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DEPARTMENT OF REVENUE

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

KEARNEY 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 Kearney 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 Kearney 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: Jennifer J. Pittner, Kearney 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.

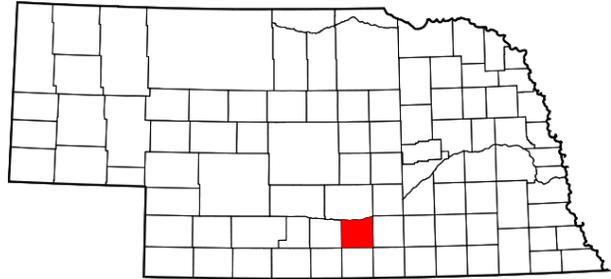
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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.

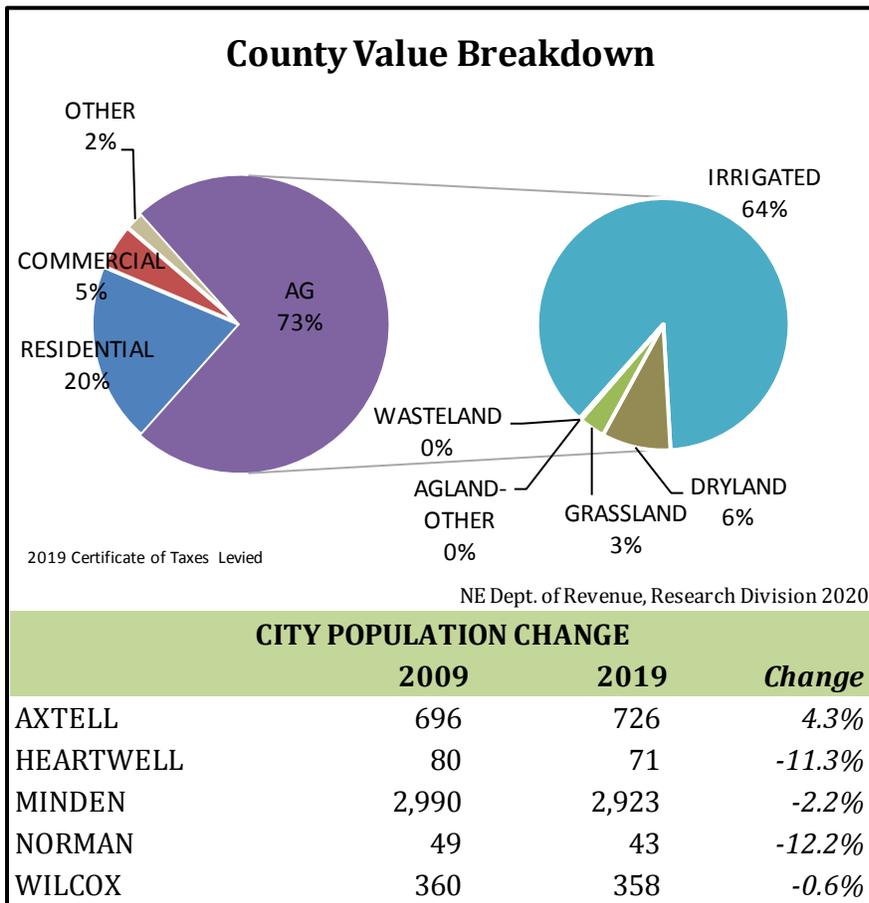
**Further information may be found in Exhibit 94*

County Overview

With a total area of 516 square miles, Kearney County had 6,544 residents, per the Census Bureau Quick Facts for 2018, a slight increase over the 2010 U.S. Census. Reports indicated that 75% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$127,100 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kearney County are located in and around Minden, the county seat. Information available from the U.S. Census Bureau shows there were 170 employer establishments with total employment of 1,710, a 6% decrease in total employment from the prior year.



Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up the majority of the land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

An ethanol plant located in Minden also contributes to the local agricultural economy.

2020 Residential Correlation for Kearney County

Assessment Actions

For the residential class of real property, the county assessor contracted with Tax Valuation Inc. to complete a physical inspection and reappraisal of the rural residential parcels including those located at Awarii Dunes.

A market analysis was conducted and as a result, a 7% factor was applied to Minden improvements and a 5% factor was applied to the improvements in Wilcox.

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

Assessment Practice Review

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

The sales qualification and verifications were discussed. Review of the qualified and non-qualified sales rosters indicated no apparent sales bias in the qualification process. The county assessor uses sales questionnaires to aid in the verification process and reports a good response rate. The usability rate for the residential class is higher than what is typical statewide. Overall, it is believed that all arm's-length transactions were made available for measurement purposes.

Valuation groups are also analyzed to ensure that economic characteristics that could affect market value are adequately defined. Kearney County recognizes seven different valuation groups in the residential class. Valuation Group 1, 2, and 5 follow the assessor locations of Minden, Axtell and Wilcox. Valuation Group 3 combines the rural subdivisions throughout the county. Valuation Group 4 encompasses the smallest villages. Valuation Group 6 represents the golf course subdivisions. The final valuation group is comprised of all rural properties outside city limits and not within an identified subdivision. Overall, the valuation groups follow general economic influences and are thought to be adequately stratified.

The frequency of the six-year inspection and review cycle of the residential class was also reviewed. The county assessor enlists the aid of a contract appraiser to physically inspect and list properties. The residential class is in compliance with the six-year inspection and review cycle.

The final portion of the review involves the examination of the currency of the appraisal tables. The appraisal tables are generally updated in conjunction with the physical inspection. For the residential class, all costing and tables are current with the exception of Valuation Groups 2, 4, and 5. These valuation groups represent the smaller villages of Kearney County. These locations are due for physical inspection for the 2021 assessment year; tables will be updated at that time.

2020 Residential Correlation for Kearney County

Description of Analysis

For the residential class, sales are divided into seven valuation groups. The majority of the sales occur in Valuation Group 1, Minden. Minden is the county seat and largest community in Kearney County.

Valuation Group	Description
1	Minden
2	Axtell
3	Brandt's, El Charman, McConnell's, Summerhaven
4	Heartwell, Norman, Lowell
5	Wilcox
6	Awarii Dunes, Craneview
7	Rural Residential

Analysis of the statistical profile show that all three measures of central tendency are within the acceptable range and correlate closely. This along with the low qualitative statistics indicate values are equitably and proportionately applied to the residential class.

When stratified by individual valuation groups, all groups have an adequate number of sales with a median within the acceptable range with the exception of Valuation Group 4 and 6. Valuation Group 4 represents the small villages (all with populations under 100 people) and rarely has enough sales to be statistically reliable. Valuation Group 6 includes the golf course subdivisions, review of the valuation group show only 4 sales and one of which resold within the study period. Although Valuation Group 6 lacks the sales for statistical reliability. The valuation group is inspected and revalued at the same time using the same appraisal methods as the rural residential parcels.

Further analysis of valuation changes over the prior decade indicate that the smaller villages were flat to a 2% increase yearly. The larger villages Axtell, Wilcox and the Town of Minden have increased at a rate of 3-4% annually. The annualized appreciation of the villages appears to be in line with the valuation changes of similar communities in the surrounding counties.

The 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificated of Taxes Levied Report (CTL) reflects the reported assessment actions of the county for the residential class. The population changed approximately 6% while sample increased 9%, which is generally similar to one another.

2020 Residential Correlation for Kearney County

Equalization and Quality of Assessment

The statistics along with acceptable assessment practices suggest that the residential class is valued within the acceptable range and considered equalized. The quality of assessment of the residential class of real property complies with generally accepted mass appraisal standards.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	142	93.24	94.72	93.32	17.95	101.50
2	29	91.93	88.01	89.97	15.07	97.82
3	12	99.09	100.76	94.82	17.93	106.26
4	1	51.50	51.50	51.50	00.00	100.00
5	7	93.27	82.96	79.39	15.88	104.50
6	4	102.58	102.99	101.41	11.27	101.56
7	13	99.70	102.43	101.41	06.57	101.01
____ALL____	208	94.29	94.17	93.83	16.93	100.36

Level of Value

Based on analysis of all available information, the level of value for the residential property in Kearney County is 94%.

2020 Commercial Correlation for Kearney County

Assessment Actions

For the commercial class, routine maintenance was completed timely.

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.

Review of the valuation groups for the commercial class shows that Kearney County identifies two valuation groups. Valuation Group 1 is Minden, the county seat. Valuation Group 2 is comprised of the rest of the county. It appears that economic differences have been adequately stratified using the current structure of the valuation groups.

The six-year inspection and review cycle was also discussed. Valuation Group 1 was last inspected in 2018; while Valuation Group 2 was inspected in 2014 and will be due to be inspected next year to stay within compliance. Review of the currency of the appraisal tables indicate that the depreciation tables were updated in 2015 and lot values in 2014. However, the costing of the commercial class is dated 2012.

Description of Analysis

Kearney County contains a little less than 300 improved commercial parcels that have been stratified into two valuation groups.

Valuation Group	Description
1	Minden
2	Axtell, Heartwell, Norman, Wilcox, and Rural

Review of the statistical sample shows 21 qualified sales within two valuation groups for the commercial class. Overall, all three measures of central tendency are within the acceptable range. However, the qualitative statistics indicate a wide range of dispersion in the sales. The stability of the overall median was tested by removing two sales on either side of the array. The median swung from 80%-96% during this test, indicating the median is not the best indicator to pinpoint a level of value. Additional stratification down to the valuation groups, divide the already small sample further so that the sample sizes are inadequate for measurement.

Further analysis of the historical valuation changes over the past decade was conducted. Axtell and Wilcox both increased about 2% annually while Minden increased about 11% yearly. These increases (including growth) are consistent with the changes occurring in similar communities of

2020 Commercial Correlation for Kearney County

the surrounding counties. This further supports that the commercial class has achieved an acceptable level of value.

Reviewing the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) show a small increase (less than 1%) to the population, which corresponds with the reported assessment actions of routine maintenance to the commercial class. The sales increased in a similar manner as the overall population.

Equalization and Quality of Assessment

A review of the assessment practices along with valuation changes suggest that commercial assessments within the county are valued within the acceptable parameters and therefore consider equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	92.64	91.96	87.19	27.74	105.47
2	8	85.70	111.53	94.28	53.33	118.30
____ALL____	21	92.64	99.42	92.17	35.97	107.87

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Kearney County has achieved the statutory level of value of 100%

2020 Agricultural Correlation for Kearney County

Assessment Actions

For the agricultural class, rural improvements were physically inspected as part of the six-year inspection and review cycle. Additionally, the county assessor completed the Land Capability Grouping (LCG) conversion. After the realignment of the LCGs, the county assessor conducted a market analysis for agricultural land. As a result, the irrigated land decreased approximately 13%, dryland 6% and grassland 1%.

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.

A review of market areas is conducted to ensure that unique characteristics to the land are identified and adequately identified. The Kearney County Assessor currently recognizes only has one market area. The land within the county is highly productive and is most suitable for cropping. The majority of the agricultural land is irrigated. There does not appear to be any unique characteristics that would warrant more than one market area.

Another aspect of the review involves the discussion of the six-year inspection and review cycle. Agricultural homes and outbuildings are physically inspected at the same time as the rural residential. Appraisal processes are similar for agricultural homes as rural residential homes. Outbuildings are costed then depreciated using a straight-line depreciation. Land use is reviewed yearly using aerial imagery, Farm Credit Service (FSA) maps and questionnaires. Additionally, agricultural home sites carry the same value as residential home site first acres.

Description of Analysis

Review of the overall statistical profile show that all three measures of central tendency are within the range. Additional review of the sales across the three-year study period indicate stabilization of the agricultural market. When stratified further to the 80% Majority Land Use (MLU), the only subclass with a sufficient number of sales for reliable measurement is the irrigated land. The statistics for the 80% MLU irrigated subclass supports the values set by the county assessor. Although, the 80% MLU is within range for dryland and grassland the sample sizes are too small to be reliable. Comparison of values set by surrounding counties with comparable agricultural markets suggest that both the dryland and grassland subclasses have achieved an acceptable level of values.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same appraisal methods as rural residential parcels supporting that agricultural homes and outbuildings are equalized and uniformly appraised.

Although, there is an insufficient number of sales in the dryland and grassland subclasses, values set by the Kearney County Assessor are equalized with the values of the neighboring counties

2020 Agricultural Correlation for Kearney County

supporting that agricultural land values have been assessed at uniform proportions of market value. The quality of assessment of the agricultural class of property adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	41	69.99	70.58	66.91	13.87	105.48
1	41	69.99	70.58	66.91	13.87	105.48
<u> Dry </u>						
County	4	75.41	74.39	70.10	16.79	106.12
1	4	75.41	74.39	70.10	16.79	106.12
<u> Grass </u>						
County	3	70.08	69.08	65.29	04.94	105.80
1	3	70.08	69.08	65.29	04.94	105.80
<u> ALL </u>						
	54	71.23	73.05	68.67	15.11	106.38

Level of Value

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

2020 Opinions of the Property Tax Administrator for Kearney County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Kearney County

Residential Real Property - Current

Number of Sales	208	Median	94.29
Total Sales Price	\$31,744,679	Mean	94.17
Total Adj. Sales Price	\$31,744,679	Wgt. Mean	93.83
Total Assessed Value	\$29,786,485	Average Assessed Value of the Base	\$106,853
Avg. Adj. Sales Price	\$152,619	Avg. Assessed Value	\$143,204

Confidence Interval - Current

95% Median C.I	91.06 to 96.31
95% Wgt. Mean C.I	91.40 to 96.26
95% Mean C.I	91.13 to 97.21
% of Value of the Class of all Real Property Value in the County	20.37
% of Records Sold in the Study Period	6.35
% of Value Sold in the Study Period	8.51

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	196	94	94.26
2018	200	96	95.75
2017	192	93	92.73
2016	204	93	92.79

2020 Commission Summary for Kearney County

Commercial Real Property - Current

Number of Sales	21	Median	92.64
Total Sales Price	\$8,910,629	Mean	99.42
Total Adj. Sales Price	\$8,910,629	Wgt. Mean	92.17
Total Assessed Value	\$8,212,675	Average Assessed Value of the Base	\$252,474
Avg. Adj. Sales Price	\$424,316	Avg. Assessed Value	\$391,080

Confidence Interval - Current

95% Median C.I	69.13 to 99.43
95% Wgt. Mean C.I	61.94 to 122.39
95% Mean C.I	72.15 to 126.69
% of Value of the Class of all Real Property Value in the County	5.42
% of Records Sold in the Study Period	5.69
% of Value Sold in the Study Period	8.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	30	100	93.12
2018	38	100	93.66
2017	32	93	93.45
2016	29	98	94.61

**50 Kearney
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 : 208
 Total Sales Price : 31,744,679
 Total Adj. Sales Price : 31,744,679
 Total Assessed Value : 29,786,485
 Avg. Adj. Sales Price : 152,619
 Avg. Assessed Value : 143,204

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 94
 COD : 16.93
 PRD : 100.36

COV : 23.73
 STD : 22.35
 Avg. Abs. Dev : 15.96
 MAX Sales Ratio : 201.28
 MIN Sales Ratio : 41.07

95% Median C.I. : 91.06 to 96.31
 95% Wgt. Mean C.I. : 91.40 to 96.26
 95% Mean C.I. : 91.13 to 97.21

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	18	104.31	105.01	105.24	13.11	99.78	79.29	141.54	89.29 to 113.24	132,764	139,718	
01-JAN-18 To 31-MAR-18	11	83.31	88.22	91.66	26.68	96.25	51.50	161.67	53.90 to 110.07	106,241	97,385	
01-APR-18 To 30-JUN-18	24	94.76	94.39	92.75	12.68	101.77	53.43	137.32	90.64 to 103.34	153,702	142,566	
01-JUL-18 To 30-SEP-18	25	96.02	92.19	94.30	11.85	97.76	56.76	114.60	85.37 to 101.10	194,124	183,050	
01-OCT-18 To 31-DEC-18	36	90.82	95.78	94.27	22.53	101.60	45.98	201.28	81.52 to 101.40	149,379	140,826	
01-JAN-19 To 31-MAR-19	26	93.94	95.86	93.23	16.33	102.82	65.04	170.99	87.34 to 99.08	136,269	127,044	
01-APR-19 To 30-JUN-19	28	93.96	91.58	94.90	16.82	96.50	41.07	163.19	80.15 to 98.10	153,643	145,807	
01-JUL-19 To 30-SEP-19	40	91.01	91.31	89.49	16.68	102.03	53.38	140.72	83.12 to 98.11	160,542	143,675	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	78	96.44	95.26	95.73	14.66	99.51	51.50	161.67	91.51 to 100.86	155,133	148,513	
01-OCT-18 To 30-SEP-19	130	92.07	93.51	92.66	18.33	100.92	41.07	201.28	87.34 to 95.87	151,110	140,019	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	96	93.96	93.63	93.71	17.46	99.91	45.98	201.28	89.93 to 98.07	157,169	147,279	
<u>ALL</u>	208	94.29	94.17	93.83	16.93	100.36	41.07	201.28	91.06 to 96.31	152,619	143,204	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	142	93.24	94.72	93.32	17.95	101.50	41.07	201.28	89.93 to 96.06	140,681	131,282	
2	29	91.93	88.01	89.97	15.07	97.82	50.95	120.06	79.31 to 98.39	144,203	129,743	
3	12	99.09	100.76	94.82	17.93	106.26	71.91	163.19	79.96 to 110.07	202,367	191,893	
4	1	51.50	51.50	51.50	00.00	100.00	51.50	51.50	N/A	2,000	1,030	
5	7	93.27	82.96	79.39	15.88	104.50	53.38	101.31	53.38 to 101.31	97,414	77,341	
6	4	102.58	102.99	101.41	11.27	101.56	90.65	116.14	N/A	336,500	341,239	
7	13	99.70	102.43	101.41	06.57	101.01	87.34	135.54	96.61 to 108.71	240,600	243,983	
<u>ALL</u>	208	94.29	94.17	93.83	16.93	100.36	41.07	201.28	91.06 to 96.31	152,619	143,204	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	208	94.29	94.17	93.83	16.93	100.36	41.07	201.28	91.06 to 96.31	152,619	143,204	
06												
07												
<u>ALL</u>	208	94.29	94.17	93.83	16.93	100.36	41.07	201.28	91.06 to 96.31	152,619	143,204	

**50 Kearney
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 : 208
 Total Sales Price : 31,744,679
 Total Adj. Sales Price : 31,744,679
 Total Assessed Value : 29,786,485
 Avg. Adj. Sales Price : 152,619
 Avg. Assessed Value : 143,204

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 94
 COD : 16.93
 PRD : 100.36

COV : 23.73
 STD : 22.35
 Avg. Abs. Dev : 15.96
 MAX Sales Ratio : 201.28
 MIN Sales Ratio : 41.07

95% Median C.I. : 91.06 to 96.31
 95% Wgt. Mean C.I. : 91.40 to 96.26
 95% Mean C.I. : 91.13 to 97.21

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	51.50	51.50	51.50	00.00	100.00	51.50	51.50	N/A	2,000	1,030	
Less Than 15,000	2	126.39	126.39	178.47	59.25	70.82	51.50	201.28	N/A	6,566	11,718	
Less Than 30,000	5	98.47	112.21	113.81	40.48	98.59	51.50	201.28	N/A	13,826	15,735	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	207	94.36	94.38	93.83	16.78	100.59	41.07	201.28	91.06 to 96.49	153,346	143,891	
Greater Than 14,999	206	94.29	93.86	93.80	16.32	100.06	41.07	170.99	91.06 to 96.31	154,037	144,481	
Greater Than 29,999	203	94.22	93.73	93.79	16.29	99.94	41.07	170.99	91.06 to 96.13	156,037	146,344	
<u>Incremental Ranges</u>												
0 TO 4,999	1	51.50	51.50	51.50	00.00	100.00	51.50	51.50	N/A	2,000	1,030	
5,000 TO 14,999	1	201.28	201.28	201.28	00.00	100.00	201.28	201.28	N/A	11,131	22,405	
15,000 TO 29,999	3	98.47	102.76	98.64	16.77	104.18	80.14	129.67	N/A	18,667	18,413	
30,000 TO 59,999	18	101.09	101.14	98.49	33.80	102.69	41.07	161.67	64.27 to 138.80	45,789	45,099	
60,000 TO 99,999	33	92.57	92.90	91.79	18.33	101.21	53.43	163.19	81.75 to 98.10	81,702	74,990	
100,000 TO 149,999	61	89.93	90.48	90.11	16.28	100.41	50.95	170.99	81.30 to 96.04	123,806	111,560	
150,000 TO 249,999	65	93.27	92.20	92.03	12.27	100.18	53.38	141.54	89.29 to 96.49	189,541	174,442	
250,000 TO 499,999	25	100.44	101.82	101.07	08.05	100.74	79.96	125.36	96.61 to 103.34	311,316	314,632	
500,000 TO 999,999	1	82.34	82.34	82.34	00.00	100.00	82.34	82.34	N/A	500,000	411,695	
1,000,000 +												
<u>ALL</u>	208	94.29	94.17	93.83	16.93	100.36	41.07	201.28	91.06 to 96.31	152,619	143,204	

50 Kearney
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 : 21
Total Sales Price : 8,910,629
Total Adj. Sales Price : 8,910,629
Total Assessed Value : 8,212,675
Avg. Adj. Sales Price : 424,316
Avg. Assessed Value : 391,080

MEDIAN : 93
WGT. MEAN : 92
MEAN : 99
COD : 35.97
PRD : 107.87

COV : 60.26
STD : 59.91
Avg. Abs. Dev : 33.32
MAX Sales Ratio : 319.23
MIN Sales Ratio : 45.35

95% Median C.I. : 69.13 to 99.43
95% Wgt. Mean C.I. : 61.94 to 122.39
95% Mean C.I. : 72.15 to 126.69

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	59.84	65.08	82.90	32.95	78.50	45.35	95.29	N/A	186,875	154,924
01-JAN-17 To 31-MAR-17	3	94.72	106.40	90.32	34.92	117.80	62.62	161.85	N/A	116,833	105,522
01-APR-17 To 30-JUN-17	1	75.56	75.56	75.56	00.00	100.00	75.56	75.56	N/A	460,000	347,555
01-JUL-17 To 30-SEP-17	1	93.59	93.59	93.59	00.00	100.00	93.59	93.59	N/A	145,000	135,710
01-OCT-17 To 31-DEC-17	2	125.55	125.55	77.48	39.38	162.04	76.11	174.99	N/A	2,248,040	1,741,780
01-JAN-18 To 31-MAR-18	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	4,000	4,000
01-APR-18 To 30-JUN-18	2	81.53	81.53	79.42	15.21	102.66	69.13	93.93	N/A	194,000	154,080
01-JUL-18 To 30-SEP-18	1	92.64	92.64	92.64	00.00	100.00	92.64	92.64	N/A	1,066,050	987,640
01-OCT-18 To 31-DEC-18	2	97.18	97.18	90.10	17.73	107.86	79.95	114.41	N/A	49,250	44,373
01-JAN-19 To 31-MAR-19	1	66.29	66.29	66.29	00.00	100.00	66.29	66.29	N/A	450,000	298,320
01-APR-19 To 30-JUN-19	1	52.98	52.98	52.98	00.00	100.00	52.98	52.98	N/A	145,000	76,825
01-JUL-19 To 30-SEP-19	2	209.33	209.33	276.05	52.50	75.83	99.43	319.23	N/A	280,000	772,950
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	9	75.56	83.18	83.35	32.03	99.80	45.35	161.85	45.37 to 95.29	189,222	157,725
01-OCT-17 To 30-SEP-18	6	93.29	101.13	80.34	23.41	125.88	69.13	174.99	69.13 to 174.99	992,355	797,227
01-OCT-18 To 30-SEP-19	6	89.69	122.05	160.33	62.04	76.12	52.98	319.23	52.98 to 319.23	208,917	334,965
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	7	93.59	105.63	78.57	33.17	134.44	62.62	174.99	62.62 to 174.99	778,797	611,913
01-JAN-18 To 31-DEC-18	6	93.29	91.68	89.21	11.90	102.77	69.13	114.41	69.13 to 114.41	259,425	231,424
<u>ALL</u>	21	92.64	99.42	92.17	35.97	107.87	45.35	319.23	69.13 to 99.43	424,316	391,080

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	13	92.64	91.96	87.19	27.74	105.47	45.37	174.99	62.62 to 99.43	204,158	178,012
2	8	85.70	111.53	94.28	53.33	118.30	45.35	319.23	45.35 to 319.23	782,072	737,316
<u>ALL</u>	21	92.64	99.42	92.17	35.97	107.87	45.35	319.23	69.13 to 99.43	424,316	391,080

**50 Kearney
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 : 21
 Total Sales Price : 8,910,629
 Total Adj. Sales Price : 8,910,629
 Total Assessed Value : 8,212,675
 Avg. Adj. Sales Price : 424,316
 Avg. Assessed Value : 391,080

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 99
 COD : 35.97
 PRD : 107.87

COV : 60.26
 STD : 59.91
 Avg. Abs. Dev : 33.32
 MAX Sales Ratio : 319.23
 MIN Sales Ratio : 45.35

95% Median C.I. : 69.13 to 99.43
 95% Wgt. Mean C.I. : 61.94 to 122.39
 95% Mean C.I. : 72.15 to 126.69

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	81.53	81.53	79.42	15.21	102.66	69.13	93.93	N/A	194,000	154,080
03	19	92.64	101.30	92.75	38.34	109.22	45.35	319.23	66.29 to 100.00	448,559	416,027
04											
<u>ALL</u>	<u>21</u>	<u>92.64</u>	<u>99.42</u>	<u>92.17</u>	<u>35.97</u>	<u>107.87</u>	<u>45.35</u>	<u>319.23</u>	<u>69.13 to 99.43</u>	<u>424,316</u>	<u>391,080</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	4,000	4,000
Less Than 15,000	2	72.68	72.68	60.96	37.60	119.23	45.35	100.00	N/A	7,000	4,268
Less Than 30,000	3	100.00	86.59	97.01	23.02	89.26	45.35	114.41	N/A	14,333	13,905
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	86.30	99.39	92.16	40.12	107.85	45.35	319.23	69.13 to 95.29	445,331	410,434
Greater Than 14,999	19	92.64	102.23	92.22	36.65	110.85	45.37	319.23	69.13 to 99.43	468,244	431,797
Greater Than 29,999	18	86.30	101.56	92.14	40.13	110.22	45.37	319.23	69.13 to 95.29	492,646	453,942
<u>Incremental Ranges</u>											
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	4,000	4,000
5,000 TO 14,999	1	45.35	45.35	45.35	00.00	100.00	45.35	45.35	N/A	10,000	4,535
15,000 TO 29,999	1	114.41	114.41	114.41	00.00	100.00	114.41	114.41	N/A	29,000	33,180
30,000 TO 59,999											
60,000 TO 99,999	4	120.90	115.54	112.53	43.74	102.67	45.37	174.99	N/A	67,500	75,960
100,000 TO 149,999	4	94.16	85.18	83.32	12.64	102.23	52.98	99.43	N/A	125,000	104,155
150,000 TO 249,999	4	71.72	75.00	74.09	12.72	101.23	62.62	93.93	N/A	204,500	151,513
250,000 TO 499,999	4	85.43	139.09	139.47	79.80	99.73	66.29	319.23	N/A	445,000	620,655
500,000 TO 999,999											
1,000,000 +	2	84.38	84.38	79.31	09.80	106.39	76.11	92.64	N/A	2,749,815	2,180,915
<u>ALL</u>	<u>21</u>	<u>92.64</u>	<u>99.42</u>	<u>92.17</u>	<u>35.97</u>	<u>107.87</u>	<u>45.35</u>	<u>319.23</u>	<u>69.13 to 99.43</u>	<u>424,316</u>	<u>391,080</u>

**50 Kearney
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 : 21
 Total Sales Price : 8,910,629
 Total Adj. Sales Price : 8,910,629
 Total Assessed Value : 8,212,675
 Avg. Adj. Sales Price : 424,316
 Avg. Assessed Value : 391,080

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 99
 COD : 35.97
 PRD : 107.87

COV : 60.26
 STD : 59.91
 Avg. Abs. Dev : 33.32
 MAX Sales Ratio : 319.23
 MIN Sales Ratio : 45.35

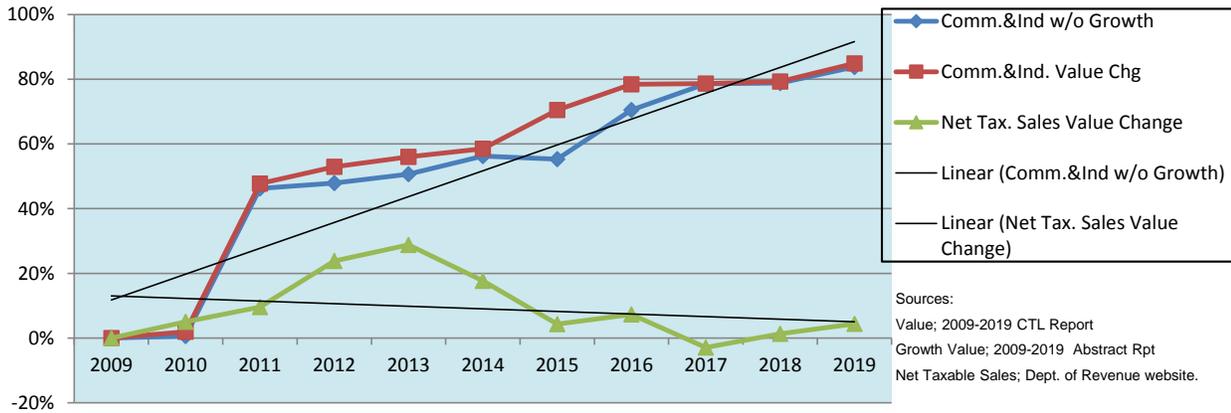
95% Median C.I. : 69.13 to 99.43
 95% Wgt. Mean C.I. : 61.94 to 122.39
 95% Mean C.I. : 72.15 to 126.69

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
123	1	76.11	76.11	76.11	00.00	100.00	76.11	76.11	N/A	4,433,579	3,374,190
311	1	95.29	95.29	95.29	00.00	100.00	95.29	95.29	N/A	420,000	400,215
325	1	62.62	62.62	62.62	00.00	100.00	62.62	62.62	N/A	185,000	115,840
342	1	93.59	93.59	93.59	00.00	100.00	93.59	93.59	N/A	145,000	135,710
344	1	52.98	52.98	52.98	00.00	100.00	52.98	52.98	N/A	145,000	76,825
350	1	161.85	161.85	161.85	00.00	100.00	161.85	161.85	N/A	65,500	106,010
352	4	83.48	82.50	86.98	12.91	94.85	69.13	93.93	N/A	424,763	369,463
353	4	97.08	103.62	112.56	34.60	92.06	45.35	174.99	N/A	70,625	79,498
470	1	319.23	319.23	319.23	00.00	100.00	319.23	319.23	N/A	450,000	1,436,530
476	1	66.29	66.29	66.29	00.00	100.00	66.29	66.29	N/A	450,000	298,320
491	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	4,000	4,000
494	1	75.56	75.56	75.56	00.00	100.00	75.56	75.56	N/A	460,000	347,555
528	1	79.95	79.95	79.95	00.00	100.00	79.95	79.95	N/A	69,500	55,565
555	1	45.37	45.37	45.37	00.00	100.00	45.37	45.37	N/A	72,500	32,895
558	1	114.41	114.41	114.41	00.00	100.00	114.41	114.41	N/A	29,000	33,180
<u>ALL</u>	21	92.64	99.42	92.17	35.97	107.87	45.35	319.23	69.13 to 99.43	424,316	391,080

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	\$ 35,247,135	\$ 2,366,995		\$ 32,880,140	--	\$ 29,478,752	--
2009	\$ 49,658,186	\$ 566,170	1.14%	\$ 49,092,016	--	\$ 29,643,581	--
2010	\$ 50,644,041	\$ 669,680	1.32%	\$ 49,974,361	0.64%	\$ 31,123,955	4.99%
2011	\$ 73,354,291	\$ 746,175	1.02%	\$ 72,608,116	43.37%	\$ 32,493,054	4.40%
2012	\$ 75,952,961	\$ 2,491,495	3.28%	\$ 73,461,466	0.15%	\$ 36,715,542	13.00%
2013	\$ 77,470,721	\$ 2,639,610	3.41%	\$ 74,831,111	-1.48%	\$ 38,181,983	3.99%
2014	\$ 78,710,250	\$ 1,126,720	1.43%	\$ 77,583,530	0.15%	\$ 34,880,458	-8.65%
2015	\$ 84,664,335	\$ 7,531,625	8.90%	\$ 77,132,710	-2.00%	\$ 30,916,973	-11.36%
2016	\$ 88,623,135	\$ 3,950,535	4.46%	\$ 84,672,600	0.01%	\$ 31,799,841	2.86%
2017	\$ 88,726,045	\$ 46,955	0.05%	\$ 88,679,090	0.06%	\$ 28,776,436	-9.51%
2018	\$ 89,042,520	\$ 243,595	0.27%	\$ 88,798,925	0.08%	\$ 30,036,677	4.38%
2019	\$ 91,828,995	\$ 556,720	0.61%	\$ 91,272,275	2.50%	\$ 30,943,811	3.02%
Ann %chg	6.34%			Average	4.35%	0.43%	0.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.64%	1.99%	4.99%
2011	46.22%	47.72%	9.61%
2012	47.93%	52.95%	23.86%
2013	50.69%	56.01%	28.80%
2014	56.24%	58.50%	17.67%
2015	55.33%	70.49%	4.30%
2016	70.51%	78.47%	7.27%
2017	78.58%	78.67%	-2.93%
2018	78.82%	79.31%	1.33%
2019	83.80%	84.92%	4.39%

County Number	50
County Name	Kearney

50 Kearney
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 : 54
Total Sales Price : 41,280,473
Total Adj. Sales Price : 41,280,473
Total Assessed Value : 28,349,305
Avg. Adj. Sales Price : 764,453
Avg. Assessed Value : 524,987

MEDIAN : 71
WGT. MEAN : 69
MEAN : 73
COD : 15.11
PRD : 106.38

COV : 20.49
STD : 14.97
Avg. Abs. Dev : 10.76
MAX Sales Ratio : 117.57
MIN Sales Ratio : 49.15

95% Median C.I. : 68.73 to 74.98
95% Wgt. Mean C.I. : 64.35 to 73.00
95% Mean C.I. : 69.06 to 77.04

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	6	58.64	63.98	58.98	16.05	108.48	50.40	89.43	50.40 to 89.43	927,286	546,926	
01-JAN-17 To 31-MAR-17	5	72.10	82.46	70.41	24.33	117.11	55.25	108.22	N/A	658,200	463,407	
01-APR-17 To 30-JUN-17	5	69.91	75.50	70.06	19.28	107.76	56.81	117.57	N/A	939,000	657,892	
01-JUL-17 To 30-SEP-17	2	64.02	64.02	63.80	00.98	100.34	63.39	64.64	N/A	841,216	536,710	
01-OCT-17 To 31-DEC-17	5	79.69	78.74	74.09	11.53	106.28	61.93	99.86	N/A	660,593	489,434	
01-JAN-18 To 31-MAR-18	5	70.08	66.64	63.72	15.48	104.58	52.11	81.73	N/A	604,116	384,951	
01-APR-18 To 30-JUN-18	4	69.23	70.23	68.04	07.60	103.22	61.48	80.98	N/A	770,486	524,205	
01-JUL-18 To 30-SEP-18	1	72.09	72.09	72.09	00.00	100.00	72.09	72.09	N/A	465,000	335,215	
01-OCT-18 To 31-DEC-18	7	77.31	81.82	76.93	14.82	106.36	59.38	102.26	59.38 to 102.26	583,998	449,295	
01-JAN-19 To 31-MAR-19	4	71.93	72.83	72.14	01.90	100.96	71.33	76.11	N/A	1,081,250	779,995	
01-APR-19 To 30-JUN-19	7	68.73	67.86	66.88	11.23	101.47	49.15	80.76	49.15 to 80.76	836,519	559,505	
01-JUL-19 To 30-SEP-19	3	74.98	74.66	73.45	11.52	101.65	61.54	87.46	N/A	636,404	467,432	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	18	67.28	72.32	65.40	20.51	110.58	50.40	117.57	57.68 to 72.10	846,231	553,415	
01-OCT-17 To 30-SEP-18	15	72.09	71.99	68.93	12.50	104.44	52.11	99.86	61.93 to 80.12	658,033	453,597	
01-OCT-18 To 30-SEP-19	21	73.76	74.43	71.60	11.96	103.95	49.15	102.26	68.73 to 77.31	770,373	551,613	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	17	70.99	77.15	70.36	19.09	109.65	55.25	117.57	63.29 to 99.86	763,023	536,887	
01-JAN-18 To 31-DEC-18	17	72.09	74.05	70.40	14.45	105.18	52.11	102.26	61.48 to 81.73	626,795	441,286	
<u>ALL</u>	54	71.23	73.05	68.67	15.11	106.38	49.15	117.57	68.73 to 74.98	764,453	524,987	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	54	71.23	73.05	68.67	15.11	106.38	49.15	117.57	68.73 to 74.98	764,453	524,987	
<u>ALL</u>	54	71.23	73.05	68.67	15.11	106.38	49.15	117.57	68.73 to 74.98	764,453	524,987	

50 Kearney
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 : 54
Total Sales Price : 41,280,473
Total Adj. Sales Price : 41,280,473
Total Assessed Value : 28,349,305
Avg. Adj. Sales Price : 764,453
Avg. Assessed Value : 524,987

MEDIAN : 71
WGT. MEAN : 69
MEAN : 73
COD : 15.11
PRD : 106.38

COV : 20.49
STD : 14.97
Avg. Abs. Dev : 10.76
MAX Sales Ratio : 117.57
MIN Sales Ratio : 49.15

95% Median C.I. : 68.73 to 74.98
95% Wgt. Mean C.I. : 64.35 to 73.00
95% Mean C.I. : 69.06 to 77.04

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	24	71.00	70.69	67.81	11.37	104.25	50.40	91.15	63.29 to 76.11	858,277	582,037
1	24	71.00	70.69	67.81	11.37	104.25	50.40	91.15	63.29 to 76.11	858,277	582,037
Dry											
County	4	75.41	74.39	70.10	16.79	106.12	52.32	94.41	N/A	304,646	213,565
1	4	75.41	74.39	70.10	16.79	106.12	52.32	94.41	N/A	304,646	213,565
Grass											
County	3	70.08	69.08	65.29	04.94	105.80	63.39	73.76	N/A	501,120	327,167
1	3	70.08	69.08	65.29	04.94	105.80	63.39	73.76	N/A	501,120	327,167
ALL	54	71.23	73.05	68.67	15.11	106.38	49.15	117.57	68.73 to 74.98	764,453	524,987

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	41	69.99	70.58	66.91	13.87	105.48	49.15	108.22	63.29 to 72.28	872,926	584,033
1	41	69.99	70.58	66.91	13.87	105.48	49.15	108.22	63.29 to 72.28	872,926	584,033
Dry											
County	4	75.41	74.39	70.10	16.79	106.12	52.32	94.41	N/A	304,646	213,565
1	4	75.41	74.39	70.10	16.79	106.12	52.32	94.41	N/A	304,646	213,565
Grass											
County	3	70.08	69.08	65.29	04.94	105.80	63.39	73.76	N/A	501,120	327,167
1	3	70.08	69.08	65.29	04.94	105.80	63.39	73.76	N/A	501,120	327,167
ALL	54	71.23	73.05	68.67	15.11	106.38	49.15	117.57	68.73 to 74.98	764,453	524,987

Kearney County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	4800	4799	4750	4550	4000	3000	3000	3000	4519
Adams	4	5249	5198	5094	4991	4735	4795	4764	4582	5131
Buffalo	4	5480	2949	5230	5170	4815	4657	4530	3766	5158
Franklin	2	4278	4247	3962	4022	1220	3500	3564	3502	4095
Hall	1	5498	5280	4000	3986	3868	3864	3651	3615	4771
Webster	1	3640	3623	3592	3626	3392	3660	3592	3547	3598
Phelps	1	5598	5598	4600	4197	4000	3900	3800	3406	5255
Harlan	1	4779	4780	3990	2730	n/a	2540	2420	2423	4387

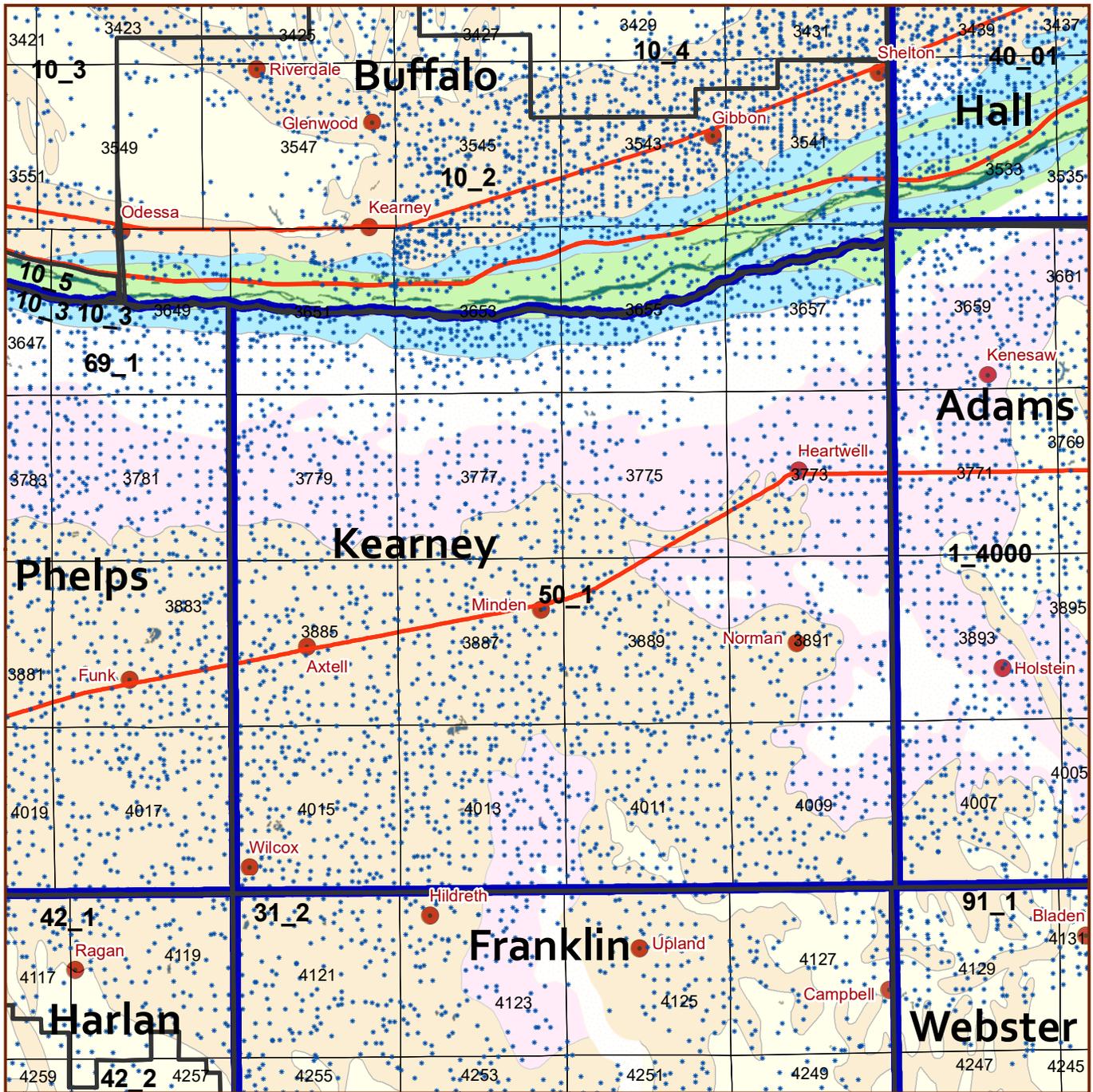
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	2770	2500	2500	2230	1785	1785	1785	2593
Adams	4	3260	3075	2890	2700	2700	2700	2515	2515	2977
Buffalo	4	n/a	2340	2195	2110	2005	1950	1890	1865	2220
Franklin	2	2680	2650	2300	2280	1970	1960	1615	1615	2413
Hall	1	2719	2738	2328	2328	2052	2052	1888	1888	2392
Webster	1	2335	2335	2105	1960	1960	n/a	1890	1890	2137
Phelps	1	2550	2550	2450	2250	2150	2050	1850	1600	2438
Harlan	1	n/a	2460	2195	1717	n/a	1710	1565	1565	2307

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Adams	4	1405	1405	1380	1380	1355	n/a	1355	1355	1385
Buffalo	4	n/a	1410	1390	1365	1345	1320	n/a	n/a	1362
Franklin	2	1100	1100	1085	1075	1070	1065	1060	1060	1089
Hall	1	1411	1408	1346	1349	1274	1275	1275	1275	1377
Webster	1	1365	1365	1365	1365	1365	1365	1365	1365	1365
Phelps	1	1343	1299	1250	1198	1150	1100	941	1100	1240
Harlan	1	950	950	950	950	n/a	n/a	n/a	950	950

County	Mkt Area	CRP	TIMBER	WASTE
Kearney	1	n/a	n/a	150
Adams	4	n/a	n/a	202
Buffalo	4	1367	505	472
Franklin	2	1092	550	150
Hall	1	n/a	n/a	107
Webster	1	1805	180	180
Phelps	1	1103	1100	35
Harlan	1	n/a	n/a	100

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.

KEARNEY COUNTY



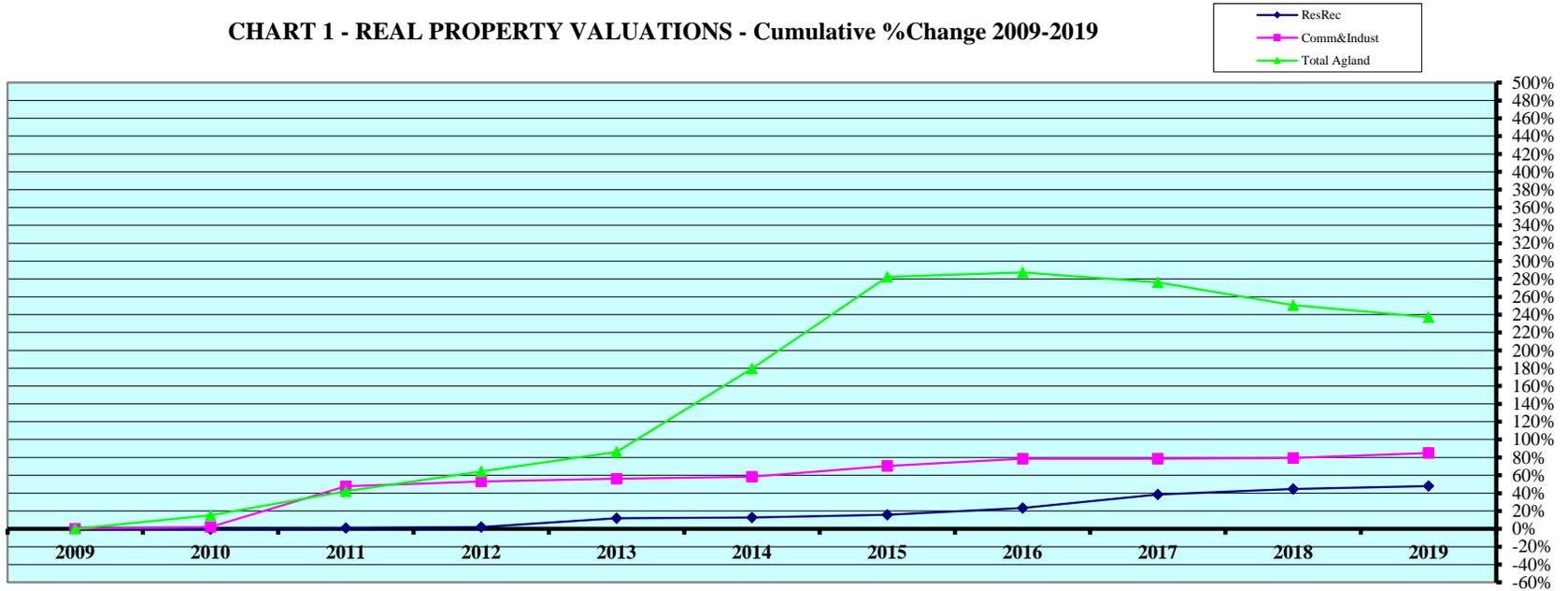
Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	219,192,190	--	--	--	49,658,186	--	--	--	403,299,335	--	--	--
2010	217,875,980	-1,316,210	-0.60%	-0.60%	50,644,041	985,855	1.99%	1.99%	464,482,790	61,183,455	15.17%	15.17%
2011	221,262,870	3,386,890	1.55%	0.94%	73,354,291	22,710,250	44.84%	47.72%	573,283,855	108,801,065	23.42%	42.15%
2012	223,859,860	2,596,990	1.17%	2.13%	75,952,961	2,598,670	3.54%	52.95%	662,550,145	89,266,290	15.57%	64.28%
2013	245,166,080	21,306,220	9.52%	11.85%	77,470,721	1,517,760	2.00%	56.01%	750,896,685	88,346,540	13.33%	86.19%
2014	246,805,350	1,639,270	0.67%	12.60%	78,710,250	1,239,529	1.60%	58.50%	1,127,105,295	376,208,610	50.10%	179.47%
2015	253,443,125	6,637,775	2.69%	15.63%	84,664,335	5,954,085	7.56%	70.49%	1,541,950,210	414,844,915	36.81%	282.33%
2016	270,307,465	16,864,340	6.65%	23.32%	88,623,135	3,958,800	4.68%	78.47%	1,561,854,235	19,904,025	1.29%	287.27%
2017	303,665,250	33,357,785	12.34%	38.54%	88,726,045	102,910	0.12%	78.67%	1,516,753,580	-45,100,655	-2.89%	276.09%
2018	317,218,055	13,552,805	4.46%	44.72%	89,042,520	316,475	0.36%	79.31%	1,414,477,935	-102,275,645	-6.74%	250.73%
2019	324,173,800	6,955,745	2.19%	47.89%	91,828,995	2,786,475	3.13%	84.92%	1,360,217,255	-54,260,680	-3.84%	237.27%

Rate Annual %chg: Residential & Recreational **3.99%**

Commercial & Industrial **6.34%**

Agricultural Land **12.93%**

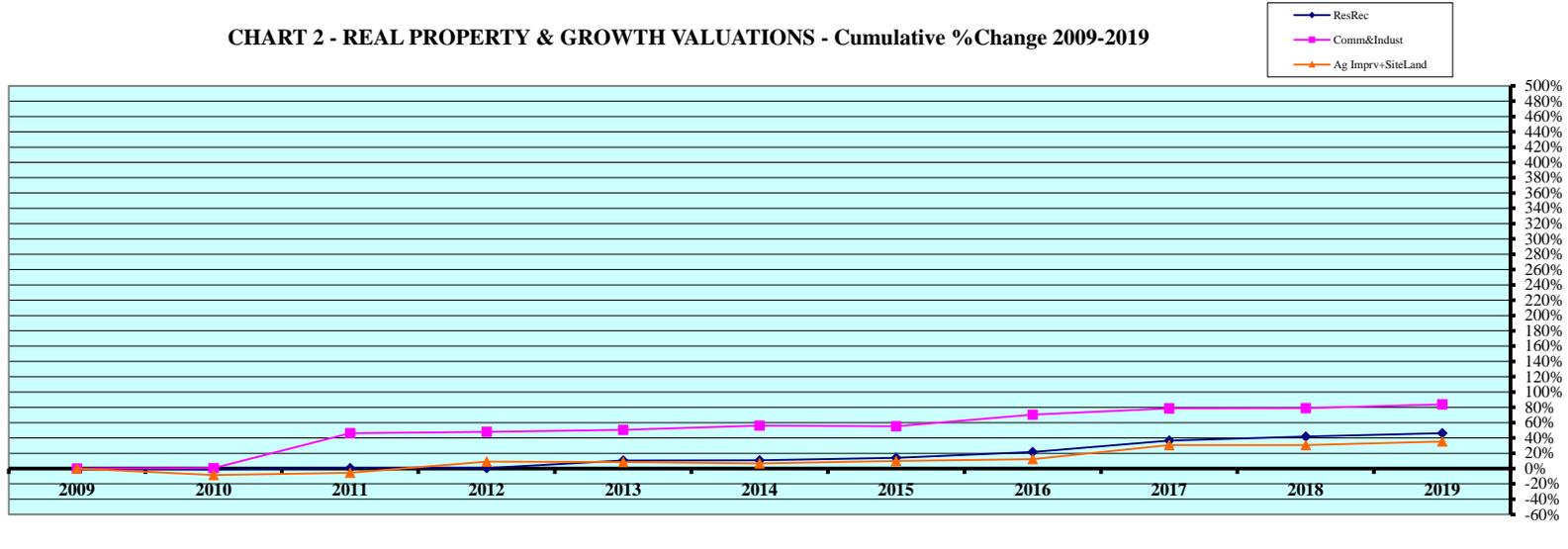
Cnty# **50**
County **KEARNEY**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2009	219,192,190	465,785	0.21%	218,726,405	--	--	49,658,186	566,170	1.14%	49,092,016	--	--	
2010	217,875,980	939,625	0.43%	216,936,355	-1.03%	-1.03%	50,644,041	669,680	1.32%	49,974,361	0.64%	0.64%	
2011	221,262,870	702,775	0.32%	220,560,095	1.23%	0.62%	73,354,291	746,175	1.02%	72,608,116	43.37%	46.22%	
2012	223,859,860	3,459,380	1.55%	220,400,480	-0.39%	0.55%	75,952,961	2,491,495	3.28%	73,461,466	0.15%	47.93%	
2013	245,166,080	3,121,845	1.27%	242,044,235	8.12%	10.43%	77,470,721	2,639,610	3.41%	74,831,111	-1.48%	50.69%	
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	10.69%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	56.24%	
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	14.07%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	55.33%	
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	21.53%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	70.51%	
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	36.54%	88,726,045	46,955	0.05%	88,679,090	0.06%	78.58%	
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	41.88%	89,042,520	243,595	0.27%	88,798,925	0.08%	78.82%	
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	46.21%	91,828,995	556,720	0.61%	91,272,275	2.50%	83.80%	
Rate Ann%chg	3.99%			2.75%			6.34%			C & I w/o growth			4.35%

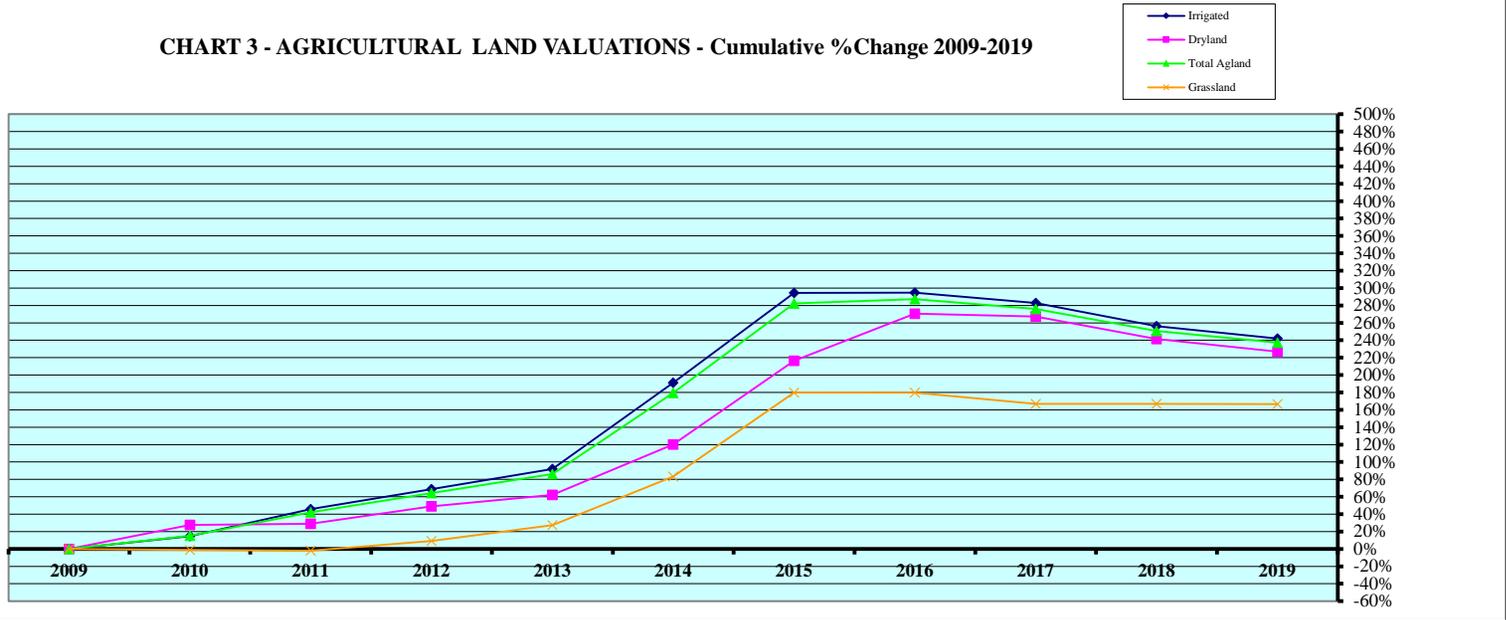
Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	32,825,855	28,406,300	61,232,155	894,785	1.46%	60,337,370	--	--
2010	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	-8.47%	-8.47%
2011	31,825,590	29,801,310	61,626,900	3,702,040	6.01%	57,924,860	-4.56%	-5.40%
2012	34,478,790	34,051,455	68,530,245	1,816,610	2.65%	66,713,635	8.25%	8.95%
2013	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-3.05%	8.51%
2014	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-5.95%	6.82%
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-0.51%	9.86%
2016	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	12.25%
2017	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	30.68%
2018	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	30.58%
2019	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	35.28%
Rate Ann%chg	2.93%	3.28%	3.10%	Ag Imprv+Site w/o growth			-0.50%	

(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# 50
County KEARNEY

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	348,055,865	--	--	--	36,832,025	--	--	--	17,289,270	--	--	--
2010	399,176,920	51,121,055	14.69%	14.69%	47,020,925	10,188,900	27.66%	27.66%	17,106,010	-183,260	-1.06%	-1.06%
2011	507,641,815	108,464,895	27.17%	45.85%	47,525,975	505,050	1.07%	29.03%	16,937,260	-168,750	-0.99%	-2.04%
2012	587,482,590	79,840,775	15.73%	68.79%	54,816,670	7,290,695	15.34%	48.83%	18,880,805	1,943,545	11.47%	9.21%
2013	667,741,955	80,259,365	13.66%	91.85%	59,761,085	4,944,415	9.02%	62.25%	22,024,720	3,143,915	16.65%	27.39%
2014	1,012,961,330	345,219,375	51.70%	191.03%	81,108,475	21,347,390	35.72%	120.21%	31,672,205	9,647,485	43.80%	83.19%
2015	1,372,929,630	359,968,300	35.54%	294.46%	116,543,160	35,434,685	43.69%	216.42%	48,383,920	16,711,715	52.76%	179.85%
2016	1,373,791,885	862,255	0.06%	294.70%	136,482,735	19,939,575	17.11%	270.55%	48,347,620	-36,300	-0.08%	179.64%
2017	1,332,115,705	-41,676,180	-3.03%	282.73%	135,276,335	-1,206,400	-0.88%	267.28%	46,106,185	-2,241,435	-4.64%	166.68%
2018	1,239,373,505	-92,742,200	-6.96%	256.08%	125,735,530	-9,540,805	-7.05%	241.38%	46,114,745	8,560	0.02%	166.72%
2019	1,190,428,945	-48,944,560	-3.95%	242.02%	120,426,885	-5,308,645	-4.22%	226.96%	46,104,935	-9,810	-0.02%	166.67%

Rate Ann.%chg: Irrigated 13.09% Dryland 12.58% Grassland 10.31%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	60,065	--	--	--	1,062,110	--	--	--	403,299,335	--	--	--
2010	60,030	-35	-0.06%	-0.06%	1,118,905	56,795	5.35%	5.35%	464,482,790	61,183,455	15.17%	15.17%
2011	59,900	-130	-0.22%	-0.27%	1,118,905	0	0.00%	5.35%	573,283,855	108,801,065	23.42%	42.15%
2012	61,385	1,485	2.48%	2.20%	1,308,695	189,790	16.96%	23.22%	662,550,145	89,266,290	15.57%	64.28%
2013	60,230	-1,155	-1.88%	0.27%	1,308,695	0	0.00%	23.22%	750,896,685	88,346,540	13.33%	86.19%
2014	60,280	50	0.08%	0.36%	1,303,005	-5,690	-0.43%	22.68%	1,127,105,295	376,208,610	50.10%	179.47%
2015	54,340	-5,940	-9.85%	-9.53%	4,039,160	2,736,155	209.99%	280.30%	1,541,950,210	414,844,915	36.81%	282.33%
2016	203,660	149,320	274.79%	239.07%	3,028,335	-1,010,825	-25.03%	185.12%	1,561,854,235	19,904,025	1.29%	287.27%
2017	215,805	12,145	5.96%	259.29%	3,039,550	11,215	0.37%	186.18%	1,516,753,580	-45,100,655	-2.89%	276.09%
2018	214,605	-1,200	-0.56%	257.29%	3,039,550	0	0.00%	186.18%	1,414,477,935	-102,275,645	-6.74%	250.73%
2019	216,940	2,335	1.09%	261.18%	3,039,550	0	0.00%	186.18%	1,360,217,255	-54,260,680	-3.84%	237.27%

Cnty# 50
County KEARNEY

Rate Ann.%chg: Total Agric Land 12.93%

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	347,888,445	226,364	1,537			36,883,860	44,458	830			17,321,735	36,581	474		
2010	399,032,975	226,471	1,762	14.65%	14.65%	46,980,375	44,392	1,058	27.56%	27.56%	17,242,075	36,413	474	0.00%	0.00%
2011	508,224,940	227,180	2,237	26.97%	45.56%	47,547,835	44,427	1,070	1.13%	29.00%	16,875,895	35,641	473	0.00%	0.00%
2012	587,545,745	227,375	2,584	15.51%	68.14%	54,775,470	44,741	1,224	14.39%	47.57%	18,912,350	37,289	507	7.11%	7.11%
2013	666,773,305	227,429	2,932	13.46%	90.77%	60,229,775	44,670	1,348	10.13%	62.52%	22,085,650	37,287	592	16.79%	25.09%
2014	1,012,737,320	227,806	4,446	51.63%	189.27%	81,299,720	44,376	1,832	35.88%	120.83%	31,584,775	37,157	850	43.51%	79.51%
2015	1,373,267,625	227,784	6,029	35.61%	292.28%	116,699,745	44,254	2,637	43.94%	217.86%	48,550,805	37,347	1,300	52.94%	174.54%
2016	1,373,570,835	227,854	6,028	-0.01%	292.25%	136,523,570	44,082	3,097	17.44%	273.30%	48,377,485	37,213	1,300	0.00%	174.54%
2017	1,329,652,655	227,409	5,847	-3.01%	280.45%	136,074,485	43,931	3,097	0.01%	273.35%	46,200,385	35,539	1,300	0.00%	174.54%
2018	1,239,315,625	227,815	5,440	-6.96%	253.97%	125,752,475	43,679	2,879	-7.05%	247.02%	46,108,400	35,468	1,300	0.00%	174.54%
2019	1,190,223,010	227,867	5,223	-3.98%	239.87%	120,605,100	43,642	2,764	-4.01%	233.10%	46,101,455	35,462	1,300	0.00%	174.54%

Rate Annual %chg Average Value/Acre: 13.01%

12.79%

10.63%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	58,920	1,309	45			1,039,315	1,343	774			403,192,275	310,055	1,300		
2010	59,985	1,333	45	0.01%	0.01%	1,062,110	1,355	784	1.23%	1.23%	464,377,520	309,964	1,498	15.21%	15.21%
2011	59,940	1,332	45	0.00%	0.00%	1,118,905	1,420	788	0.53%	1.77%	573,827,515	310,001	1,851	23.55%	42.35%
2012	60,865	1,353	45	0.00%	0.01%	0	0				661,294,430	310,758	2,128	14.96%	63.64%
2013	61,460	1,366	45	0.00%	0.01%	0	0				749,150,190	310,751	2,411	13.29%	85.39%
2014	60,240	1,339	45	0.01%	0.02%	0	0				1,125,682,055	310,678	3,623	50.30%	178.63%
2015	56,665	1,259	45	0.00%	0.03%	0	0				1,538,574,840	310,643	4,953	36.69%	280.88%
2016	203,660	1,357	150	233.38%	233.46%	3,033,790	1,685	1,800		132.54%	1,561,709,340	312,191	5,002	1.00%	284.69%
2017	202,510	1,350	150	0.00%	233.46%	3,039,550	1,689	1,800	0.00%	132.54%	1,515,169,585	309,917	4,889	-2.27%	275.96%
2018	215,805	1,438	150	0.00%	233.46%	3,039,550	1,689	1,800	0.00%	132.54%	1,414,431,855	310,088	4,561	-6.70%	250.77%
2019	214,480	1,430	150	0.00%	233.46%	3,039,550	1,689	1,800	0.00%	132.54%	1,360,183,595	310,089	4,386	-3.84%	237.32%

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KEARNEY

Rate Annual %chg Average Value/Acre: 12.93%

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

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,489	KEARNEY	82,690,016	28,302,244	20,241,027	324,173,800	91,828,995	0	0	1,360,217,255	43,836,450	39,219,545	0	1,990,509,332
cnty sectorvalue % of total value:		4.15%	1.42%	1.02%	16.29%	4.61%			68.34%	2.20%	1.97%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
726	AXTELL	1,699,262	593,573	922,827	33,800,870	6,991,885	0	0	0	0	0	0	44,008,417
11.19%	%sector of county sector	2.05%	2.10%	4.56%	10.43%	7.61%							2.21%
	%sector of municipality	3.86%	1.35%	2.10%	76.81%	15.89%							100.00%
71	HEARTWELL	2,682	179,730	364,498	964,305	45,395	0	0	0	0	0	0	1,556,610
1.09%	%sector of county sector	0.00%	0.64%	1.80%	0.30%	0.05%							0.08%
	%sector of municipality	0.17%	11.55%	23.42%	61.95%	2.92%							100.00%
2,923	MINDEN	16,302,413	1,871,429	1,050,955	129,681,565	51,525,540	0	0	0	0	490	0	200,432,392
45.05%	%sector of county sector	19.72%	6.61%	5.19%	40.00%	56.11%					0.00%		10.07%
	%sector of municipality	8.13%	0.93%	0.52%	64.70%	25.71%					0.00%		100.00%
43	NORMAN	279,959	0	0	1,118,695	687,080	0	0	0	0	0	0	2,085,734
0.66%	%sector of county sector	0.34%			0.35%	0.75%							0.10%
	%sector of municipality	13.42%			53.64%	32.94%							100.00%
358	WILCOX	228,506	598,276	109,985	9,459,005	3,767,460	0	0	0	0	0	0	14,163,232
5.52%	%sector of county sector	0.28%	2.11%	0.54%	2.92%	4.10%							0.71%
	%sector of municipality	1.61%	4.22%	0.78%	66.79%	26.60%							100.00%
4,121	Total Municipalities	18,512,822	3,243,008	2,448,265	175,024,440	63,017,360	0	0	0	0	490	0	262,246,385
63.51%	%all municip.sectors of cnty	22.39%	11.46%	12.10%	53.99%	68.62%					0.00%		13.17%

50 KEARNEY

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,059	Value : 1,717,697,845	Growth 6,094,280	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	163	1,404,375	29	359,535	569	7,404,085	761	9,167,995	
02. Res Improve Land	1,671	13,663,880	67	2,111,785	623	17,095,655	2,361	32,871,320	
03. Res Improvements	1,731	172,058,565	69	16,193,175	713	119,546,675	2,513	307,798,415	
04. Res Total	1,894	187,126,820	98	18,664,495	1,282	144,046,415	3,274	349,837,730	4,614,090
% of Res Total	57.85	53.49	2.99	5.34	39.16	41.18	54.04	20.37	75.71
05. Com UnImp Land	52	425,685	6	108,755	12	1,291,855	70	1,826,295	
06. Com Improve Land	240	2,639,015	11	389,450	32	2,103,065	283	5,131,530	
07. Com Improvements	251	33,900,115	13	9,225,000	35	43,079,840	299	86,204,955	
08. Com Total	303	36,964,815	19	9,723,205	47	46,474,760	369	93,162,780	902,970
% of Com Total	82.11	39.68	5.15	10.44	12.74	49.89	6.09	5.42	14.82
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,894	187,126,820	98	18,664,495	1,282	144,046,415	3,274	349,837,730	4,614,090
% of Res & Rec Total	57.85	53.49	2.99	5.34	39.16	41.18	54.04	20.37	75.71
Com & Ind Total	303	36,964,815	19	9,723,205	47	46,474,760	369	93,162,780	902,970
% of Com & Ind Total	82.11	39.68	5.15	10.44	12.74	49.89	6.09	5.42	14.82
17. Taxable Total	2,197	224,091,635	117	28,387,700	1,329	190,521,175	3,643	443,000,510	5,517,060
% of Taxable Total	60.31	50.58	3.21	6.41	36.48	43.01	60.13	25.79	90.53

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	6	142,185	2,278,255	0	0	0
19. Commercial	1	53,615	490,945	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	6	142,185	2,278,255
19. Commercial	0	0	0	1	53,615	490,945
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				7	195,800	2,769,200

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	205	1	80	286

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,843	910,643,290	1,843	910,643,290
28. Ag-Improved Land	0	0	0	0	526	292,334,500	526	292,334,500
29. Ag Improvements	1	490	0	0	572	71,719,055	573	71,719,545

30. Ag Total				2,416	1,274,697,335
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	39	41.28	480,400	39	41.28	480,400	
32. HomeSite Improv Land	318	358.81	8,289,110	318	358.81	8,289,110	
33. HomeSite Improvements	324	0.00	35,312,110	324	0.00	35,312,110	215,960
34. HomeSite Total				363	400.09	44,081,620	
35. FarmSite UnImp Land	9	9.57	65,715	9	9.57	65,715	
36. FarmSite Improv Land	424	424.88	2,055,970	424	424.88	2,055,970	
37. FarmSite Improvements	554	0.00	36,406,945	555	0.00	36,407,435	361,260
38. FarmSite Total				564	434.45	38,529,120	
39. Road & Ditches	2,275	7,235.61	0	2,275	7,235.61	0	
40. Other- Non Ag Use	6	298.90	358,685	6	298.90	358,685	
41. Total Section VI				927	8,369.05	82,969,425	577,220

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	52,052.06	22.84%	249,849,845	24.26%	4,800.00
46. 1A	99,158.81	43.51%	475,889,305	46.21%	4,799.26
47. 2A1	19,361.95	8.50%	91,970,710	8.93%	4,750.07
48. 2A	23,644.24	10.38%	107,581,540	10.45%	4,550.01
49. 3A1	3,614.65	1.59%	14,458,600	1.40%	4,000.00
50. 3A	10,022.34	4.40%	30,067,020	2.92%	3,000.00
51. 4A1	11,676.46	5.12%	35,029,380	3.40%	3,000.00
52. 4A	8,349.78	3.66%	25,049,340	2.43%	3,000.00
53. Total	227,880.29	100.00%	1,029,895,740	100.00%	4,519.46
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	29,208.11	67.00%	80,906,865	71.57%	2,770.01
56. 2D1	2,239.10	5.14%	5,597,750	4.95%	2,500.00
57. 2D	5,930.70	13.61%	14,826,750	13.11%	2,500.00
58. 3D1	1,414.73	3.25%	3,154,845	2.79%	2,230.00
59. 3D	270.99	0.62%	483,705	0.43%	1,784.96
60. 4D1	2,200.06	5.05%	3,927,110	3.47%	1,785.00
61. 4D	2,327.76	5.34%	4,155,115	3.68%	1,785.03
62. Total	43,591.45	100.00%	113,052,140	100.00%	2,593.45
Grass					
63. 1G1	7,916.95	22.65%	10,292,090	22.65%	1,300.01
64. 1G	1,795.65	5.14%	2,334,345	5.14%	1,300.00
65. 2G1	4,081.82	11.68%	5,306,485	11.68%	1,300.03
66. 2G	1,378.57	3.94%	1,792,145	3.94%	1,300.00
67. 3G1	17,094.03	48.89%	22,222,265	48.89%	1,300.00
68. 3G	1,099.20	3.14%	1,428,945	3.14%	1,299.99
69. 4G1	1,532.42	4.38%	1,992,150	4.38%	1,300.00
70. 4G	62.24	0.18%	80,915	0.18%	1,300.05
71. Total	34,960.88	100.00%	45,449,340	100.00%	1,300.01
Irrigated Total					
	227,880.29	73.50%	1,029,895,740	86.42%	4,519.46
Dry Total					
	43,591.45	14.06%	113,052,140	9.49%	2,593.45
Grass Total					
	34,960.88	11.28%	45,449,340	3.81%	1,300.01
72. Waste	1,940.63	0.63%	291,140	0.02%	150.02
73. Other	1,688.64	0.54%	3,039,550	0.26%	1,800.00
74. Exempt	3,467.42	1.12%	0	0.00%	0.00
75. Market Area Total	310,061.89	100.00%	1,191,727,910	100.00%	3,843.52

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	227,880.29	1,029,895,740	227,880.29	1,029,895,740
77. Dry Land	0.00	0	0.00	0	43,591.45	113,052,140	43,591.45	113,052,140
78. Grass	0.00	0	0.00	0	34,960.88	45,449,340	34,960.88	45,449,340
79. Waste	0.00	0	0.00	0	1,940.63	291,140	1,940.63	291,140
80. Other	0.00	0	0.00	0	1,688.64	3,039,550	1,688.64	3,039,550
81. Exempt	78.90	0	0.00	0	3,388.52	0	3,467.42	0
82. Total	0.00	0	0.00	0	310,061.89	1,191,727,910	310,061.89	1,191,727,910

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,880.29	73.50%	1,029,895,740	86.42%	4,519.46
Dry Land	43,591.45	14.06%	113,052,140	9.49%	2,593.45
Grass	34,960.88	11.28%	45,449,340	3.81%	1,300.01
Waste	1,940.63	0.63%	291,140	0.02%	150.02
Other	1,688.64	0.54%	3,039,550	0.26%	1,800.00
Exempt	3,467.42	1.12%	0	0.00%	0.00
Total	310,061.89	100.00%	1,191,727,910	100.00%	3,843.52

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 Awarii Dunes, Craneview	32	1,481,720	10	287,980	13	3,066,085	45	4,835,785	242,355
83.2 Axtell	25	215,405	296	1,758,910	311	33,318,635	336	35,292,950	1,042,475
83.3 Minden	75	994,630	1,160	11,311,575	1,197	127,383,025	1,272	139,689,230	1,971,890
83.4 Rural 1	531	4,646,720	515	13,130,325	594	101,604,375	1,125	119,381,420	995,810
83.5 Rural Subs	35	1,635,180	165	5,789,135	175	31,069,390	210	38,493,705	267,565
83.6 Small Communities	26	26,680	66	43,055	66	2,065,545	92	2,135,280	52,280
83.7 Wilcox	37	167,660	149	550,340	157	9,291,360	194	10,009,360	41,715
84 Residential Total	761	9,167,995	2,361	32,871,320	2,513	307,798,415	3,274	349,837,730	4,614,090

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	1	34,365	1	34,365	0
85.2	Minden	0	0	6	78,010	6	1,104,590	6	1,182,600	594,295
85.3	Minden Commercial	28	342,355	147	2,606,950	156	47,242,955	184	50,192,260	177,440
85.4	Other Commercial	42	1,483,940	129	2,442,780	135	37,755,355	177	41,682,075	63,545
85.5	Wilcox	0	0	1	3,790	1	67,690	1	71,480	67,690
86	Commercial Total	70	1,826,295	283	5,131,530	299	86,204,955	369	93,162,780	902,970

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	7,916.95	22.65%	10,292,090	22.65%	1,300.01
88. 1G	1,795.65	5.14%	2,334,345	5.14%	1,300.00
89. 2G1	4,081.82	11.68%	5,306,485	11.68%	1,300.03
90. 2G	1,378.57	3.94%	1,792,145	3.94%	1,300.00
91. 3G1	17,094.03	48.89%	22,222,265	48.89%	1,300.00
92. 3G	1,099.20	3.14%	1,428,945	3.14%	1,299.99
93. 4G1	1,532.42	4.38%	1,992,150	4.38%	1,300.00
94. 4G	62.24	0.18%	80,915	0.18%	1,300.05
95. Total	34,960.88	100.00%	45,449,340	100.00%	1,300.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	34,960.88	100.00%	45,449,340	100.00%	1,300.01
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	34,960.88	100.00%	45,449,340	100.00%	1,300.01

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

50 Kearney

	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	324,173,800	349,837,730	25,663,930	7.92%	4,614,090	6.49%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	43,836,450	44,081,620	245,170	0.56%	215,960	0.07%
04. Total Residential (sum lines 1-3)	368,010,250	393,919,350	25,909,100	7.04%	4,830,050	5.73%
05. Commercial	91,828,995	93,162,780	1,333,785	1.45%	902,970	0.47%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	91,828,995	93,162,780	1,333,785	1.45%	902,970	0.47%
08. Ag-Farmsite Land, Outbuildings	38,860,860	38,529,120	-331,740	-0.85%	361,260	-1.78%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	358,685	358,685	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	39,219,545	38,887,805	-331,740	-0.85%	361,260	-1.77%
12. Irrigated	1,190,428,945	1,029,895,740	-160,533,205	-13.49%		
13. Dryland	120,426,885	113,052,140	-7,374,745	-6.12%		
14. Grassland	46,104,935	45,449,340	-655,595	-1.42%		
15. Wasteland	216,940	291,140	74,200	34.20%		
16. Other Agland	3,039,550	3,039,550	0	0.00%		
17. Total Agricultural Land	1,360,217,255	1,191,727,910	-168,489,345	-12.39%		
18. Total Value of all Real Property (Locally Assessed)	1,859,276,045	1,717,697,845	-141,578,200	-7.61%	6,094,280	-7.94%

2020 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	None.
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$148,765
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$80,000
10.	Part of the assessor's budget that is dedicated to the computer system:
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v2
2.	CAMA software:
	MIPS PC v2
3.	Are cadastral maps currently being used?
	Yes.
4.	If so, who maintains the Cadastral Maps?
	Assessor.
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://kearney.gworks.com
7.	Who maintains the GIS software and maps?
	Assessor.
8.	What type of aerial imagery is used in the cyclical review of properties?
	GWorks imagery
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	MIPS PC v2

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation, Inc.
2.	GIS Services:
	gWorks
3.	Other services:
	Pritchard and Abbott

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	County requires that the appraiser be a registered appraiser.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2020 Residential Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
	Appraiser.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<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>Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Wilcox (2013 population-354). A small community with a school system but few other amenities.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Awarii Dunes, Craneview. Golf course subdivisions.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural. All rural residential properties not in an identified subdivision.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag improvements throughout the county.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.	2	Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.	3	Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.	4	Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities	5	Wilcox (2013 population-354). A small community with a school system but few other amenities.	6	Awarii Dunes, Craneview. Golf course subdivisions.	7	Rural. All rural residential properties not in an identified subdivision.	AG	Ag improvements throughout the county.
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Only the cost approach is used to determined market value of residential properties.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are developed using local market information.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	Yes.																		
6.	Describe the methodology used to determine the residential lot values?																		

	The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre.																																																	
7.	How are rural residential site values developed?																																																	
	Based on sale.																																																	
8.	Are there form 191 applications on file?																																																	
	No																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	All lots are treated the same.																																																	
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	Kearney County conducts land and depreciation studies yearly. The dates in the above table represent the date that the tables were last changed.																																																	

2020 Commercial Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
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2	Remainder of the county. Commercial parcels lying outside of Minden.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
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1	2015	2012	2014	2018															
2	2015	2012	2014	2014															
	N/A																		

2020 Agricultural Assessment Survey for Kearney County

1.	Valuation data collection done by:							
	Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Kearney has one market area. No geographic or economic differences have been determined.	2018						
	N/A							
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales are reviewed and inspected for current use before a determination is made.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WRP land is currently valued at \$1,200 an acre based on sales of WRP within the county.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	None.							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	Study sales for a separate market involving non-agricultural influences							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
8c.	Describe the non-agricultural influences recognized within the county.							
	N/A							

8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Plan of Assessment for Kearney County

Assessment Years 2020, 2021 and 2022

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the 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.

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The previous assessor requested and received an office budget of \$143,880. The previous assessor also requested and received an appraisal maintenance budget of \$34,000.

The GIS system is continually updated for land use changes. Cadastral pages can be printed from a plotter in the office. Property record cards are continually updated for name changes, sales information, valuations changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by Gworks.

The Assessor's website can be found at kearney.gworks.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled monthly. Ownership changes are made in the administrative package the first of each month and our website updates nightly. All agricultural sales are verified by a sales verification form sent to the grantor and grantee and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked periodically throughout the year. All pick-up work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review 25% of properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios, then these studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual of residential property is 2011. Commercial properties are costed from 2011. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered in to the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change postcards are mailed to property owners whose values changed. They are mailed on or before June 1.

Level of Value for assessment year 2019:

<u>Property Class</u>	<u>Median</u>
Residential	94%
Commercial	100%
Agricultural Land	71%

Assessment Actions Planned for Assessment Year 2020:

Residential:

All residential sales will be reviewed and plotted. Depreciation tables will be adjusted according to the actions of the market. Depending on statistics, pricing in Axtell by be updated. All residential pick-up work and building permits will be reviewed and completed by March 1, 2020.

Commercial:

All commercial sales will be reviewed and plotted. Depreciation tables will be adjusted according to the market. All pick-up work and building permits will be reviewed and completed by March 1,2020.

Agricultural:

A review of all rural out-buildings will be conducted for 2020. All land use is currently sketched into the GIS system. Per LB372 a new LCG conversion will be implemented for the 2020 tax year. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and staff. A market analysis will be conducted for 2020 and values assessed according to the rules set out by the Property Tax Administrator. All pick-up work will be reviewed and completed by March 1, 2020.

Assessment Actions planned for 2021:

Residential:

The market will continue to be monitored. All residential pick-up work and building permits will be reviewed and completed by March 1, 2021.

Commercial:

A commercial review will be conducted. Market analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2021.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. If funds are available, a fly-over by Gworks will be completed. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2021.

Assessment Actions Planned for Assessment Year 2022:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2022.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2020.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes. Land use will continue to be updated as information becomes available. All pick-up work will reviewed and completed by March 1, 2022.

Other functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made monthly as transfers are given to the Assessor's Office from the Register of Deeds. "Green Sheets" are sent electronically to the Department of Revenue. Splits and subdivision changes are made as they become available. All information is updated in the GIS system and the computer administration system as they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - Abstracts
 - Assessor Survey
 - Sales information to PAD, rosters and annual assessed value update
 - Certification of Value to political subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report
 - Personal Property Tax Loss Report
 - Certificate of Taxes Levied Report
 - Report of all exempt property and taxable government owned property
 - Annual Plan of Assessment
3. Personal Property: Administer annual filing of approximately 1000 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer 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 record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing purposes.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed property.
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 and attend taxpayer appeal hearings before TERC – defend valuation.

14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.
15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Jennifer Pittner

Kearney County Assessor