	7	Median	81.50
Total Sales Price	\$286,854	Mean	119.89
Total Adj. Sales Price	\$286,854	Wgt. Mean	68.43
Total Assessed Value	\$196,280	Average Assessed Value of the Base	\$68,654
Avg. Adj. Sales Price	\$40,979	Avg. Assessed Value	\$28,040

### Confidence Interval - Current

95% Median C.I	48.66 to 397.33
95% Wgt. Mean C.I	-88.01 to 224.86
95% Mean C.I	5.95 to 233.83
% of Value of the Class of all Real Property Value in the County	3.44
% of Records Sold in the Study Period	1.61
% of Value Sold in the Study Period	0.66

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	10	100	89.36
2018	24	100	98.86
2017	35	96	96.27
2016	33	100	100.47

**33 Furnas**  
**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 : 141  
Total Sales Price : 9,749,645  
Total Adj. Sales Price : 9,749,645  
Total Assessed Value : 8,514,675  
Avg. Adj. Sales Price : 69,146  
Avg. Assessed Value : 60,388

MEDIAN : 93  
WGT. MEAN : 87  
MEAN : 97  
COD : 27.35  
PRD : 110.89

COV : 38.90  
STD : 37.67  
Avg. Abs. Dev : 25.42  
MAX Sales Ratio : 334.06  
MIN Sales Ratio : 31.32

95% Median C.I. : 86.22 to 96.13  
95% Wgt. Mean C.I. : 82.55 to 92.11  
95% Mean C.I. : 90.62 to 103.06

Printed:3/30/2020 3:52:21PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	11	126.86	126.41	120.03	22.41	105.32	84.17	220.65	94.69 to 158.75	51,727	62,087
01-JAN-18 To 31-MAR-18	14	97.50	102.76	92.41	17.79	111.20	70.58	155.48	87.34 to 127.98	73,875	68,271
01-APR-18 To 30-JUN-18	15	84.17	87.83	87.79	22.76	100.05	52.58	132.41	68.69 to 106.80	71,467	62,738
01-JUL-18 To 30-SEP-18	31	94.21	95.65	91.05	19.72	105.05	53.93	164.87	82.61 to 103.43	53,947	49,119
01-OCT-18 To 31-DEC-18	15	82.03	110.23	79.66	54.85	138.38	47.13	334.06	62.89 to 122.51	62,633	49,896
01-JAN-19 To 31-MAR-19	12	95.21	92.23	87.82	30.97	105.02	31.32	148.31	61.59 to 120.57	64,787	56,897
01-APR-19 To 30-JUN-19	24	78.41	92.96	81.69	36.46	113.80	49.00	199.74	66.35 to 122.52	89,608	73,200
01-JUL-19 To 30-SEP-19	19	86.21	81.63	79.78	17.60	102.32	48.46	114.74	64.29 to 94.48	80,763	64,429
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	71	96.13	100.16	94.36	21.73	106.15	52.58	220.65	90.62 to 102.33	61,234	57,782
01-OCT-18 To 30-SEP-19	70	85.11	93.46	81.68	34.13	114.42	31.32	334.06	68.45 to 94.46	77,172	63,031
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	75	94.21	98.33	88.34	25.57	111.31	47.13	334.06	84.67 to 99.42	62,908	55,573
<u>ALL</u>	141	92.96	96.84	87.33	27.35	110.89	31.32	334.06	86.22 to 96.13	69,146	60,388

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	70	93.09	97.26	89.43	25.65	108.76	48.46	334.06	84.17 to 98.07	84,263	75,357
2	42	92.86	98.85	84.91	31.55	116.42	47.13	187.13	78.98 to 118.92	52,305	44,410
4	20	91.73	85.57	76.91	20.75	111.26	31.32	164.50	73.38 to 98.90	34,995	26,914
5	9	95.90	109.20	87.60	34.44	124.66	61.99	220.65	67.50 to 164.87	106,061	92,914
<u>ALL</u>	141	92.96	96.84	87.33	27.35	110.89	31.32	334.06	86.22 to 96.13	69,146	60,388

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	141	92.96	96.84	87.33	27.35	110.89	31.32	334.06	86.22 to 96.13	69,146	60,388
06											
07											
<u>ALL</u>	141	92.96	96.84	87.33	27.35	110.89	31.32	334.06	86.22 to 96.13	69,146	60,388

**33 Furnas**  
**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 : 141  
 Total Sales Price : 9,749,645  
 Total Adj. Sales Price : 9,749,645  
 Total Assessed Value : 8,514,675  
 Avg. Adj. Sales Price : 69,146  
 Avg. Assessed Value : 60,388

MEDIAN : 93  
 WGT. MEAN : 87  
 MEAN : 97  
 COD : 27.35  
 PRD : 110.89

COV : 38.90  
 STD : 37.67  
 Avg. Abs. Dev : 25.42  
 MAX Sales Ratio : 334.06  
 MIN Sales Ratio : 31.32

95% Median C.I. : 86.22 to 96.13  
 95% Wgt. Mean C.I. : 82.55 to 92.11  
 95% Mean C.I. : 90.62 to 103.06

Printed:3/30/2020 3:52:21PM

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	2	133.67	133.67	133.67	01.97	100.00	131.04	136.29	N/A	3,498	4,675
Less Than 15,000	12	129.90	135.91	130.63	32.72	104.04	66.69	334.06	94.21 to 156.25	8,750	11,430
Less Than 30,000	39	113.78	122.20	117.07	32.73	104.38	54.95	334.06	95.11 to 133.92	17,261	20,208
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	139	92.48	96.31	87.30	27.24	110.32	31.32	334.06	86.21 to 96.03	70,091	61,189
Greater Than 14,999	129	91.25	93.20	86.86	25.22	107.30	31.32	220.65	84.17 to 95.90	74,765	64,942
Greater Than 29,999	102	87.72	87.14	85.13	21.82	102.36	31.32	158.75	78.98 to 93.21	88,985	75,751
<b>Incremental Ranges</b>											
0 TO 4,999	2	133.67	133.67	133.67	01.97	100.00	131.04	136.29	N/A	3,498	4,675
5,000 TO 14,999	10	115.55	136.36	130.41	43.29	104.56	66.69	334.06	73.38 to 164.50	9,800	12,781
15,000 TO 29,999	27	104.00	116.10	114.56	32.14	101.34	54.95	220.65	90.97 to 133.92	21,044	24,109
30,000 TO 59,999	33	83.19	88.13	88.26	23.45	99.85	31.32	146.25	74.59 to 95.90	45,070	39,780
60,000 TO 99,999	32	94.41	94.28	94.28	19.54	100.00	53.93	158.75	84.17 to 104.16	76,544	72,165
100,000 TO 149,999	27	84.00	80.68	80.86	19.67	99.78	47.13	117.16	66.35 to 94.69	121,287	98,073
150,000 TO 249,999	10	67.98	78.48	78.10	24.54	100.49	48.46	130.33	61.99 to 107.03	186,500	145,659
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>141</b>	<b>92.96</b>	<b>96.84</b>	<b>87.33</b>	<b>27.35</b>	<b>110.89</b>	<b>31.32</b>	<b>334.06</b>	<b>86.22 to 96.13</b>	<b>69,146</b>	<b>60,388</b>

**33 Furnas**  
**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 : 7  
Total Sales Price : 286,854  
Total Adj. Sales Price : 286,854  
Total Assessed Value : 196,280  
Avg. Adj. Sales Price : 40,979  
Avg. Assessed Value : 28,040

MEDIAN : 82  
WGT. MEAN : 68  
MEAN : 120  
COD : 68.76  
PRD : 175.20

COV : 102.75  
STD : 123.19  
Avg. Abs. Dev : 56.04  
MAX Sales Ratio : 397.33  
MIN Sales Ratio : 48.66

95% Median C.I. : 48.66 to 397.33  
95% Wgt. Mean C.I. : -88.01 to 224.86  
95% Mean C.I. : 5.95 to 233.83

Printed:3/30/2020 3:52:23PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	397.33	397.33	397.33	00.00	100.00	397.33	397.33	N/A	1,500	5,960
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	90.35	90.35	90.35	00.00	100.00	90.35	90.35	N/A	26,000	23,490
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	48.66	48.66	48.66	00.00	100.00	48.66	48.66	N/A	74,854	36,425
01-JAN-19 To 31-MAR-19	1	81.50	81.50	81.50	00.00	100.00	81.50	81.50	N/A	7,000	5,705
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	3	69.94	73.80	70.25	11.07	105.05	64.12	87.33	N/A	59,167	41,567
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	1	397.33	397.33	397.33	00.00	100.00	397.33	397.33	N/A	1,500	5,960
01-OCT-17 To 30-SEP-18	1	90.35	90.35	90.35	00.00	100.00	90.35	90.35	N/A	26,000	23,490
01-OCT-18 To 30-SEP-19	5	69.94	70.31	64.33	16.03	109.30	48.66	87.33	N/A	51,871	33,366
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	1	397.33	397.33	397.33	00.00	100.00	397.33	397.33	N/A	1,500	5,960
01-JAN-18 To 31-DEC-18	2	69.51	69.51	59.41	30.00	117.00	48.66	90.35	N/A	50,427	29,958
<u>ALL</u>	7	81.50	119.89	68.43	68.76	175.20	48.66	397.33	48.66 to 397.33	40,979	28,040

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	7	81.50	119.89	68.43	68.76	175.20	48.66	397.33	48.66 to 397.33	40,979	28,040
<u>ALL</u>	7	81.50	119.89	68.43	68.76	175.20	48.66	397.33	48.66 to 397.33	40,979	28,040

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	81.50	119.89	68.43	68.76	175.20	48.66	397.33	48.66 to 397.33	40,979	28,040
04											
<u>ALL</u>	7	81.50	119.89	68.43	68.76	175.20	48.66	397.33	48.66 to 397.33	40,979	28,040

**33 Furnas**  
**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 : 7  
 Total Sales Price : 286,854  
 Total Adj. Sales Price : 286,854  
 Total Assessed Value : 196,280  
 Avg. Adj. Sales Price : 40,979  
 Avg. Assessed Value : 28,040

MEDIAN : 82  
 WGT. MEAN : 68  
 MEAN : 120  
 COD : 68.76  
 PRD : 175.20

COV : 102.75  
 STD : 123.19  
 Avg. Abs. Dev : 56.04  
 MAX Sales Ratio : 397.33  
 MIN Sales Ratio : 48.66

95% Median C.I. : 48.66 to 397.33  
 95% Wgt. Mean C.I. : -88.01 to 224.86  
 95% Mean C.I. : 5.95 to 233.83

Printed:3/30/2020 3:52:23PM

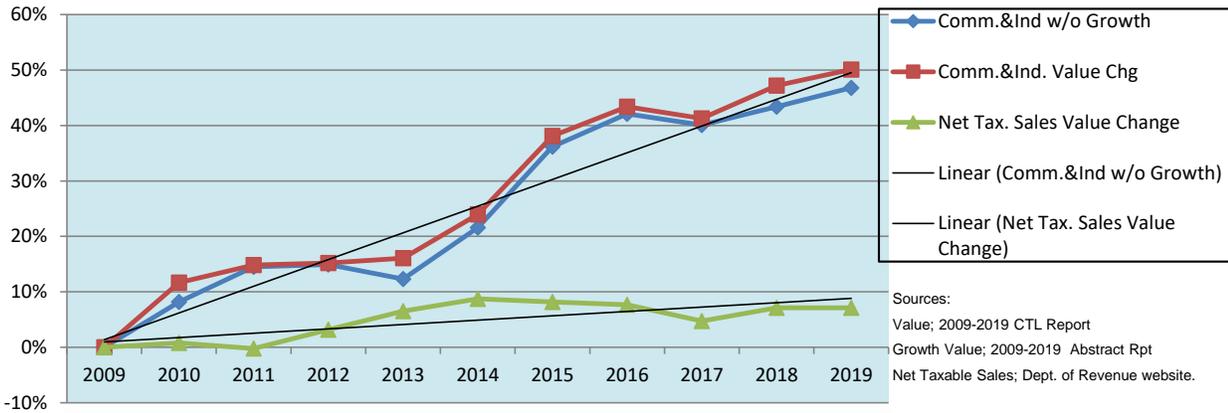
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	397.33	397.33	397.33	00.00	100.00	397.33	397.33	N/A	1,500	5,960
Less Than 15,000	2	239.42	239.42	137.24	65.96	174.45	81.50	397.33	N/A	4,250	5,833
Less Than 30,000	3	90.35	189.73	101.90	116.52	186.19	81.50	397.33	N/A	11,500	11,718
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	6	75.72	73.65	66.70	16.83	110.42	48.66	90.35	48.66 to 90.35	47,559	31,720
Greater Than 14,999	5	69.94	72.08	66.32	18.56	108.69	48.66	90.35	N/A	55,671	36,923
Greater Than 29,999	4	67.03	67.51	63.85	16.59	105.73	48.66	87.33	N/A	63,089	40,281
<b>Incremental Ranges</b>											
0 TO 4,999	1	397.33	397.33	397.33	00.00	100.00	397.33	397.33	N/A	1,500	5,960
5,000 TO 14,999	1	81.50	81.50	81.50	00.00	100.00	81.50	81.50	N/A	7,000	5,705
15,000 TO 29,999	1	90.35	90.35	90.35	00.00	100.00	90.35	90.35	N/A	26,000	23,490
30,000 TO 59,999	2	78.64	78.64	77.32	11.06	101.71	69.94	87.33	N/A	41,250	31,893
60,000 TO 99,999	2	56.39	56.39	57.31	13.71	98.39	48.66	64.12	N/A	84,927	48,670
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>7</b>	<b>81.50</b>	<b>119.89</b>	<b>68.43</b>	<b>68.76</b>	<b>175.20</b>	<b>48.66</b>	<b>397.33</b>	<b>48.66 to 397.33</b>	<b>40,979</b>	<b>28,040</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
350	1	87.33	87.33	87.33	00.00	100.00	87.33	87.33	N/A	35,000	30,565
353	2	243.84	243.84	107.09	62.95	227.70	90.35	397.33	N/A	13,750	14,725
434	1	69.94	69.94	69.94	00.00	100.00	69.94	69.94	N/A	47,500	33,220
478	1	64.12	64.12	64.12	00.00	100.00	64.12	64.12	N/A	95,000	60,915
522	1	81.50	81.50	81.50	00.00	100.00	81.50	81.50	N/A	7,000	5,705
528	1	48.66	48.66	48.66	00.00	100.00	48.66	48.66	N/A	74,854	36,425
<b>ALL</b>	<b>7</b>	<b>81.50</b>	<b>119.89</b>	<b>68.43</b>	<b>68.76</b>	<b>175.20</b>	<b>48.66</b>	<b>397.33</b>	<b>48.66 to 397.33</b>	<b>40,979</b>	<b>28,040</b>

### 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	\$ 18,841,290	\$ 18,568,730		\$ 272,560	--	\$ 38,559,401	--
2009	\$ 19,054,960	\$ 497,559	2.61%	\$ 18,557,401	--	\$ 32,234,029	--
2010	\$ 21,281,570	\$ 668,755	3.14%	\$ 20,612,815	8.18%	\$ 32,485,931	0.78%
2011	\$ 21,884,095	\$ 67,485	0.31%	\$ 21,816,610	2.51%	\$ 32,160,093	-1.00%
2012	\$ 21,954,900	\$ 57,300	0.26%	\$ 21,897,600	0.06%	\$ 33,258,738	3.42%
2013	\$ 22,115,810	\$ 715,980	3.24%	\$ 21,399,830	-2.53%	\$ 34,338,980	3.25%
2014	\$ 23,617,480	\$ 453,100	1.92%	\$ 23,164,380	4.74%	\$ 35,051,886	2.08%
2015	\$ 26,317,140	\$ 371,950	1.41%	\$ 25,945,190	9.86%	\$ 34,874,263	-0.51%
2016	\$ 27,318,550	\$ 245,415	0.90%	\$ 27,073,135	2.87%	\$ 34,713,136	-0.46%
2017	\$ 26,920,309	\$ 232,985	0.87%	\$ 26,687,324	-2.31%	\$ 33,754,780	-2.76%
2018	\$ 28,044,150	\$ 721,440	2.57%	\$ 27,322,710	1.49%	\$ 34,522,022	2.27%
2019	\$ 28,601,160	\$ 628,570	2.20%	\$ 27,972,590	-0.26%	\$ 34,532,605	0.03%
<b>Ann %chg</b>	4.14%			<b>Average</b>	<b>2.46%</b>	0.69%	<b>0.71%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	8.18%	11.69%	0.78%
2011	14.49%	14.85%	-0.23%
2012	14.92%	15.22%	3.18%
2013	12.31%	16.06%	6.53%
2014	21.57%	23.94%	8.74%
2015	36.16%	38.11%	8.19%
2016	42.08%	43.37%	7.69%
2017	40.05%	41.28%	4.72%
2018	43.39%	47.18%	7.10%
2019	46.80%	50.10%	7.13%

County Number	33
County Name	Furnas

**33 Furnas**  
**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 : 30  
Total Sales Price : 11,738,153  
Total Adj. Sales Price : 11,738,153  
Total Assessed Value : 7,808,045  
Avg. Adj. Sales Price : 391,272  
Avg. Assessed Value : 260,268

MEDIAN : 73  
WGT. MEAN : 67  
MEAN : 75  
COD : 20.25  
PRD : 112.40

COV : 26.35  
STD : 19.70  
Avg. Abs. Dev : 14.88  
MAX Sales Ratio : 119.12  
MIN Sales Ratio : 37.50

95% Median C.I. : 67.26 to 82.95  
95% Wgt. Mean C.I. : 45.32 to 87.71  
95% Mean C.I. : 67.41 to 82.13

Printed:3/30/2020 3:52:25PM

**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-16 To 31-DEC-16	2	73.30	73.30	73.26	05.70	100.05	69.12	77.48	N/A	475,625	348,458
01-JAN-17 To 31-MAR-17	4	67.02	64.69	65.88	06.12	98.19	55.81	68.92	N/A	429,125	282,703
01-APR-17 To 30-JUN-17	3	65.15	70.40	75.31	14.31	93.48	59.05	87.00	N/A	276,163	207,985
01-JUL-17 To 30-SEP-17	1	47.91	47.91	47.91	00.00	100.00	47.91	47.91	N/A	1,074,643	514,875
01-OCT-17 To 31-DEC-17	8	89.11	90.79	80.75	22.07	112.43	51.57	119.12	51.57 to 119.12	275,322	222,330
01-JAN-18 To 31-MAR-18	2	80.93	80.93	81.27	07.74	99.58	74.67	87.19	N/A	275,000	223,495
01-APR-18 To 30-JUN-18	2	78.05	78.05	80.31	07.39	97.19	72.28	83.81	N/A	358,674	288,035
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	60.39	60.39	44.03	37.90	137.16	37.50	83.28	N/A	840,423	370,060
01-JAN-19 To 31-MAR-19	1	68.84	68.84	68.84	00.00	100.00	68.84	68.84	N/A	120,900	83,225
01-APR-19 To 30-JUN-19	3	67.26	67.60	60.58	25.62	111.59	41.93	93.61	N/A	362,000	219,317
01-JUL-19 To 30-SEP-19	2	70.91	70.91	68.98	16.98	102.80	58.87	82.95	N/A	404,803	279,248
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	10	67.02	66.45	64.90	11.62	102.39	47.91	87.00	55.81 to 77.48	457,088	296,656
01-OCT-17 To 30-SEP-18	12	82.20	87.03	80.74	18.39	107.79	51.57	119.12	74.67 to 109.96	289,160	233,475
01-OCT-18 To 30-SEP-19	8	68.05	66.78	55.17	22.62	121.04	37.50	93.61	37.50 to 93.61	462,169	254,974
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	16	72.16	77.76	69.53	24.20	111.84	47.91	119.12	59.05 to 97.64	363,888	253,018
01-JAN-18 To 31-DEC-18	6	78.98	73.12	59.81	14.74	122.25	37.50	87.19	37.50 to 87.19	491,365	293,863
<u>ALL</u>	30	73.48	74.77	66.52	20.25	112.40	37.50	119.12	67.26 to 82.95	391,272	260,268

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	30	73.48	74.77	66.52	20.25	112.40	37.50	119.12	67.26 to 82.95	391,272	260,268
<u>ALL</u>	30	73.48	74.77	66.52	20.25	112.40	37.50	119.12	67.26 to 82.95	391,272	260,268

**33 Furnas**  
**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 : 30  
Total Sales Price : 11,738,153  
Total Adj. Sales Price : 11,738,153  
Total Assessed Value : 7,808,045  
Avg. Adj. Sales Price : 391,272  
Avg. Assessed Value : 260,268

MEDIAN : 73  
WGT. MEAN : 67  
MEAN : 75  
COD : 20.25  
PRD : 112.40

COV : 26.35  
STD : 19.70  
Avg. Abs. Dev : 14.88  
MAX Sales Ratio : 119.12  
MIN Sales Ratio : 37.50

95% Median C.I. : 67.26 to 82.95  
95% Wgt. Mean C.I. : 45.32 to 87.71  
95% Mean C.I. : 67.41 to 82.13

Printed:3/30/2020 3:52:25PM

**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
<b>Irrigated</b>											
County	2	101.16	101.16	99.55	13.81	101.62	87.19	115.13	N/A	260,000	258,825
1	2	101.16	101.16	99.55	13.81	101.62	87.19	115.13	N/A	260,000	258,825
<b>Dry</b>											
County	4	74.62	72.22	71.62	08.78	100.84	59.05	80.58	N/A	146,511	104,935
1	4	74.62	72.22	71.62	08.78	100.84	59.05	80.58	N/A	146,511	104,935
<b>Grass</b>											
County	2	68.80	68.80	68.84	00.19	99.94	68.67	68.92	N/A	545,000	375,160
1	2	68.80	68.80	68.84	00.19	99.94	68.67	68.92	N/A	545,000	375,160
<b>ALL</b>	<b>30</b>	<b>73.48</b>	<b>74.77</b>	<b>66.52</b>	<b>20.25</b>	<b>112.40</b>	<b>37.50</b>	<b>119.12</b>	<b>67.26 to 82.95</b>	<b>391,272</b>	<b>260,268</b>

**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
<b>Irrigated</b>											
County	3	87.19	83.41	64.75	25.70	128.82	47.91	115.13	N/A	531,548	344,175
1	3	87.19	83.41	64.75	25.70	128.82	47.91	115.13	N/A	531,548	344,175
<b>Dry</b>											
County	9	72.28	71.17	66.37	14.93	107.23	51.57	97.64	55.81 to 80.58	316,421	210,013
1	9	72.28	71.17	66.37	14.93	107.23	51.57	97.64	55.81 to 80.58	316,421	210,013
<b>Grass</b>											
County	4	68.80	69.41	69.08	03.47	100.48	65.37	74.67	N/A	418,125	288,820
1	4	68.80	69.41	69.08	03.47	100.48	65.37	74.67	N/A	418,125	288,820
<b>ALL</b>	<b>30</b>	<b>73.48</b>	<b>74.77</b>	<b>66.52</b>	<b>20.25</b>	<b>112.40</b>	<b>37.50</b>	<b>119.12</b>	<b>67.26 to 82.95</b>	<b>391,272</b>	<b>260,268</b>

## Furnas County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	3890	3890	3150	2965	n/a	2175	2085	2085	<b>3499</b>
Gosper	4	3850	3850	3270	2750	2535	n/a	2350	2200	<b>3261</b>
Phelps	2	4700	4700	4300	4100	4001	3799	3599	3400	<b>4325</b>
Harlan	2	4244	4241	3622	2479	n/a	2540	2420	2422	<b>3698</b>
Harlan	3	3219	3215	2722	1921	n/a	n/a	2248	2249	<b>2882</b>
Red Willow	1	2975	2975	2809	2744	2645	1539	2251	2227	<b>2899</b>
Frontier	1	2885	2881	2812	2833	2785	2785	2731	2678	<b>2856</b>

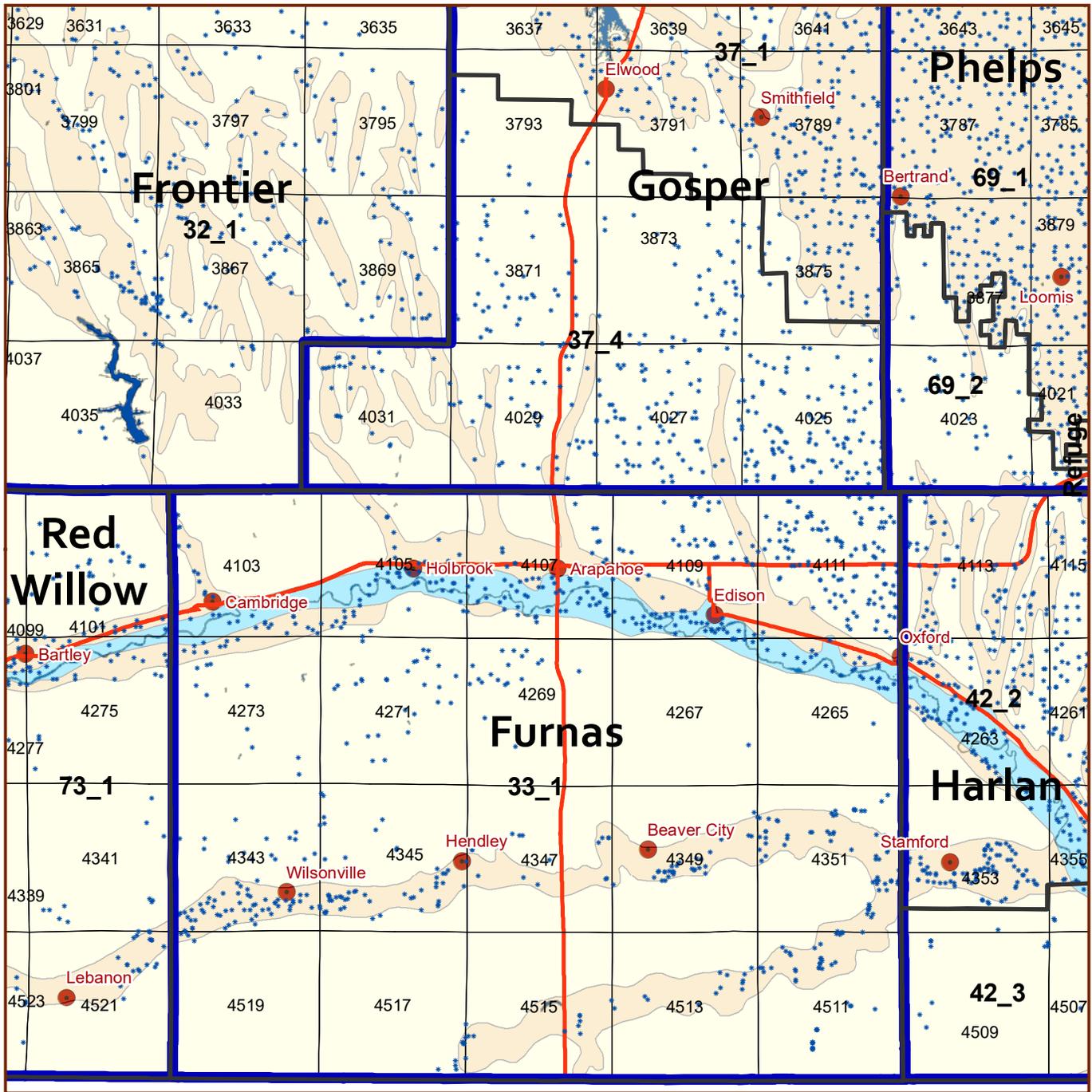
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	1625	1625	1115	1115	1115	n/a	1015	1015	<b>1426</b>
Gosper	4	n/a	1630	1520	1425	n/a	1100	1080	1080	<b>1508</b>
Phelps	2	n/a	2139	1949	1750	1591	1376	1250	1199	<b>1812</b>
Harlan	2	1848	1848	1562	1204	1159	1345	1365	1365	<b>1724</b>
Harlan	3	1848	1848	1568	1204	n/a	n/a	1365	1365	<b>1724</b>
Red Willow	1	1270	1270	1225	1225	1135	1135	1060	1060	<b>1241</b>
Frontier	1	1235	1235	1185	1185	1135	n/a	1085	1085	<b>1212</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	829	830	830	830	830	n/a	830	n/a	<b>830</b>
Gosper	4	825	826	825	1169	1170	n/a	826	1170	<b>826</b>
Phelps	2	1350	1300	1250	1200	1150	1098	1100	1100	<b>1202</b>
Harlan	2	950	950	950	950	950	950	n/a	950	<b>950</b>
Harlan	3	950	950	950	950	950	n/a	n/a	n/a	<b>950</b>
Red Willow	1	989	843	592	589	585	593	594	753	<b>640</b>
Frontier	1	585	585	585	n/a	585	585	585	585	<b>585</b>

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	1373	830	75
Gosper	4	n/a	n/a	100
Phelps	2	n/a	1100	35
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Red Willow	1	1222	585	25
Frontier	1	1076	n/a	n/a

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.

# FURNAS COUNTY



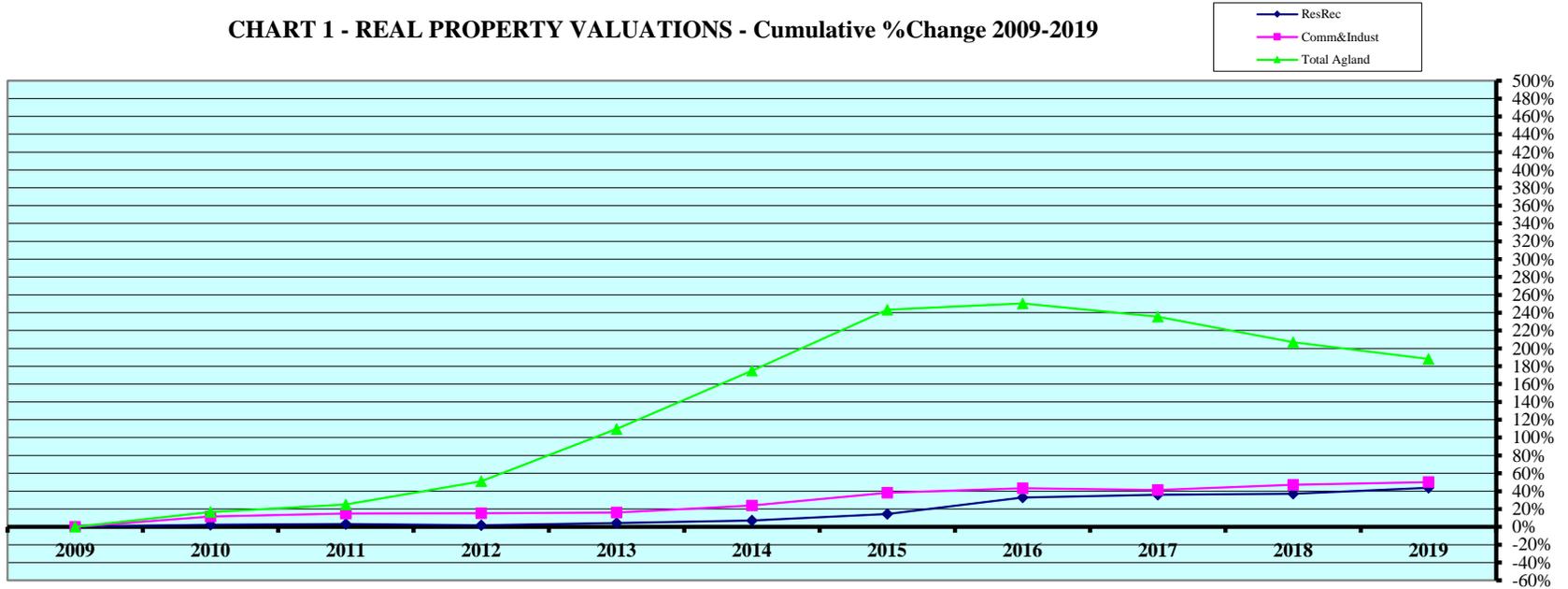
**Legend**

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

**Soils  
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	85,511,110	--	--	--	19,054,960	--	--	--	232,273,345	--	--	--
2010	87,552,235	2,041,125	2.39%	2.39%	21,281,570	2,226,610	11.69%	11.69%	270,845,505	38,572,160	16.61%	16.61%
2011	88,246,945	694,710	0.79%	3.20%	21,884,095	602,525	2.83%	14.85%	290,517,045	19,671,540	7.26%	25.08%
2012	86,949,120	-1,297,825	-1.47%	1.68%	21,954,900	70,805	0.32%	15.22%	350,607,365	60,090,320	20.68%	50.95%
2013	89,166,205	2,217,085	2.55%	4.27%	22,115,810	160,910	0.73%	16.06%	486,898,725	136,291,360	38.87%	109.62%
2014	91,644,075	2,477,870	2.78%	7.17%	23,617,480	1,501,670	6.79%	23.94%	638,914,810	152,016,085	31.22%	175.07%
2015	97,800,675	6,156,600	6.72%	14.37%	26,317,140	2,699,660	11.43%	38.11%	797,544,170	158,629,360	24.83%	243.36%
2016	113,645,565	15,844,890	16.20%	32.90%	27,318,550	1,001,410	3.81%	43.37%	813,859,550	16,315,380	2.05%	250.39%
2017	116,316,040	2,670,475	2.35%	36.02%	26,920,309	-398,241	-1.46%	41.28%	779,580,400	-34,279,150	-4.21%	235.63%
2018	117,150,025	833,985	0.72%	37.00%	28,044,150	1,123,841	4.17%	47.18%	712,966,505	-66,613,895	-8.54%	206.95%
2019	122,906,592	5,756,567	4.91%	43.73%	28,601,160	557,010	1.99%	50.10%	669,248,270	-43,718,235	-6.13%	188.13%

Rate Annual %chg: Residential & Recreational **3.69%** Commercial & Industrial **4.14%** Agricultural Land **11.16%**

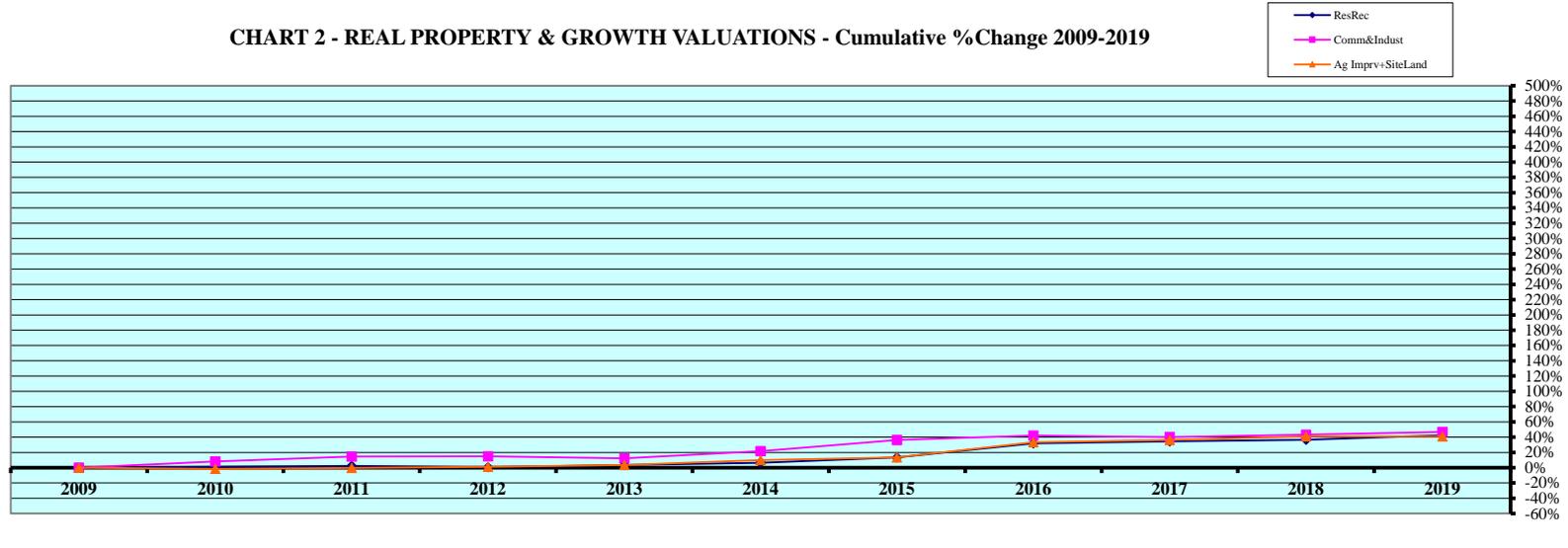
Cnty# **33**  
County **FURNAS**

**CHART 1**

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

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	85,511,110	524,430	0.61%	84,986,680	--	--	19,054,960	497,559	2.61%	18,557,401	--	--
2010	87,552,235	928,699	1.06%	86,623,536	1.30%	1.30%	21,281,570	668,755	3.14%	20,612,815	8.18%	8.18%
2011	88,246,945	670,045	0.76%	87,576,900	0.03%	2.42%	21,884,095	67,485	0.31%	21,816,610	2.51%	14.49%
2012	86,949,120	878,555	1.01%	86,070,565	-2.47%	0.65%	21,954,900	57,300	0.26%	21,897,600	0.06%	14.92%
2013	89,166,205	750,360	0.84%	88,415,845	1.69%	3.40%	22,115,810	715,980	3.24%	21,399,830	-2.53%	12.31%
2014	91,644,075	596,735	0.65%	91,047,340	2.11%	6.47%	23,617,480	453,100	1.92%	23,164,380	4.74%	21.57%
2015	97,800,675	895,440	0.92%	96,905,235	5.74%	13.32%	26,317,140	371,950	1.41%	25,945,190	9.86%	36.16%
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	31.94%	27,318,550	245,415	0.90%	27,073,135	2.87%	42.08%
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	34.51%	26,920,309	232,985	0.87%	26,687,324	-2.31%	40.05%
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	36.40%	28,044,150	721,440	2.57%	27,322,710	1.49%	43.39%
2019	122,906,592	1,082,710	0.88%	121,823,882	3.99%	42.47%	28,601,160	628,570	2.20%	27,972,590	-0.26%	46.80%
Rate Ann%chg	3.69%			2.92%			4.14%			C & I w/o growth 2.46%		

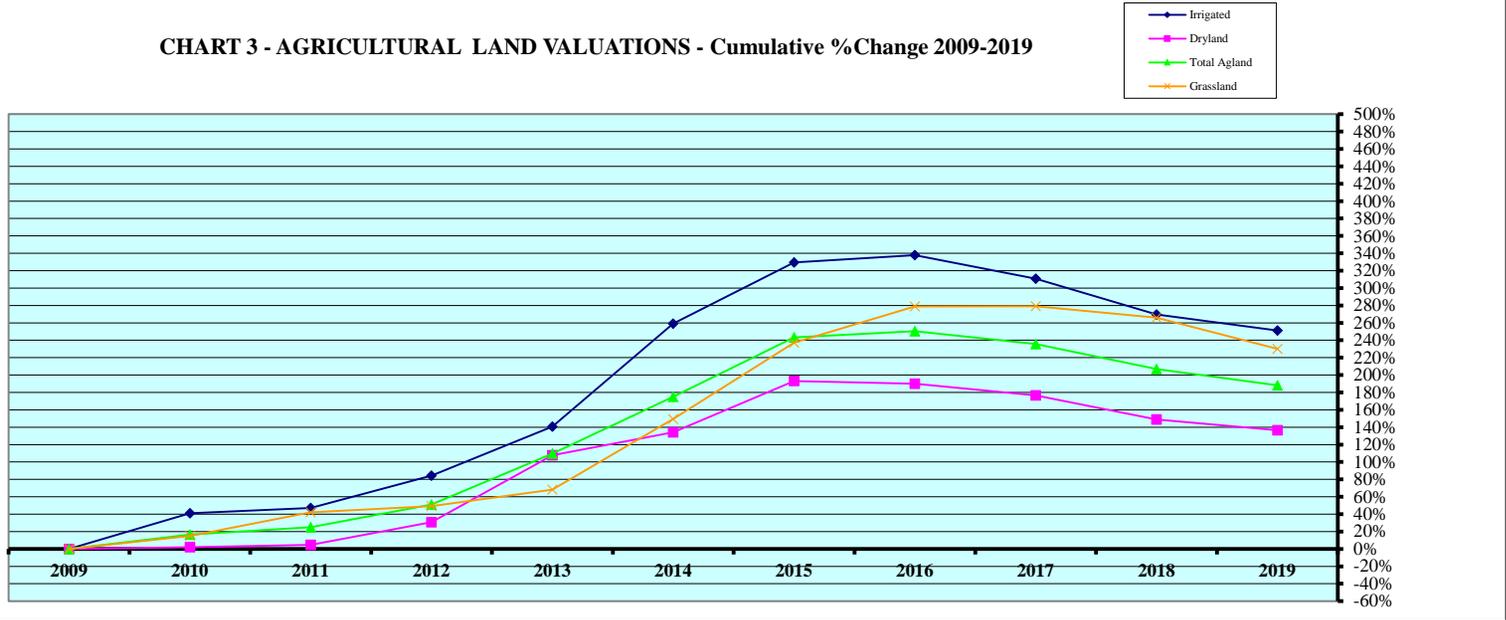
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	20,618,670	20,147,190	40,765,860	794,980	1.95%	39,970,880	--	--
2010	20,744,490	20,430,300	41,174,790	1,055,405	2.56%	40,119,385	-1.59%	-1.59%
2011	20,553,450	20,770,045	41,323,495	692,920	1.68%	40,630,575	-1.32%	-0.33%
2012	20,737,795	21,327,030	42,064,825	759,440	1.81%	41,305,385	-0.04%	1.32%
2013	21,314,555	22,149,815	43,464,370	1,266,765	2.91%	42,197,605	0.32%	3.51%
2014	21,268,865	24,502,590	45,771,455	893,895	1.95%	44,877,560	3.25%	10.09%
2015	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	1.06%	13.47%
2016	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	33.23%
2017	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	36.25%
2018	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	40.90%
2019	26,254,195	31,517,850	57,772,045	268,890	0.47%	57,503,155	0.00%	41.06%
Rate Ann%chg	2.45%	4.58%	3.55%	Ag Imprv+Site w/o growth			2.03%	

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

Cnty# 33  
County FURNAS

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	69,999,350	--	--	--	114,457,535	--	--	--	46,158,800	--	--	--
2010	98,681,490	28,682,140	40.97%	40.97%	116,801,165	2,343,630	2.05%	2.05%	53,082,950	6,924,150	15.00%	15.00%
2011	102,962,435	4,280,945	4.34%	47.09%	119,665,615	2,864,450	2.45%	4.55%	65,599,850	12,516,900	23.58%	42.12%
2012	129,056,410	26,093,975	25.34%	84.37%	149,811,135	30,145,520	25.19%	30.89%	68,902,425	3,302,575	5.03%	49.27%
2013	168,503,245	39,446,835	30.57%	140.72%	237,684,270	87,873,135	58.66%	107.66%	77,593,815	8,691,390	12.61%	68.10%
2014	251,274,320	82,771,075	49.12%	258.97%	267,993,285	30,309,015	12.75%	134.14%	115,134,210	37,540,395	48.38%	149.43%
2015	300,548,940	49,274,620	19.61%	329.36%	335,424,800	67,431,515	25.16%	193.06%	155,676,645	40,542,435	35.21%	237.26%
2016	306,501,810	5,952,870	1.98%	337.86%	331,959,680	-3,465,120	-1.03%	190.03%	174,892,130	19,215,485	12.34%	278.89%
2017	287,455,530	-19,046,280	-6.21%	310.65%	316,640,090	-15,319,590	-4.61%	176.64%	174,979,075	86,945	0.05%	279.08%
2018	258,693,595	-28,761,935	-10.01%	269.57%	284,835,440	-31,804,650	-10.04%	148.86%	168,932,080	-6,046,995	-3.46%	265.98%
2019	245,791,130	-12,902,465	-4.99%	251.13%	270,599,025	-14,236,415	-5.00%	136.42%	152,354,100	-16,577,980	-9.81%	230.07%

Rate Ann.%chg: Irrigated **13.38%** Dryland **8.99%** Grassland **12.68%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	562,115	--	--	--	1,095,545	--	--	--	232,273,345	--	--	--
2010	482,025	-80,090	-14.25%	-14.25%	1,797,875	702,330	64.11%	64.11%	270,845,505	38,572,160	16.61%	16.61%
2011	487,725	5,700	1.18%	-13.23%	1,801,420	3,545	0.20%	64.43%	290,517,045	19,671,540	7.26%	25.08%
2012	488,270	545	0.11%	-13.14%	2,349,125	547,705	30.40%	114.43%	350,607,365	60,090,320	20.68%	50.95%
2013	487,595	-675	-0.14%	-13.26%	2,629,800	280,675	11.95%	140.04%	486,898,725	136,291,360	38.87%	109.62%
2014	489,510	1,915	0.39%	-12.92%	4,023,485	1,393,685	53.00%	267.26%	638,914,810	152,016,085	31.22%	175.07%
2015	500,580	11,070	2.26%	-10.95%	5,393,205	1,369,720	34.04%	392.29%	797,544,170	158,629,360	24.83%	243.36%
2016	499,380	-1,200	-0.24%	-11.16%	6,550	-5,386,655	-99.88%	-99.40%	813,859,550	16,315,380	2.05%	250.39%
2017	499,155	-225	-0.05%	-11.20%	6,550	0	0.00%	-99.40%	779,580,400	-34,279,150	-4.21%	235.63%
2018	499,165	10	0.00%	-11.20%	6,225	-325	-4.96%	-99.43%	712,966,505	-66,613,895	-8.54%	206.95%
2019	498,415	-750	-0.15%	-11.33%	5,600	-625	-10.04%	-99.49%	669,248,270	-43,718,235	-6.13%	188.13%

Cnty# **33**  
 County **FURNAS**

Rate Ann.%chg: Total Agric Land **11.16%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	70,078,755	68,442	1,024			114,418,400	185,968	615			46,159,935	173,278	266		
2010	98,636,055	68,701	1,436	40.22%	40.22%	116,823,865	187,730	622	1.14%	1.14%	53,074,610	171,676	309	16.05%	16.05%
2011	103,522,355	68,573	1,510	5.15%	47.44%	119,494,525	187,855	636	2.22%	3.39%	65,566,195	171,700	382	23.52%	43.35%
2012	129,424,760	68,693	1,884	24.80%	84.01%	149,702,680	188,327	795	24.97%	29.20%	68,882,375	171,053	403	5.46%	51.17%
2013	168,596,625	68,575	2,459	30.49%	140.11%	237,611,530	188,605	1,260	58.49%	104.76%	77,610,280	170,849	454	12.81%	70.52%
2014	254,245,185	68,325	3,721	51.35%	263.42%	266,903,900	189,376	1,409	11.87%	129.07%	115,139,810	170,291	676	48.84%	153.81%
2015	299,563,015	67,113	4,464	19.95%	335.93%	335,731,315	190,539	1,762	25.02%	186.38%	155,797,045	170,270	915	35.33%	243.48%
2016	306,622,710	68,809	4,456	-0.17%	335.21%	331,992,330	188,221	1,764	0.10%	186.68%	174,739,395	176,833	988	8.00%	270.94%
2017	287,144,000	67,783	4,236	-4.94%	313.73%	317,175,485	189,257	1,676	-4.99%	172.39%	174,537,800	176,717	988	-0.05%	270.76%
2018	258,783,085	67,881	3,812	-10.01%	272.32%	284,871,845	188,928	1,508	-10.03%	145.07%	168,838,775	176,923	954	-3.38%	258.23%
2019	245,789,130	67,889	3,620	-5.03%	253.59%	270,594,785	188,846	1,433	-4.97%	132.89%	152,357,955	176,972	861	-9.79%	223.18%

Rate Annual %chg Average Value/Acre: 13.46%

8.82%

12.45%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	561,965	7,091	79			1,106,255	5,940	186			232,325,310	440,719	527		
2010	482,025	6,427	75	-5.36%	-5.36%	1,797,875	6,202	290	55.66%	55.66%	270,814,430	440,735	614	16.56%	16.56%
2011	482,025	6,427	75	0.00%	-5.36%	1,801,420	6,207	290	0.11%	55.83%	290,866,520	440,762	660	7.40%	25.19%
2012	488,120	6,508	75	0.00%	-5.36%	2,351,000	6,184	380	30.99%	104.13%	350,848,935	440,766	796	20.62%	51.00%
2013	487,595	6,501	75	0.00%	-5.36%	2,627,250	6,179	425	11.84%	128.29%	486,933,280	440,710	1,105	38.80%	109.60%
2014	489,360	6,525	75	0.00%	-5.36%	4,014,410	6,174	650	52.92%	249.11%	640,792,665	440,691	1,454	31.60%	175.83%
2015	489,105	6,521	75	0.00%	-5.36%	5,447,765	6,189	880	35.38%	372.64%	797,028,245	440,631	1,809	24.40%	243.13%
2016	497,355	6,631	75	0.00%	-5.36%	6,550	5	1,310	48.82%	603.38%	813,858,340	440,499	1,848	2.14%	250.48%
2017	499,155	6,655	75	0.00%	-5.36%	6,550	5	1,310	0.00%	603.38%	779,362,990	440,418	1,770	-4.22%	235.69%
2018	499,110	6,655	75	0.00%	-5.36%	6,225	5	1,245	-4.96%	568.48%	712,999,040	440,392	1,619	-8.51%	207.12%
2019	498,415	6,645	75	0.00%	-5.36%	5,600	5	1,120	-10.04%	501.36%	669,245,885	440,358	1,520	-6.13%	188.30%

33  
**FURNAS**

Rate Annual %chg Average Value/Acre: 11.17%

(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  
Aglnd 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
4,959	FURNAS	43,759,007	13,923,319	24,721,270	122,906,592	26,309,215	2,291,945	0	669,248,270	26,254,195	31,517,850	469,230	961,400,893
cnty sector/value % of total value:		4.55%	1.45%	2.57%	12.78%	2.74%	0.24%		69.61%	2.73%	3.28%	0.05%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,026	ARAPAHOE	588,006	1,266,071	690,358	30,581,895	6,492,560	0	0	6,310	0	0	0	39,625,200
20.69%	%sector of county sector	1.34%	9.09%	2.79%	24.88%	24.68%			0.00%				4.12%
	%sector of municipality	1.48%	3.20%	1.74%	77.18%	16.38%			0.02%				100.00%
609	BEAVER CITY	409,526	444,502	71,581	10,284,990	1,646,800	981,430	0	0	0	0	0	13,838,829
12.28%	%sector of county sector	0.94%	3.19%	0.29%	8.37%	6.26%	42.82%						1.44%
	%sector of municipality	2.96%	3.21%	0.52%	74.32%	11.90%	7.09%						100.00%
1,063	CAMBRIDGE	4,490,881	2,115,717	1,270,480	34,829,412	5,146,175	154,175	0	10,115	0	0	0	48,016,955
21.44%	%sector of county sector	10.26%	15.20%	5.14%	28.34%	19.56%	6.73%		0.00%				4.99%
	%sector of municipality	9.35%	4.41%	2.65%	72.54%	10.72%	0.32%		0.02%				100.00%
133	EDISON	6,863,794	659,329	770,134	1,383,085	6,881,970	0	0	89,695	0	7,080	0	16,655,087
2.68%	%sector of county sector	15.69%	4.74%	3.12%	1.13%	26.16%			0.01%		0.02%		1.73%
	%sector of municipality	41.21%	3.96%	4.62%	8.30%	41.32%			0.54%		0.04%		100.00%
24	HENDLEY	3,026	31,804	10,781	446,920	42,555	0	0	19,550	0	0	0	554,636
0.48%	%sector of county sector	0.01%	0.23%	0.04%	0.36%	0.16%			0.00%				0.06%
	%sector of municipality	0.55%	5.73%	1.94%	80.58%	7.67%			3.52%				100.00%
207	HOLBROOK	63,311	264,801	390,032	3,127,600	774,110	0	0	0	0	0	0	4,619,854
4.17%	%sector of county sector	0.14%	1.90%	1.58%	2.54%	2.94%							0.48%
	%sector of municipality	1.37%	5.73%	8.44%	67.70%	16.76%							100.00%
779	OXFORD	323,467	573,457	1,172,450	11,354,070	2,628,415	0	0	0	0	0	0	16,051,859
15.71%	%sector of county sector	0.74%	4.12%	4.74%	9.24%	9.99%							1.67%
	%sector of municipality	2.02%	3.57%	7.30%	70.73%	16.37%							100.00%
93	WILSONVILLE	1,560,771	198,821	62,309	1,367,140	85,185	0	0	9,750	0	0	0	3,283,976
1.88%	%sector of county sector	3.57%	1.43%	0.25%	1.11%	0.32%			0.00%				0.34%
	%sector of municipality	47.53%	6.05%	1.90%	41.63%	2.59%			0.30%				100.00%
3,934	Total Municipalities	14,302,782	5,554,502	4,438,125	93,375,112	23,697,770	1,135,605	0	135,420	0	7,080	0	142,646,396
79.33%	%all municip.sectors of cnty	32.69%	39.89%	17.95%	75.97%	90.07%	49.55%		0.02%		0.02%		14.84%

33 FURNAS

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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,135</b>	<b>Value : 869,231,367</b>	<b>Growth 1,720,050</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	387	1,243,852	15	29,935	23	27,245	425	1,301,032	
<b>02. Res Improve Land</b>	1,896	5,772,525	54	859,505	207	3,760,510	2,157	10,392,540	
<b>03. Res Improvements</b>	1,892	88,757,545	55	7,682,475	214	17,873,430	2,161	114,313,450	
<b>04. Res Total</b>	2,279	95,773,922	70	8,571,915	237	21,661,185	2,586	126,007,022	1,138,280
<b>% of Res Total</b>	88.13	76.01	2.71	6.80	9.16	17.19	42.15	14.50	66.18
<b>05. Com UnImp Land</b>	78	585,260	5	8,875	7	4,895	90	599,030	
<b>06. Com Improve Land</b>	309	1,474,025	8	52,860	10	519,350	327	2,046,235	
<b>07. Com Improvements</b>	312	22,644,435	10	995,465	13	1,287,250	335	24,927,150	
<b>08. Com Total</b>	390	24,703,720	15	1,057,200	20	1,811,495	425	27,572,415	439,825
<b>% of Com Total</b>	91.76	89.60	3.53	3.83	4.71	6.57	6.93	3.17	25.57
<b>09. Ind UnImp Land</b>	4	8,870	0	0	3	122,505	7	131,375	
<b>10. Ind Improve Land</b>	2	155,905	1	6,145	1	303,000	4	465,050	
<b>11. Ind Improvements</b>	1	970,830	1	624,690	1	100,000	3	1,695,520	
<b>12. Ind Total</b>	5	1,135,605	1	630,835	4	525,505	10	2,291,945	0
<b>% of Ind Total</b>	50.00	49.55	10.00	27.52	40.00	22.93	0.16	0.26	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	2,279	95,773,922	70	8,571,915	237	21,661,185	2,586	126,007,022	1,138,280
<b>% of Res &amp; Rec Total</b>	88.13	76.01	2.71	6.80	9.16	17.19	42.15	14.50	66.18
<b>Com &amp; Ind Total</b>	395	25,839,325	16	1,688,035	24	2,337,000	435	29,864,360	439,825
<b>% of Com &amp; Ind Total</b>	90.80	86.52	3.68	5.65	5.52	7.83	7.09	3.44	25.57
<b>17. Taxable Total</b>	2,674	121,613,247	86	10,259,950	261	23,998,185	3,021	155,871,382	1,578,105
<b>% of Taxable Total</b>	88.51	78.02	2.85	6.58	8.64	15.40	49.24	17.93	91.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	8	129,045	1,851,420	0	0	0
19. Commercial	8	499,675	6,960,960	0	0	0
20. Industrial	1	145,305	8,799,375	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	8	129,045	1,851,420
19. Commercial	0	0	0	8	499,675	6,960,960
20. Industrial	0	0	0	1	145,305	8,799,375
21. Other	0	0	0	0	0	0
22. Total Sch II				17	774,025	17,611,755

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	10	401,210	10	401,210	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	401,210	10	401,210	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	288	4	341	633

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	104,555	0	0	2,501	521,192,340	2,510	521,296,895
28. Ag-Improved Land	2	21,800	1	68,985	574	140,843,640	577	140,934,425
29. Ag Improvements	2	59,570	1	469,815	591	50,198,070	594	50,727,455

30. Ag Total					3,104	712,958,775
--------------	--	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	399,565	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.00	3,000	1	4.00	6,000	
37. FarmSite Improvements	2	0.00	59,570	1	0.00	70,250	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	30	30.05	390,650	30	30.05	390,650	
32. HomeSite Improv Land	309	320.30	4,157,900	310	321.30	4,167,900	
33. HomeSite Improvements	317	0.00	20,957,670	318	0.00	21,357,235	63,780
34. HomeSite Total				<b>348</b>	<b>351.35</b>	<b>25,915,785</b>	
35. FarmSite UnImp Land	26	52.54	78,810	26	52.54	78,810	
36. FarmSite Improv Land	489	1,341.73	2,008,055	492	1,347.73	2,017,055	
37. FarmSite Improvements	581	0.00	29,240,400	584	0.00	29,370,220	78,165
38. FarmSite Total				<b>610</b>	<b>1,400.27</b>	<b>31,466,085</b>	
39. Road & Ditches	2,345	7,482.99	0	2,345	7,482.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>958</b>	<b>9,234.61</b>	<b>57,381,870</b>	<b>141,945</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22,995.74	33.73%	89,453,435	37.50%	3,890.00
46. 1A	24,314.49	35.66%	94,583,355	39.65%	3,890.00
47. 2A1	6,056.40	8.88%	19,077,660	8.00%	3,150.00
48. 2A	5,182.40	7.60%	15,365,820	6.44%	2,965.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	23.00	0.03%	50,025	0.02%	2,175.00
51. 4A1	4,246.65	6.23%	8,854,270	3.71%	2,085.00
52. 4A	5,366.73	7.87%	11,189,635	4.69%	2,085.00
<b>53. Total</b>	<b>68,185.41</b>	<b>100.00%</b>	<b>238,574,200</b>	<b>100.00%</b>	<b>3,498.90</b>
<b>Dry</b>					
54. 1D1	866.70	0.46%	1,408,400	0.52%	1,625.01
55. 1D	121,368.99	64.42%	197,224,715	73.40%	1,625.00
56. 2D1	8,747.74	4.64%	9,753,740	3.63%	1,115.00
57. 2D	18,739.84	9.95%	20,894,930	7.78%	1,115.00
58. 3D1	1,633.48	0.87%	1,821,335	0.68%	1,115.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	24,047.54	12.76%	24,408,275	9.08%	1,015.00
61. 4D	12,996.74	6.90%	13,191,710	4.91%	1,015.00
<b>62. Total</b>	<b>188,401.03</b>	<b>100.00%</b>	<b>268,703,105</b>	<b>100.00%</b>	<b>1,426.23</b>
<b>Grass</b>					
63. 1G1	13,901.82	7.86%	11,548,610	7.84%	830.73
64. 1G	33,170.59	18.76%	27,933,810	18.96%	842.13
65. 2G1	107,231.16	60.65%	89,090,805	60.48%	830.83
66. 2G	16,632.36	9.41%	13,862,755	9.41%	833.48
67. 3G1	3,776.87	2.14%	3,134,800	2.13%	830.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,099.00	1.19%	1,742,170	1.18%	830.00
70. 4G	0.00	0.00%	0	0.00%	0.00
<b>71. Total</b>	<b>176,811.80</b>	<b>100.00%</b>	<b>147,312,950</b>	<b>100.00%</b>	<b>833.16</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>68,185.41</b>	<b>15.48%</b>	<b>238,574,200</b>	<b>36.39%</b>	<b>3,498.90</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>188,401.03</b>	<b>42.77%</b>	<b>268,703,105</b>	<b>40.99%</b>	<b>1,426.23</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>176,811.80</b>	<b>40.14%</b>	<b>147,312,950</b>	<b>22.47%</b>	<b>833.16</b>
72. Waste	6,659.20	1.51%	499,445	0.08%	75.00
73. Other	434.38	0.10%	487,205	0.07%	1,121.61
74. Exempt	4,202.76	0.95%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>440,491.82</b>	<b>100.00%</b>	<b>655,576,905</b>	<b>100.00%</b>	<b>1,488.28</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	11.50	41,035	0.00	0	68,173.91	238,533,165	68,185.41	238,574,200
<b>77. Dry Land</b>	52.74	82,320	37.00	52,985	188,311.29	268,567,800	188,401.03	268,703,105
<b>78. Grass</b>	0.00	0	0.00	0	176,811.80	147,312,950	176,811.80	147,312,950
<b>79. Waste</b>	0.00	0	0.00	0	6,659.20	499,445	6,659.20	499,445
<b>80. Other</b>	0.00	0	0.00	0	434.38	487,205	434.38	487,205
<b>81. Exempt</b>	165.02	0	19.60	0	4,018.14	0	4,202.76	0
<b>82. Total</b>	<b>64.24</b>	<b>123,355</b>	<b>37.00</b>	<b>52,985</b>	<b>440,390.58</b>	<b>655,400,565</b>	<b>440,491.82</b>	<b>655,576,905</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	68,185.41	15.48%	238,574,200	36.39%	3,498.90
<b>Dry Land</b>	188,401.03	42.77%	268,703,105	40.99%	1,426.23
<b>Grass</b>	176,811.80	40.14%	147,312,950	22.47%	833.16
<b>Waste</b>	6,659.20	1.51%	499,445	0.08%	75.00
<b>Other</b>	434.38	0.10%	487,205	0.07%	1,121.61
<b>Exempt</b>	4,202.76	0.95%	0	0.00%	0.00
<b>Total</b>	<b>440,491.82</b>	<b>100.00%</b>	<b>655,576,905</b>	<b>100.00%</b>	<b>1,488.28</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Arapahoe	78	489,130	455	2,179,455	456	29,070,290	534	31,738,875	805,355
83.2 Beaver City	81	96,840	322	523,485	324	9,789,325	405	10,409,650	0
83.3 Cambridge	64	523,562	482	2,206,980	475	32,996,040	539	35,726,582	229,195
83.4 Edison	24	11,770	91	82,990	91	1,360,885	115	1,455,645	0
83.5 Hendley	25	22,110	29	35,330	29	394,070	54	451,510	0
83.6 Holbrook	30	13,705	132	101,720	132	3,065,730	162	3,181,155	0
83.7 Oxford	37	55,880	290	549,630	290	10,723,740	327	11,329,250	3,430
83.8 Rural Residential	37	52,725	261	4,620,015	269	25,555,905	306	30,228,645	100,300
83.9 Suburban	1	4,455	0	0	0	0	1	4,455	0
83.10 Wilsonville	48	30,855	95	92,935	95	1,357,465	143	1,481,255	0
84 Residential Total	425	1,301,032	2,157	10,392,540	2,161	114,313,450	2,586	126,007,022	1,138,280

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	N/a Or Error	1	460	2	5,475	2	286,090	3	292,025	347,650
85.2	Arapahoe	0	0	4	10,035	4	335,770	4	345,805	0
85.3	Arapahoe Commercial	23	65,875	86	347,180	86	5,733,700	109	6,146,755	0
85.4	Beaver City Commercial	12	11,330	43	72,420	46	2,576,635	58	2,660,385	0
85.5	Cambridge	1	181,795	2	128,055	2	185,550	3	495,400	92,175
85.6	Cambridge Commercial	13	296,595	56	849,400	50	4,580,435	63	5,726,430	0
85.7	Edison	1	460	0	0	0	0	1	460	0
85.8	Edison Commercial	1	630	18	44,875	19	6,836,005	20	6,881,510	0
85.9	Hendley Commercial	9	4,100	4	2,380	5	36,075	14	42,555	0
85.10	Holbrook Commercial	4	1,775	27	22,465	28	773,375	32	797,615	0
85.11	Oxford	0	0	1	3,440	1	56,565	1	60,005	0
85.12	Oxford Commercial	6	14,700	54	124,580	56	2,433,120	62	2,572,400	0
85.13	Rural Commercial	13	134,815	13	850,985	19	1,823,405	32	2,809,205	0
85.14	Rural Residential	1	1,000	0	0	0	0	1	1,000	0
85.15	Suburban Commercial	0	0	5	24,895	5	922,730	5	947,625	0
85.16	Wilsonville	1	2,650	0	0	0	0	1	2,650	0
85.17	Wilsonville Commercial	11	14,220	16	25,100	15	43,215	26	82,535	0
86	Commercial Total	97	730,405	331	2,511,285	338	26,622,670	435	29,864,360	439,825

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,161.62	5.99%	8,428,340	5.98%	829.43
88. 1G	30,735.43	18.11%	25,510,400	18.11%	830.00
89. 2G1	106,850.80	62.96%	88,686,190	62.96%	830.00
90. 2G	16,103.26	9.49%	13,365,715	9.49%	830.00
91. 3G1	3,772.87	2.22%	3,131,480	2.22%	830.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,092.00	1.23%	1,736,360	1.23%	830.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	169,715.98	100.00%	140,858,485	100.00%	829.97
<b>CRP</b>					
96. 1C1	20.00	1.92%	32,500	2.27%	1,625.00
97. 1C	505.94	48.60%	822,155	57.53%	1,625.00
98. 2C1	311.97	29.97%	347,850	24.34%	1,115.01
99. 2C	203.10	19.51%	226,460	15.85%	1,115.02
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	1,041.01	100.00%	1,428,965	100.00%	1,372.67
<b>Timber</b>					
105. 1T1	3,720.20	61.44%	3,087,770	61.44%	830.00
106. 1T	1,929.22	31.86%	1,601,255	31.86%	830.00
107. 2T1	68.39	1.13%	56,765	1.13%	830.02
108. 2T	326.00	5.38%	270,580	5.38%	830.00
109. 3T1	4.00	0.07%	3,320	0.07%	830.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	7.00	0.12%	5,810	0.12%	830.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	6,054.81	100.00%	5,025,500	100.00%	830.00
<hr/>					
Grass Total	169,715.98	95.99%	140,858,485	95.62%	829.97
CRP Total	1,041.01	0.59%	1,428,965	0.97%	1,372.67
Timber Total	6,054.81	3.42%	5,025,500	3.41%	830.00
<hr/>					
114. Market Area Total	176,811.80	100.00%	147,312,950	100.00%	833.16

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

33 Furnas

	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	122,906,592	126,007,022	3,100,430	2.52%	1,138,280	1.60%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	26,254,195	25,915,785	-338,410	-1.29%	63,780	-1.53%
<b>04. Total Residential (sum lines 1-3)</b>	<b>149,160,787</b>	<b>151,922,807</b>	<b>2,762,020</b>	<b>1.85%</b>	<b>1,202,060</b>	<b>1.05%</b>
05. Commercial	26,309,215	27,572,415	1,263,200	4.80%	439,825	3.13%
06. Industrial	2,291,945	2,291,945	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>28,601,160</b>	<b>29,864,360</b>	<b>1,263,200</b>	<b>4.42%</b>	<b>439,825</b>	<b>2.88%</b>
08. Ag-Farmsite Land, Outbuildings	31,517,850	31,466,085	-51,765	-0.16%	78,165	-0.41%
09. Minerals	469,230	401,210	-68,020	-14.50	0	-14.50%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>31,987,080</b>	<b>31,867,295</b>	<b>-119,785</b>	<b>-0.37%</b>	<b>78,165</b>	<b>-0.62%</b>
12. Irrigated	245,791,130	238,574,200	-7,216,930	-2.94%		
13. Dryland	270,599,025	268,703,105	-1,895,920	-0.70%		
14. Grassland	152,354,100	147,312,950	-5,041,150	-3.31%		
15. Wasteland	498,415	499,445	1,030	0.21%		
16. Other Agland	5,600	487,205	481,605	8,600.09%		
<b>17. Total Agricultural Land</b>	<b>669,248,270</b>	<b>655,576,905</b>	<b>-13,671,365</b>	<b>-2.04%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>878,997,297</b>	<b>869,231,367</b>	<b>-9,765,930</b>	<b>-1.11%</b>	<b>1,720,050</b>	<b>-1.31%</b>

## 2020 Assessment Survey for Furnas County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	1--shared with Treasurer's office
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$106,030
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$800
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$3,200 for the purchase of computers; the budget for the CAMA system and GIS is maintained in the county general fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$2,300

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	the Assessor's office
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	furnas.gworks.com
7.	<b>Who maintains the GIS software and maps?</b>
	gWorks
8.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	mostly GIS, also updated old aerial photos
9.	<b>When was the aerial imagery last updated?</b>
	GIS 2018
10.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Arapahoe, Beaver City, Cambridge, and Oxford are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

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

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

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

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2020 Residential Assessment Survey for Furnas County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	The assessor and staff												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arapahoe &amp; Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beaver City &amp; Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Edison, Hendley, Holbrook &amp; Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.	2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.	4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.	5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.	AG	Agricultural Improvements throughout the county
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.												
2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.												
4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.												
5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.												
AG	Agricultural Improvements throughout the county												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Only the cost approach is used to determine market value in the residential class.												
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Yes, depreciation tables are developed using local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	The front foot method, updated manually in the CAMA, is used to establish residential lot values in all of Furnas County, except for properties located at Cross Creek Golf Course and Harvest Meadows Subdivison, both in Cambridge. These lots can be irregularly shaped and have been valued using a price per square foot.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	Rural residential site values are based on sales of improved parcels.												

<b>8.</b>	<b>Are there form 191 applications on file?</b>																																		
	No																																		
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																		
	N/A																																		
<b>10.</b>	<table border="1"> <thead> <tr> <th data-bbox="203 352 365 436"><u>Valuation Group</u></th> <th data-bbox="365 352 649 436"><u>Date of Depreciation Tables</u></th> <th data-bbox="649 352 906 436"><u>Date of Costing</u></th> <th data-bbox="906 352 1177 436"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 352 1485 436"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 436 365 493">1</td> <td data-bbox="365 436 649 493">2018</td> <td data-bbox="649 436 906 493">2015</td> <td data-bbox="906 436 1177 493">2014</td> <td data-bbox="1177 436 1485 493">2017</td> </tr> <tr> <td data-bbox="203 493 365 550">2</td> <td data-bbox="365 493 649 550">2013</td> <td data-bbox="649 493 906 550">2015</td> <td data-bbox="906 493 1177 550">2015</td> <td data-bbox="1177 493 1485 550">2015-2018</td> </tr> <tr> <td data-bbox="203 550 365 606">4</td> <td data-bbox="365 550 649 606">2019</td> <td data-bbox="649 550 906 606">2015</td> <td data-bbox="906 550 1177 606">2015</td> <td data-bbox="1177 550 1485 606">2012-2018</td> </tr> <tr> <td data-bbox="203 606 365 663">5</td> <td data-bbox="365 606 649 663">2017</td> <td data-bbox="649 606 906 663">2015</td> <td data-bbox="906 606 1177 663">2015</td> <td data-bbox="1177 606 1485 663">2013-2018</td> </tr> <tr> <td data-bbox="203 663 365 720">AG</td> <td data-bbox="365 663 649 720">2017</td> <td data-bbox="649 663 906 720">2015</td> <td data-bbox="906 663 1177 720">2015</td> <td data-bbox="1177 663 1485 720">2013-2019</td> </tr> </tbody> </table>					<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	2018	2015	2014	2017	2	2013	2015	2015	2015-2018	4	2019	2015	2015	2012-2018	5	2017	2015	2015	2013-2018	AG	2017	2015	2015	2013-2019
<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	2018	2015	2014	2017																															
2	2013	2015	2015	2015-2018																															
4	2019	2015	2015	2012-2018																															
5	2017	2015	2015	2013-2018																															
AG	2017	2015	2015	2013-2019																															
	The county assessor reviews 3-4 precincts yearly. The county reviews all residential, commercial, and agricultural parcels including towns when they are within that precinct.																																		

## 2020 Commercial Assessment Survey for Furnas County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The assessor and staff			
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Only the cost approach is used, except for the Section 42 housing which is valued using the income approach.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The county previously contracted with the Department of Revenue to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach.			
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Yes, depreciation tables are developed using local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	N/A			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	All commercial lot values are established using the front foot method.			
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2010	2016	2014-2015
	<u>Date of Last Inspection</u>			
	2013-2018			
	The assessor reviews 1/6 of the county every year. All commercial parcels are reviewed with the scheduled precincts that they are located in.			

## 2020 Agricultural Assessment Survey for Furnas County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The assessor and staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2017						
	The county assessor reviews the land use physically when they are reviewing the precincts that are schedule for that year; land use is also periodically reviewed using GIS.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	The Assessor reviews sales to determine market areas. There used to be two market areas; the sales difference has dissipated so the county was combined to a single market area.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes, farm home sites and rural residential home sites are valued the same.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	N/A							
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	204							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	Assessor reviewed sales along the river for several years.							
	<i><b><u>If your county recognizes a special value, please answer the following</u></b></i>							

<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Recreational--no longer influencing sales
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Along the Republican River
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Through sales analysis

2019 Plan of Assessment for Furnas County  
Assessment Years 2020, 2021 and 2022  
Date: June 15, 2019

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned 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 the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 ( R.S.Supp 2004).

General Description of Real Property in Furnas County:

Per the 2019 County Abstract, Furnas County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.16	.05
Residential	2587	42.14	13.97
Commercial	429	6.99	3.07
Industrial	11	.18	.26
Recreational	0	0	0
Agricultural	3102	50.53	82.65
Special Value	0	0	0

Agricultural land – 440,357.74 taxable acres. 15.42% irrigated, 42.88% dry, 40.19% grassland (including timber), 1.51% waste.

For more information see 2019 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor’s Office staff includes:  
Melody Crawford, Assessor  
Sherry Thooft, Deputy Assessor

The Assessor and Deputy hold Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel, checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification

B Cadastral Maps and aerial photos are in need of replacement, as they are both nearing 40 years old. For 2019, the Assessor’s office using GWorks and work on this

project is nearing completion.

C Property Record Cards contain Cama pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the new MIPS PC based system for both the Administration usage and the CAMA pricing for the 2020 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS.

E Furnas County is on line with parcel and tax information with Nebraska Assessors Online. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is nearing completion, and this is even more beneficial to those needing our property information.

### Current Assessment Procedures for Real Property

- A Both Assessor and Deputy handle transfers each month.  
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division's sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
  - 1) Market Approach: Sales comparison,
  - 2) Cost Approach: Marshall Swift manual - Commercial 2015, Residential 2015.
  - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

### Level of value, Quality, and Uniformity of assessment year 2019:

Property Class	Median	Cod*	PRD*
Residential	95	30.28	106.63
Commercial	100	34.85	116.21
Agricultural Land	73	20.25	106.41

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2019 Reports and Opinions

## Assessment actions planned for Assessment year 2020

### **2020 Assessment year Assessor & Office Staff**

#### **Residential**

1. Complete pickup work by March 1, 2020.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Commercial**

1. Complete pickup work by March 1, 2020.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Agricultural**

1. Complete pickup work by March 1, 2020.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update any land use changes, using review of four rural precincts for land use.

#### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of all improvements in four rural precincts (3-22, 3-23, 3-24, 3-25) and take digital pictures of improvements as needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings.

## Assessment actions Planned for Assessment year 2021

### **2021 Assessment year Assessor & Office Staff**

#### Residential

1. Complete pickup work by March 1, 2021.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Review residential lot values.
5. Get the review work ready for the next year.

#### Commercial

1. Complete pickup work by March 1, 2021
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Review lot values.
5. Get the review work ready for the next year.

#### Agricultural

1. Complete pickup work by March 1, 2021
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Wilsonville, Hendley, and rural improvements in 3 rural precincts (2-25, 2-24, 2-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

## Assessment actions Planned for Assessment year 2022

### **2022 Assessment year Assessor & Office Staff**

#### Residential

1. Complete pickup work by March 1, 2022.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### Commercial

1. Complete pickup work by March 1, 2022
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### Agricultural

1. Complete pickup work by March 1, 2022
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Beaver City and rural improvements in three rural precincts (2-22, 2-21, 1-21). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Other functions preformed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report.
  - f. Homestead Exemption Tax Loss Report ( in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 500 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 230 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information

13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Melody L. Crawford      Date: June 15, 2019

---

---

---

---

---

Melody Crawford  
Furnas County Assessor  
PO Box 368  
Beaver City NE 68926  
PH. 308-268-3145  
Email: [assessor@furnas.nacone.org](mailto:assessor@furnas.nacone.org)

## **2020 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE**

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.