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DEPARTMENT OF REVENUE

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

THURSTON 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 Thurston 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 Thurston 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: Susan Schrieber, Thurston County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

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

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices

are reviewed to ensure taxpayers are served with such transparency.

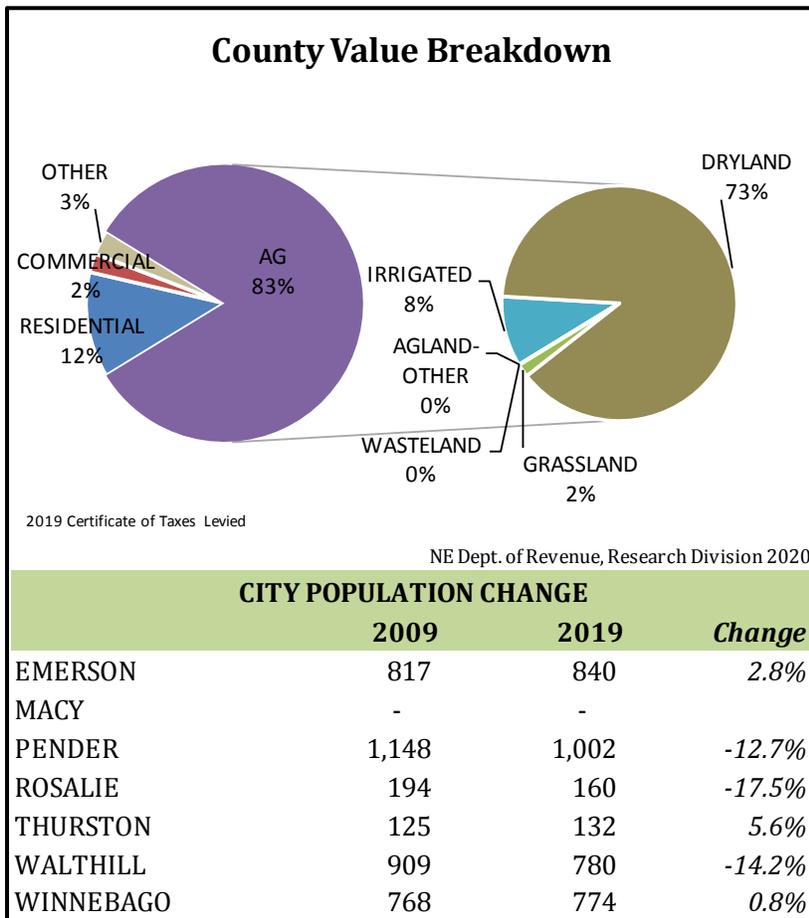
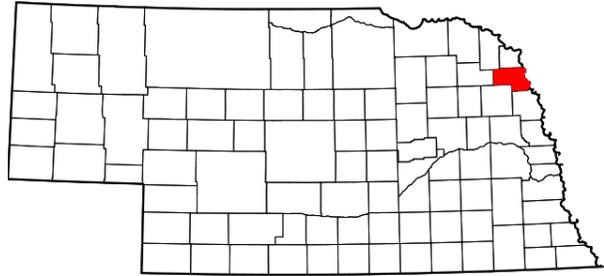
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 394 square miles, Thurston County had 7,303 residents, per the Census Bureau Quick Facts for 2018, a 5% population increase over the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$72,166 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thurston County are located in and around the county seat of Pender. According to information available from the U.S. Census Bureau, there were 118 employer establishments with total employment of 1,425, a 15% increase in total employment from the prior year.

Thurston County is included in the Papio-Missouri River Natural Resources District (NRD).

2020 Residential Correlation for Thurston County

Assessment Actions

After review of the market, the Thurston County Assessor adjusted economic depreciation to increase improvements 10% for all the rural residential properties and all parcels located in Pender to bring values to current market. All pick-up work was completed in a timely fashion.

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

It appears after review that the County Assessor is having difficulty timely and accurately submitting the electronic sale submissions and Real Estate Transfer Statement (Form 521) PDF forms. The County Assessor was strongly encouraged to develop a procedure and schedule to timely and accurately submit sales and Real Estate Transfer Statements (Form 521) PDF forms to the state monthly, ultimately all study period sales were received in the state sales file and all Form 521 PDF forms were submitted.

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented. The review and analysis indicates that the County Assessor has adequately identified economic areas and geographic locations within the county with the four assigned valuation groups being used for the residential class. Lot values are reviewed when reappraisal is done for each valuation group by analyzing land to building ratios.

The County Assessor has an established six-year inspection plan and is current in the review process. The County Assessor has a formal, written Real Property Valuation Methodology report that explains the assessor's assessment practices. Depreciation tables being utilized are 2016 and costing tables are 2013.

Description of Analysis

Residential parcels are analyzed utilizing four valuation groups that are based on economically similar assessor locations in the county.

Valuation Group	Description
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

2020 Residential Correlation for Thurston County

For the residential property class, there were 67 qualified sales representing all valuation groups. Valuation Group 1 represents the majority of the qualified sales and is within the acceptable range. Analysis shows that two of the three measures of central tendency are within range. The COD and PRD are both above the range. However, both measures are impacted by low dollar sales in the sample. When the low dollars are removed, all of the statistics come into the range.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Low \$ Ranges ____							
Less Than	5,000						
Less Than	15,000	3	99.75	122.94	114.90	30.73	107.00
Less Than	30,000	17	125.69	145.37	143.82	44.01	101.08
____ Ranges Excl. Low \$ ____							
Greater Than	4,999	67	94.79	103.02	92.04	30.55	111.93
Greater Than	14,999	64	94.33	102.09	91.95	30.53	111.03
Greater Than	29,999	50	92.34	88.62	88.77	19.35	99.83

Valuation Group 10 has 15 qualified sales with a median of 85%. Analysis of this valuation group shows that all three measures of central tendency are not within range and the COD and PRD are both outside the recommended range. The sample size is too small with ratios of 38%-181% indicating the statistics are not reliable for measurement. A substat of this Valuation Group can be found in the appendices of this report, review of the study year substratum indicates that the median of within this group fell over 54 percentage points in a single year. This trend does not reflect normal market conditions within this region, and supports that the statics are not a reliable indication of the level of value of the subclass.

____ Study Yrs ____	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10/01/2017 To 09/30/2018	5	116.08	115.58	80.75	25.94	143.13
10/01/2018 To 09/30/2019	10	61.44	73.35	64.14	39.37	114.36

Valuation Groups 5 and 30 are also both outside the acceptable ranges; however, the subclasses are extremely small and have wide CODs suggesting that these statistics are not reliable for a level of value determination.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 5% to the residential class excluding growth. This supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable

2020 Residential Correlation for Thurston County

parameters, and therefore considered equalized. The quality of assessment of the residential property in Thurston County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	42	95.50	107.43	94.03	26.63	114.25
5	6	89.17	103.38	85.55	45.12	120.84
10	15	85.00	87.43	69.90	38.68	125.08
30	4	102.70	114.60	100.50	27.65	114.03
____ALL____	67	94.79	103.02	92.04	30.55	111.93

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thurston County is 95%.

2020 Commercial Correlation for Thurston County

Assessment Actions

In the commercial class, minimal changes were made. Pick-up work and sales review were completed.

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 County Assessor's valuation changes and sales verification process was reviewed to determine if an adequate sample of sales is being used and to ensure all sales that are non-qualified have been properly documented as a non-arm's length sale.

Based on the economic areas and geographic locations within the county, the County Assessor has assigned four valuation groups for the commercial class.

The County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties were reviewed in 2016 with exception to approximately 25 of the more complex commercial and industrial parcels that were reappraised in 2019. Lot value studies are completed at least every six years with the last study being conducted in 2016. Depreciation tables being utilized are 2016 and costing tables are 2013.

Description of Analysis

Commercial parcels are analyzed utilizing four valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

The majority of the commercial activity in the county is in Valuation Group 10, which is a group of small towns. The other towns that make up the other valuation groups have minimal commercial activity.

2020 Commercial Correlation for Thurston County

For the commercial property class, there were 11 qualified sales representing all valuation groups. The sample is small with ratios ranging from 15%-234%. With no correlation between the statistics and no uniformity, the statistics are unreliable for measurement.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates minimal change in value to the commercial class excluding growth. This value change supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

With only 11 total qualified sales, the sample is too small to base an overall level of value. However a review of the statistics along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Thurston County complies with generally accepted mass appraisal techniques.

Level of Value

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

2020 Agricultural Correlation for Thurston County

Assessment Actions

The County Assessor implemented the following changes in the agricultural class: irrigated values overall decreased approximately 4%, dryland values overall decreased approximately 7%, and grassland values overall increased approximately 9%. The county continues to complete review and pick-up work.

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 County Assessor's valuation changes and sales verification process was reviewed and it was determined that an adequate sample of sales was used and all sales that were non-qualified were properly documented as non-arm's-length sales.

The county has two market areas for the agricultural class. Market Area 1 represents the Western portion of County and Market Area 2 represents the Eastern portion of the county which includes the Winnebago and Omaha Indian Reservations and borders the Missouri River. The majority of the land use in both market areas is dryland. The data supports that two market areas are adequate for the agricultural class.

The County Assessor has an established six-year inspection plan and is current in the review process. Land use was last reviewed in 2016. The County Assessor currently does not have a methodology for intensive use parcels.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. For agricultural improvements and outbuildings, the depreciation tables utilized are 2016 and the costing tables utilized are 2013.

Description of Analysis

The County Assessor utilizes two market areas to value agricultural land. The agricultural land in the county consists of approximately 73% of dryland, approximately 8% of irrigated land and approximately 2% of grassland.

Analysis was conducted on the sales that have 80% or more of the acres in a single Major Land Use (MLU) category. In the county for the study period used for analysis, there are 27 total qualified dryland sales in both market areas. Overall all three measures of central tendency are within the acceptable range and the COD is within the IAAO recommended range lending credibility to the statistics. Market Area 1 has nine qualified dryland sales and is within the acceptable range. Market Area 2 has 18 qualified dryland sales and is within the acceptable range. The land classes with a sufficient number of sales all had medians that fell in the acceptable range.

2020 Agricultural Correlation for Thurston County

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that Thurston County has achieved equalized values. The quality of assessment in the agricultural land class of property in Thurston County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	27	73.61	77.07	75.03	12.20	102.72
1	9	74.05	77.17	73.63	12.40	104.81
2	18	73.54	77.02	75.62	12.03	101.85
<u> Grass </u>						
County	1	68.18	68.18	68.18	00.00	100.00
2	1	68.18	68.18	68.18	00.00	100.00
<u> ALL </u>						
	33	73.61	80.36	74.55	19.51	107.79

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Thurston County is 74%.

2020 Opinions of the Property Tax Administrator for Thurston 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	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 Thurston County

Residential Real Property - Current

Number of Sales	67	Median	94.79
Total Sales Price	\$5,316,612	Mean	103.02
Total Adj. Sales Price	\$5,316,612	Wgt. Mean	92.04
Total Assessed Value	\$4,893,285	Average Assessed Value of the Base	\$55,447
Avg. Adj. Sales Price	\$79,352	Avg. Assessed Value	\$73,034

Confidence Interval - Current

95% Median C.I	87.96 to 101.67
95% Wgt. Mean C.I	86.26 to 97.82
95% Mean C.I	91.66 to 114.38
% of Value of the Class of all Real Property Value in the County	10.90
% of Records Sold in the Study Period	3.70
% of Value Sold in the Study Period	4.87

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	57	94	93.98
2018	65	95	95.13
2017	64	97	96.65
2016	55	100	101.13

2020 Commission Summary for Thurston County

Commercial Real Property - Current

Number of Sales	11	Median	73.82
Total Sales Price	\$4,513,857	Mean	88.36
Total Adj. Sales Price	\$4,513,857	Wgt. Mean	24.72
Total Assessed Value	\$1,115,990	Average Assessed Value of the Base	\$80,347
Avg. Adj. Sales Price	\$410,351	Avg. Assessed Value	\$101,454

Confidence Interval - Current

95% Median C.I	32.50 to 154.75
95% Wgt. Mean C.I	2.44 to 47.00
95% Mean C.I	45.17 to 131.55
% of Value of the Class of all Real Property Value in the County	2.37
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	5.11

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	5	100	87.60
2018	6	100	106.66
2017	9	100	102.59
2016	10	100	107.70

**87 Thurston
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 : 67
 Total Sales Price : 5,316,612
 Total Adj. Sales Price : 5,316,612
 Total Assessed Value : 4,893,285
 Avg. Adj. Sales Price : 79,352
 Avg. Assessed Value : 73,034

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 103
 COD : 30.55
 PRD : 111.93

COV : 46.07
 STD : 47.46
 Avg. Abs. Dev : 28.96
 MAX Sales Ratio : 301.53
 MIN Sales Ratio : 38.03

95% Median C.I. : 87.96 to 101.67
 95% Wgt. Mean C.I. : 86.26 to 97.82
 95% Mean C.I. : 91.66 to 114.38

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	4	143.00	139.00	114.62	24.85	121.27	89.50	180.50	N/A	52,500	60,174
01-JAN-18 To 31-MAR-18	6	98.83	105.95	92.39	22.67	114.68	70.69	166.83	70.69 to 166.83	77,000	71,141
01-APR-18 To 30-JUN-18	8	98.23	99.42	94.84	28.99	104.83	45.13	162.20	45.13 to 162.20	74,550	70,704
01-JUL-18 To 30-SEP-18	13	99.75	120.88	101.02	32.89	119.66	75.76	301.53	86.37 to 125.69	67,550	68,239
01-OCT-18 To 31-DEC-18	6	99.71	118.56	96.76	39.33	122.53	52.24	259.26	52.24 to 259.26	94,667	91,603
01-JAN-19 To 31-MAR-19	6	96.94	91.42	96.36	10.65	94.87	67.75	103.27	67.75 to 103.27	113,083	108,970
01-APR-19 To 30-JUN-19	19	84.39	83.73	82.10	23.23	101.99	38.03	140.70	64.94 to 99.13	90,118	73,983
01-JUL-19 To 30-SEP-19	5	78.00	98.60	77.56	58.63	127.13	46.35	233.25	N/A	42,262	32,779
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	31	101.67	114.79	98.78	30.60	116.21	45.13	301.53	89.78 to 117.44	69,244	68,396
01-OCT-18 To 30-SEP-19	36	90.23	92.88	87.47	29.16	106.18	38.03	259.26	72.71 to 99.13	88,057	77,028
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	33	99.75	112.54	96.99	31.11	116.03	45.13	301.53	91.76 to 108.52	75,895	73,612
<u>ALL</u>	67	94.79	103.02	92.04	30.55	111.93	38.03	301.53	87.96 to 101.67	79,352	73,034

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	42	95.50	107.43	94.03	26.63	114.25	52.24	301.53	91.76 to 101.67	101,541	95,481
5	6	89.17	103.38	85.55	45.12	120.84	45.13	166.83	45.13 to 166.83	39,500	33,791
10	15	85.00	87.43	69.90	38.68	125.08	38.03	180.50	55.88 to 116.08	30,200	21,109
30	4	102.70	114.60	100.50	27.65	114.03	84.44	168.55	N/A	90,475	90,930
<u>ALL</u>	67	94.79	103.02	92.04	30.55	111.93	38.03	301.53	87.96 to 101.67	79,352	73,034

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	67	94.79	103.02	92.04	30.55	111.93	38.03	301.53	87.96 to 101.67	79,352	73,034
06											
07											
<u>ALL</u>	67	94.79	103.02	92.04	30.55	111.93	38.03	301.53	87.96 to 101.67	79,352	73,034

**87 Thurston
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 : 67
 Total Sales Price : 5,316,612
 Total Adj. Sales Price : 5,316,612
 Total Assessed Value : 4,893,285
 Avg. Adj. Sales Price : 79,352
 Avg. Assessed Value : 73,034

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 103
 COD : 30.55
 PRD : 111.93

COV : 46.07
 STD : 47.46
 Avg. Abs. Dev : 28.96
 MAX Sales Ratio : 301.53
 MIN Sales Ratio : 38.03

95% Median C.I. : 87.96 to 101.67
 95% Wgt. Mean C.I. : 86.26 to 97.82
 95% Mean C.I. : 91.66 to 114.38

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	3	99.75	122.94	114.90	30.73	107.00	88.56	180.50	N/A	6,667	7,660	
Less Than 30,000	17	125.69	145.37	143.82	44.01	101.08	56.66	301.53	88.56 to 198.73	18,574	26,712	
___Ranges Excl. Low \$___												
Greater Than 4,999	67	94.79	103.02	92.04	30.55	111.93	38.03	301.53	87.96 to 101.67	79,352	73,034	
Greater Than 14,999	64	94.33	102.09	91.95	30.53	111.03	38.03	301.53	86.37 to 101.67	82,760	76,099	
Greater Than 29,999	50	92.34	88.62	88.77	19.35	99.83	38.03	168.55	84.39 to 96.59	100,017	88,784	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	3	99.75	122.94	114.90	30.73	107.00	88.56	180.50	N/A	6,667	7,660	
15,000 TO 29,999	14	133.20	150.17	145.78	44.11	103.01	56.66	301.53	85.00 to 233.25	21,125	30,795	
30,000 TO 59,999	11	93.87	85.33	86.89	32.39	98.20	38.03	168.55	45.13 to 109.96	42,364	36,810	
60,000 TO 99,999	16	94.15	91.11	90.79	18.23	100.35	46.82	130.25	76.55 to 103.26	73,582	66,804	
100,000 TO 149,999	14	88.73	89.64	90.37	12.59	99.19	55.88	114.21	75.76 to 103.27	122,754	110,929	
150,000 TO 249,999	9	91.90	86.61	86.17	14.31	100.51	63.74	105.54	66.54 to 101.55	182,111	156,932	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	67	94.79	103.02	92.04	30.55	111.93	38.03	301.53	87.96 to 101.67	79,352	73,034	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	85	COV :	46.85	95% Median C.I. :	55.88 to 116.08
Total Sales Price :	453,000	Wgt. Mean :	70	STD :	40.96	95% Wgt. Mean C.I. :	52.41 to 87.39
Total Adj. Sales Price :	453,000	Mean :	87	Avg. Abs. Dev :	32.88	95% Mean C.I. :	64.74 to 110.12
Total Assessed Value :	316,635						
Avg. Adj. Sales Price :	30,200	COD :	38.68	MAX Sales Ratio :	180.50		
Avg. Assessed Value :	21,109	PRD :	125.08	MIN Sales Ratio :	38.03		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	180.50	180.50	180.50	100.00	180.50	180.50		N/A	5,000	9,025
01/01/2018 To 03/31/2018	1	116.08	116.08	116.08	100.00	116.08	116.08		N/A	20,000	23,215
04/01/2018 To 06/30/2018	1	55.88	55.88	55.88	100.00	55.88	55.88		N/A	100,000	55,880
07/01/2018 To 09/30/2018	2	112.72	112.72	120.83	11.51	93.29	99.75	125.69	N/A	16,000	19,333
10/01/2018 To 12/31/2018	1	108.52	108.52	108.52	100.00	108.52	108.52		N/A	32,000	34,725
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	6	61.44	73.88	65.46	37.43	112.86	38.03	140.70	38.03 to 140.70	25,000	16,364
07/01/2019 To 09/30/2019	3	46.82	60.58	49.95	30.05	121.28	46.35	88.56	N/A	38,000	18,980
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	5	116.08	115.58	80.75	25.94	143.13	55.88	180.50	N/A	31,400	25,357
10/01/2018 To 09/30/2019	10	61.44	73.35	64.14	39.37	114.36	38.03	140.70	46.35 to 108.52	29,600	18,985
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	5	108.52	101.18	82.87	15.88	122.09	55.88	125.69	N/A	36,800	30,497

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	15	85.00	87.43	69.90	38.68	125.08	38.03	180.50	55.88 to 116.08	30,200	21,109

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	85	COV :	46.85	95% Median C.I. :	55.88 to 116.08
Total Sales Price :	453,000	Wgt. Mean :	70	STD :	40.96	95% Wgt. Mean C.I. :	52.41 to 87.39
Total Adj. Sales Price :	453,000	Mean :	87	Avg. Abs.Dev :	32.88	95% Mean C.I. :	64.74 to 110.12
Total Assessed Value :	316,635						
Avg. Adj. Sales Price :	30,200	COD :	38.68	MAX Sales Ratio :	180.50		
Avg. Assessed Value :	21,109	PRD :	125.08	MIN Sales Ratio :	38.03		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	15	85.00	87.43	69.90	38.68	125.08	38.03	180.50	55.88 to 116.08	30,200	21,109
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	3	99.75	122.94	114.90	30.73	107.00	88.56	180.50	N/A	6,667	7,660
Less Than 30,000	9	99.75	106.43	97.86	29.83	108.76	56.66	180.50	64.94 to 140.70	16,444	16,092
__Ranges Excl. Low \$__											
Greater Than 4,999	15	85.00	87.43	69.90	38.68	125.08	38.03	180.50	55.88 to 116.08	30,200	21,109
Greater Than 15,000	12	61.44	78.55	67.82	46.01	115.82	38.03	140.70	46.82 to 116.08	36,083	24,471
Greater Than 30,000	6	51.35	58.92	56.33	29.58	104.60	38.03	108.52	38.03 to 108.52	50,833	28,634
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	3	99.75	122.94	114.90	30.73	107.00	88.56	180.50	N/A	6,667	7,660
15,000 TO 29,999	6	100.54	98.18	95.20	29.15	103.13	56.66	140.70	56.66 to 140.70	21,333	20,308
30,000 TO 59,999	4	52.15	62.71	61.07	39.35	102.69	38.03	108.52	N/A	35,000	21,374
60,000 TO 99,999	1	46.82	46.82	46.82		100.00	46.82	46.82	N/A	65,000	30,430
100,000 TO 149,999	1	55.88	55.88	55.88		100.00	55.88	55.88	N/A	100,000	55,880
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

**87 Thurston
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 : 11
 Total Sales Price : 4,513,857
 Total Adj. Sales Price : 4,513,857
 Total Assessed Value : 1,115,990
 Avg. Adj. Sales Price : 410,351
 Avg. Assessed Value : 101,454

MEDIAN : 74
 WGT. MEAN : 25
 MEAN : 88
 COD : 63.22
 PRD : 357.44

COV : 72.77
 STD : 64.30
 Avg. Abs. Dev : 46.67
 MAX Sales Ratio : 234.29
 MIN Sales Ratio : 14.90

95% Median C.I. : 32.50 to 154.75
 95% Wgt. Mean C.I. : 2.44 to 47.00
 95% Mean C.I. : 45.17 to 131.55

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	87.49	87.49	108.70	50.36	80.49	43.43	131.55	N/A	6,750	7,338
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	58.44	58.44	58.44	00.00	100.00	58.44	58.44	N/A	700,000	409,100
01-OCT-17 To 31-DEC-17	1	73.82	73.82	73.82	00.00	100.00	73.82	73.82	N/A	24,057	17,760
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	1	87.60	87.60	87.60	00.00	100.00	87.60	87.60	N/A	4,800	4,205
01-JUL-18 To 30-SEP-18	1	14.90	14.90	14.90	00.00	100.00	14.90	14.90	N/A	3,600,000	536,425
01-OCT-18 To 31-DEC-18	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	85,000	82,925
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	3	43.13	103.31	56.57	155.95	182.62	32.50	234.29	N/A	28,167	15,935
01-JUL-19 To 30-SEP-19	1	154.75	154.75	154.75	00.00	100.00	154.75	154.75	N/A	2,000	3,095
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	3	58.44	77.81	59.39	50.26	131.02	43.43	131.55	N/A	237,833	141,258
01-OCT-17 To 30-SEP-18	3	73.82	58.77	15.39	32.82	381.87	14.90	87.60	N/A	1,209,619	186,130
01-OCT-18 To 30-SEP-19	5	97.56	112.45	78.03	64.25	144.11	32.50	234.29	N/A	34,300	26,765
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	66.13	76.81	59.86	39.14	128.32	43.43	131.55	N/A	184,389	110,384
01-JAN-18 To 31-DEC-18	3	87.60	66.69	16.90	31.45	394.62	14.90	97.56	N/A	1,229,933	207,852
<u>ALL</u>	11	73.82	88.36	24.72	63.22	357.44	14.90	234.29	32.50 to 154.75	410,351	101,454

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	2	44.36	44.36	15.29	66.41	290.12	14.90	73.82	N/A	1,812,029	277,093
5	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	85,000	82,925
10	6	109.58	115.79	93.25	52.69	124.17	43.13	234.29	43.13 to 234.29	9,800	9,138
30	2	45.47	45.47	56.84	28.52	80.00	32.50	58.44	N/A	373,000	212,025
<u>ALL</u>	11	73.82	88.36	24.72	63.22	357.44	14.90	234.29	32.50 to 154.75	410,351	101,454

**87 Thurston
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 : 11
 Total Sales Price : 4,513,857
 Total Adj. Sales Price : 4,513,857
 Total Assessed Value : 1,115,990
 Avg. Adj. Sales Price : 410,351
 Avg. Assessed Value : 101,454

MEDIAN : 74
 WGT. MEAN : 25
 MEAN : 88
 COD : 63.22
 PRD : 357.44

COV : 72.77
 STD : 64.30
 Avg. Abs. Dev : 46.67
 MAX Sales Ratio : 234.29
 MIN Sales Ratio : 14.90

95% Median C.I. : 32.50 to 154.75
 95% Wgt. Mean C.I. : 2.44 to 47.00
 95% Mean C.I. : 45.17 to 131.55

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	11	73.82	88.36	24.72	63.22	357.44	14.90	234.29	32.50 to 154.75	410,351	101,454
04											
<u>ALL</u>	11	73.82	88.36	24.72	63.22	357.44	14.90	234.29	32.50 to 154.75	410,351	101,454

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	87.60	95.26	85.63	42.36	111.25	43.43	154.75	N/A	3,433	2,940
Less Than 15,000	5	131.55	130.32	145.45	39.22	89.60	43.43	234.29	N/A	5,760	8,378
Less Than 30,000	6	109.58	120.91	112.85	48.02	107.14	43.43	234.29	43.43 to 234.29	8,810	9,942
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	66.13	85.77	24.58	73.39	348.94	14.90	234.29	14.90 to 234.29	562,945	138,396
Greater Than 14,999	6	50.79	53.39	23.95	45.72	222.92	14.90	97.56	14.90 to 97.56	747,510	179,017
Greater Than 29,999	5	43.13	49.31	23.68	50.36	208.23	14.90	97.56	N/A	892,200	211,268
<u>Incremental Ranges</u>											
0 TO 4,999	3	87.60	95.26	85.63	42.36	111.25	43.43	154.75	N/A	3,433	2,940
5,000 TO 14,999	2	182.92	182.92	178.76	28.08	102.33	131.55	234.29	N/A	9,250	16,535
15,000 TO 29,999	1	73.82	73.82	73.82	00.00	100.00	73.82	73.82	N/A	24,057	17,760
30,000 TO 59,999	2	37.82	37.82	36.70	14.07	103.05	32.50	43.13	N/A	38,000	13,945
60,000 TO 99,999	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	85,000	82,925
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999	1	58.44	58.44	58.44	00.00	100.00	58.44	58.44	N/A	700,000	409,100
1,000,000 +	1	14.90	14.90	14.90	00.00	100.00	14.90	14.90	N/A	3,600,000	536,425
<u>ALL</u>	11	73.82	88.36	24.72	63.22	357.44	14.90	234.29	32.50 to 154.75	410,351	101,454

87 Thurston
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 : 11
 Total Sales Price : 4,513,857
 Total Adj. Sales Price : 4,513,857
 Total Assessed Value : 1,115,990
 Avg. Adj. Sales Price : 410,351
 Avg. Assessed Value : 101,454

MEDIAN : 74
 WGT. MEAN : 25
 MEAN : 88
 COD : 63.22
 PRD : 357.44

COV : 72.77
 STD : 64.30
 Avg. Abs. Dev : 46.67
 MAX Sales Ratio : 234.29
 MIN Sales Ratio : 14.90

95% Median C.I. : 32.50 to 154.75
 95% Wgt. Mean C.I. : 2.44 to 47.00
 95% Mean C.I. : 45.17 to 131.55

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	154.75	154.75	154.75	00.00	100.00	154.75	154.75	N/A	2,000	3,095
318	1	14.90	14.90	14.90	00.00	100.00	14.90	14.90	N/A	3,600,000	536,425
325	2	58.48	58.48	56.79	26.25	102.98	43.13	73.82	N/A	27,029	15,350
340	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	85,000	82,925
350	1	87.60	87.60	87.60	00.00	100.00	87.60	87.60	N/A	4,800	4,205
396	1	58.44	58.44	58.44	00.00	100.00	58.44	58.44	N/A	700,000	409,100
406	1	43.43	43.43	43.43	00.00	100.00	43.43	43.43	N/A	3,500	1,520
419	1	234.29	234.29	234.29	00.00	100.00	234.29	234.29	N/A	8,500	19,915
442	2	82.03	82.03	50.19	60.38	163.44	32.50	131.55	N/A	28,000	14,053
<u>ALL</u>	11	73.82	88.36	24.72	63.22	357.44	14.90	234.29	32.50 to 154.75	410,351	101,454

87 Thurston
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 : 33
Total Sales Price : 21,599,452
Total Adj. Sales Price : 21,599,452
Total Assessed Value : 16,102,600
Avg. Adj. Sales Price : 654,529
Avg. Assessed Value : 487,958

MEDIAN : 74
WGT. MEAN : 75
MEAN : 80
COD : 19.51
PRD : 107.79

COV : 37.46
STD : 30.10
Avg. Abs. Dev : 14.36
MAX Sales Ratio : 225.14
MIN Sales Ratio : 35.64

95% Median C.I. : 70.87 to 80.04
95% Wgt. Mean C.I. : 69.48 to 79.62
95% Mean C.I. : 70.09 to 90.63

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	1	104.53	104.53	104.53	00.00	100.00	104.53	104.53	N/A	416,000	434,830
01-JAN-17 To 31-MAR-17	7	68.18	95.10	74.64	56.85	127.41	35.64	225.14	35.64 to 225.14	650,671	485,658
01-APR-17 To 30-JUN-17	4	77.85	81.60	77.04	09.42	105.92	73.61	97.10	N/A	1,188,359	915,503
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	6	69.11	67.26	67.03	06.03	100.34	57.15	72.02	57.15 to 72.02	561,659	376,465
01-JAN-18 To 31-MAR-18	1	64.48	64.48	64.48	00.00	100.00	64.48	64.48	N/A	452,000	291,460
01-APR-18 To 30-JUN-18	2	72.94	72.94	73.31	01.54	99.50	71.82	74.05	N/A	300,318	220,178
01-JUL-18 To 30-SEP-18	2	78.60	78.60	78.57	02.67	100.04	76.50	80.69	N/A	355,000	278,923
01-OCT-18 To 31-DEC-18	2	77.85	77.85	75.26	11.37	103.44	69.00	86.69	N/A	402,500	302,935
01-JAN-19 To 31-MAR-19	4	78.34	80.40	72.73	13.70	110.55	65.87	99.05	N/A	755,419	549,440
01-APR-19 To 30-JUN-19	2	77.55	77.55	78.01	03.22	99.41	75.05	80.04	N/A	1,075,592	839,070
01-JUL-19 To 30-SEP-19	2	75.87	75.87	75.30	04.22	100.76	72.67	79.06	N/A	382,433	287,968
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	12	77.85	91.39	77.09	36.08	118.55	35.64	225.14	65.00 to 104.53	810,345	624,704
01-OCT-17 To 30-SEP-18	11	71.41	70.10	69.14	06.43	101.39	57.15	80.69	64.48 to 76.50	466,599	322,586
01-OCT-18 To 30-SEP-19	10	77.06	78.41	75.01	09.34	104.53	65.87	99.05	69.00 to 86.69	674,272	505,771
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	17	71.41	82.10	73.52	28.13	111.67	35.64	225.14	64.77 to 85.06	745,770	548,259
01-JAN-18 To 31-DEC-18	7	74.05	74.75	73.82	07.44	101.26	64.48	86.69	64.48 to 86.69	366,805	270,790
<u>ALL</u>	33	73.61	80.36	74.55	19.51	107.79	35.64	225.14	70.87 to 80.04	654,529	487,958

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	12	77.41	87.70	74.26	31.78	118.10	35.64	225.14	64.77 to 97.10	558,529	414,745
2	21	73.47	76.17	74.68	11.51	102.00	57.15	124.25	68.18 to 79.06	709,386	529,793
<u>ALL</u>	33	73.61	80.36	74.55	19.51	107.79	35.64	225.14	70.87 to 80.04	654,529	487,958

87 Thurston
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 : 33
 Total Sales Price : 21,599,452
 Total Adj. Sales Price : 21,599,452
 Total Assessed Value : 16,102,600
 Avg. Adj. Sales Price : 654,529
 Avg. Assessed Value : 487,958

MEDIAN : 74
 WGT. MEAN : 75
 MEAN : 80
 COD : 19.51
 PRD : 107.79

COV : 37.46
 STD : 30.10
 Avg. Abs. Dev : 14.36
 MAX Sales Ratio : 225.14
 MIN Sales Ratio : 35.64

95% Median C.I. : 70.87 to 80.04
 95% Wgt. Mean C.I. : 69.48 to 79.62
 95% Mean C.I. : 70.09 to 90.63

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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
___Dry___											
County	20	73.07	75.20	73.61	10.85	102.16	57.15	104.53	69.00 to 80.04	678,033	499,074
1	7	72.67	76.25	72.81	13.50	104.72	62.46	99.05	62.46 to 99.05	678,271	493,871
2	13	73.47	74.63	74.03	09.34	100.81	57.15	104.53	67.35 to 80.04	677,905	501,876
___ALL___	33	73.61	80.36	74.55	19.51	107.79	35.64	225.14	70.87 to 80.04	654,529	487,958

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
___Dry___											
County	27	73.61	77.07	75.03	12.20	102.72	57.15	124.25	70.87 to 80.69	679,727	510,011
1	9	74.05	77.17	73.63	12.40	104.81	62.46	99.05	64.77 to 86.69	603,948	444,703
2	18	73.54	77.02	75.62	12.03	101.85	57.15	124.25	70.87 to 80.04	717,617	542,665
___Grass___											
County	1	68.18	68.18	68.18	00.00	100.00	68.18	68.18	N/A	515,000	351,130
2	1	68.18	68.18	68.18	00.00	100.00	68.18	68.18	N/A	515,000	351,130
___ALL___	33	73.61	80.36	74.55	19.51	107.79	35.64	225.14	70.87 to 80.04	654,529	487,958

Thurston County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	5531
Dakota	1	5590	n/a	5420	5410	n/a	5170	5165	5040	5465
Dixon	1	6325	6150	6025	5673	5300	4794	4412	4200	5633
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624
Cuming	1	6306	n/a	5846	6300	4884	n/a	5386	4511	5828
Thurston	2	6000	6000	5800	5800	n/a	n/a	4700	4290	5518
Dakota	2	n/a	n/a	5390	5265	n/a	n/a	4435	4270	4539
Burt	1	5004	5200	4650	3632	n/a	3027	3575	2975	4230

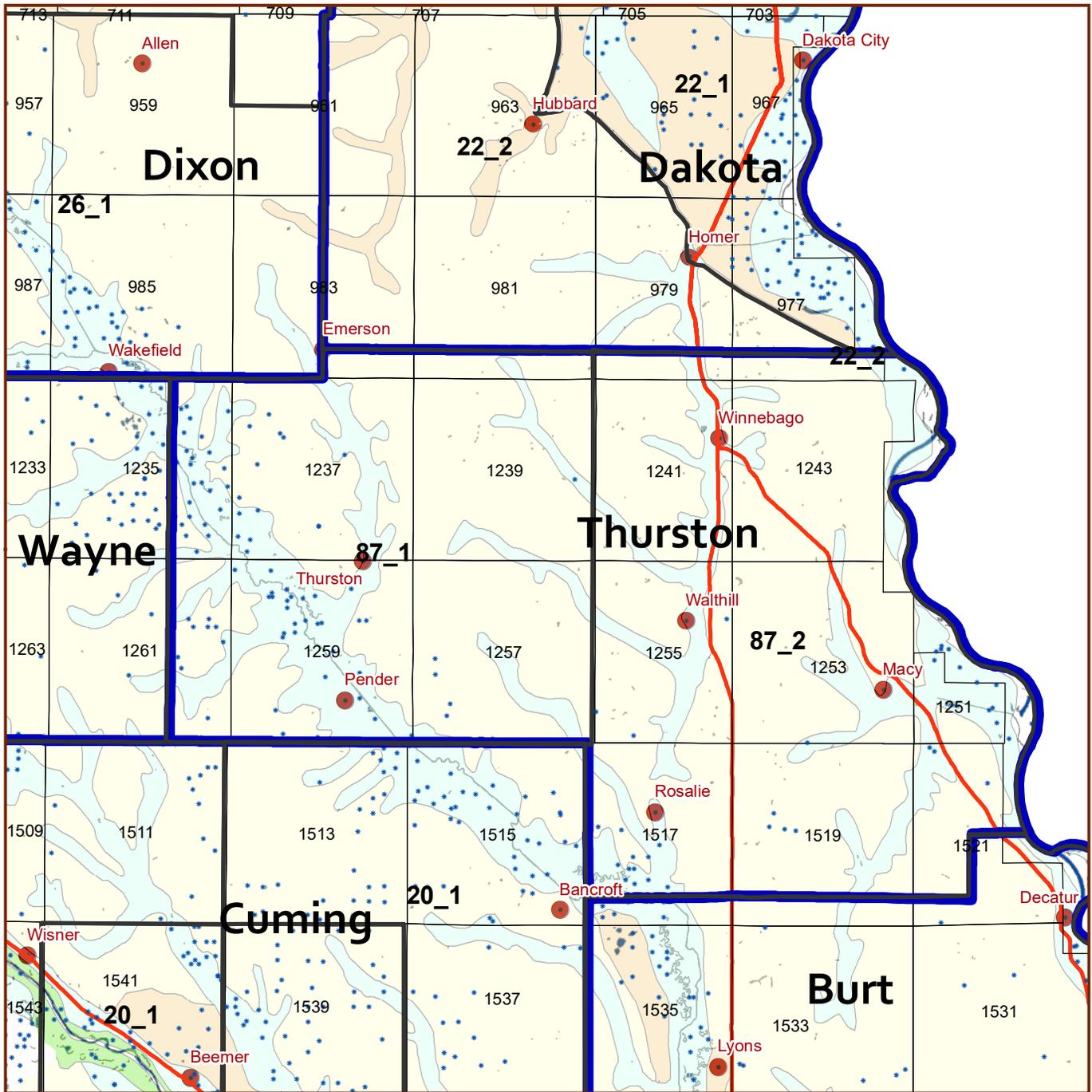
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	4631
Dakota	1	4975	4955	4895	n/a	4800	4030	3875	3800	4886
Dixon	1	6013	5674	5387	4874	4637	4178	3937	3695	4881
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4986
Cuming	1	5975	5980	5584	3850	4750	5115	4190	4142	5431
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	3900
Dakota	2	5010	5000	4935	4880	4545	4015	3800	3700	4085
Burt	1	5178	5150	4620	n/a	3443	3900	3398	2660	3978

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	1777
Dakota	1	2115	2085	2100	2020	n/a	n/a	n/a	n/a	2104
Dixon	1	2430	2111	1353	1856	1465	1747	1561	1124	1564
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2082
Cuming	1	2416	2396	1929	2056	n/a	n/a	n/a	n/a	2302
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	1739
Dakota	2	2140	2120	2080	2050	2015	n/a	n/a	n/a	2102
Burt	1	2494	2251	1975	1950	n/a	1830	605	1655	2252

County	Mkt Area	CRP	TIMBER	WASTE
Thurston	1	n/a	475	75
Dakota	1	n/a	614	215
Dixon	1	4388	1512	148
Wayne	1	3821	n/a	100
Cuming	1	4471	1021	125
Thurston	2	n/a	500	75
Dakota	2	n/a	595	215
Burt	1	3488	n/a	131

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.

THURSTON COUNTY



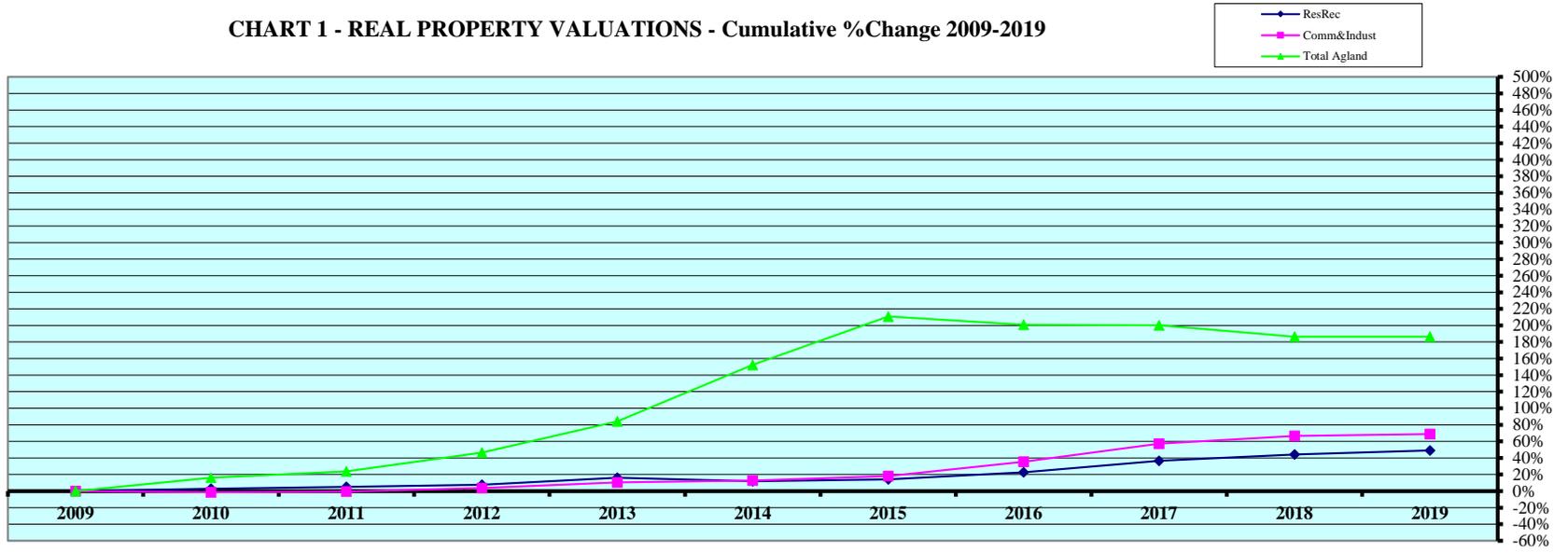
Legend

- 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	Cmlty%chg	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg	Value	Amnt Value Chg	Ann.%chg	Cmlty%chg
2009	63,994,525	--	--	--	12,657,930	--	--	--	279,273,195	--	--	--
2010	65,903,740	1,909,215	2.98%	2.98%	12,482,320	-175,610	-1.39%	-1.39%	324,590,745	45,317,550	16.23%	16.23%
2011	67,235,835	1,332,095	2.02%	5.06%	12,606,635	124,315	1.00%	-0.41%	346,017,700	21,426,955	6.60%	23.90%
2012	68,870,655	1,634,820	2.43%	7.62%	13,118,340	511,705	4.06%	3.64%	409,263,635	63,245,935	18.28%	46.55%
2013	74,344,735	5,474,080	7.95%	16.17%	13,979,505	861,165	6.56%	10.44%	514,510,230	105,246,595	25.72%	84.23%
2014	71,617,930	-2,726,805	-3.67%	11.91%	14,286,235	306,730	2.19%	12.86%	704,976,725	190,466,495	37.02%	152.43%
2015	73,029,675	1,411,745	1.97%	14.12%	14,956,060	669,825	4.69%	18.16%	868,098,935	163,122,210	23.14%	210.84%
2016	78,485,176	5,455,501	7.47%	22.64%	17,141,496	2,185,436	14.61%	35.42%	839,673,135	-28,425,800	-3.27%	200.66%
2017	87,383,447	8,898,271	11.34%	36.55%	19,899,095	2,757,599	16.09%	57.21%	838,548,660	-1,124,475	-0.13%	200.26%
2018	92,247,257	4,863,810	5.57%	44.15%	21,075,180	1,176,085	5.91%	66.50%	799,994,290	-38,554,370	-4.60%	186.46%
2019	95,410,905	3,163,648	3.43%	49.09%	21,371,525	296,345	1.41%	68.84%	799,698,165	-296,125	-0.04%	186.35%

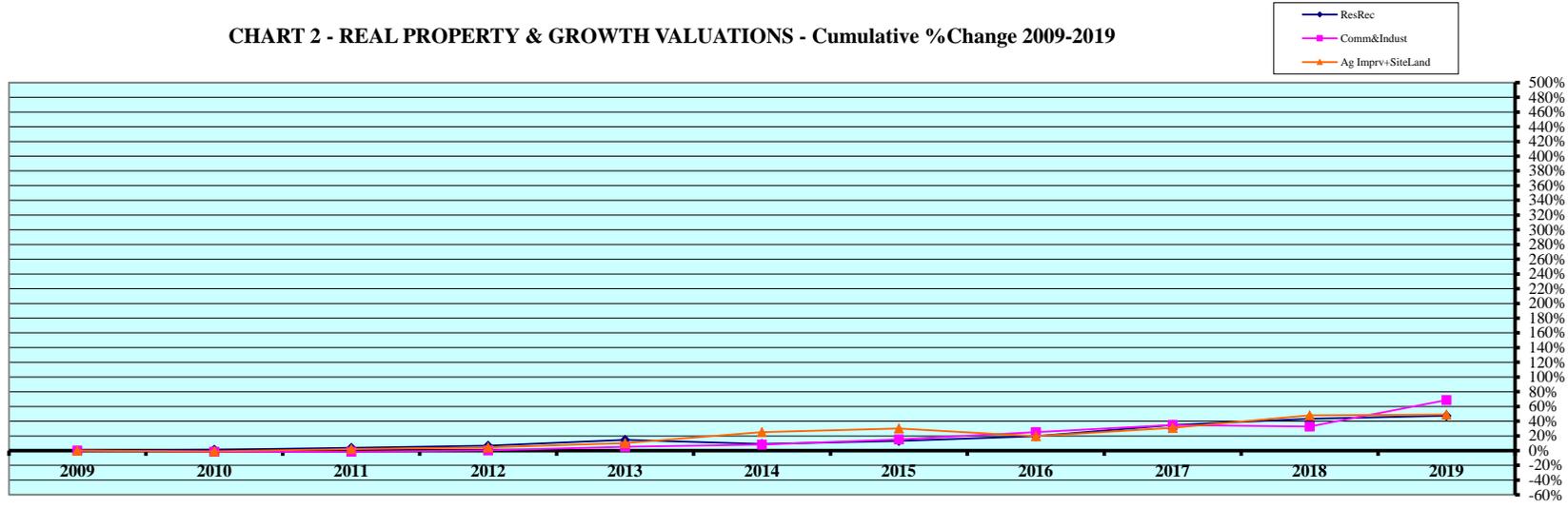
Rate Annual %chg: Residential & Recreational **4.07%** Commercial & Industrial **5.38%** Agricultural Land **11.09%**

Cnty# **87**
County **THURSTON**

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	63,994,525	698,565	1.09%	63,295,960	--	--	12,657,930	1,162,450	9.18%	11,495,480	--	--
2010	65,903,740	1,176,315	1.78%	64,727,425	1.15%	1.15%	12,482,320	25,950	0.21%	12,456,370	-1.59%	-1.59%
2011	67,235,835	790,235	1.18%	66,445,600	0.82%	3.83%	12,606,635	126,435	1.00%	12,480,200	-0.02%	-1.40%
2012	68,870,655	607,990	0.88%	68,262,665	1.53%	6.67%	13,118,340	419,260	3.20%	12,699,080	0.73%	0.33%
2013	74,344,735	934,285	1.26%	73,410,450	6.59%	14.71%	13,979,505	664,775	4.76%	13,314,730	1.50%	5.19%
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	8.97%	14,286,235	589,270	4.12%	13,696,965	-2.02%	8.21%
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	13.18%	14,956,060	386,500	2.58%	14,569,560	1.98%	15.10%
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	19.68%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	25.11%
2017	87,383,447	1,085,972	1.24%	86,297,475	9.95%	34.85%	19,899,095	2,821,205	14.18%	17,077,890	-0.37%	34.92%
2018	92,247,257	661,943	0.72%	91,585,314	4.81%	43.11%	21,075,180	4,289,355	20.35%	16,785,825	-15.65%	32.61%
2019	95,410,905	1,055,995	1.11%	94,354,910	2.28%	47.44%	21,371,525	19,885	0.09%	21,351,640	1.31%	68.68%
Rate Ann%chg	4.07%			2.69%			5.38%			C & I w/o growth -0.82%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	18,241,855	16,599,220	34,841,075	885,075	2.54%	33,956,000	--	--
2010	18,282,950	17,752,970	36,035,920	1,536,090	4.26%	34,499,830	-0.98%	-0.98%
2011	18,341,640	18,712,565	37,054,205	1,506,380	4.07%	35,547,825	-1.35%	2.03%
2012	18,166,340	20,129,960	38,296,300	1,928,972	5.04%	36,367,328	-1.85%	4.38%
2013	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	0.37%	10.33%
2014	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	9.68%	25.19%
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	29.96%
2016	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	19.62%
2017	20,503,014	25,984,865	46,487,879	884,285	1.90%	45,603,594	6.32%	30.89%
2018	24,591,170	27,612,215	52,203,385	614,670	1.18%	51,588,715	10.97%	48.07%
2019	24,366,595	28,147,410	52,514,005	598,725	1.14%	51,915,280	-0.55%	49.01%
Rate Ann%chg	2.94%	5.42%	4.19%	Ag Imprv+Site w/o growth			1.33%	

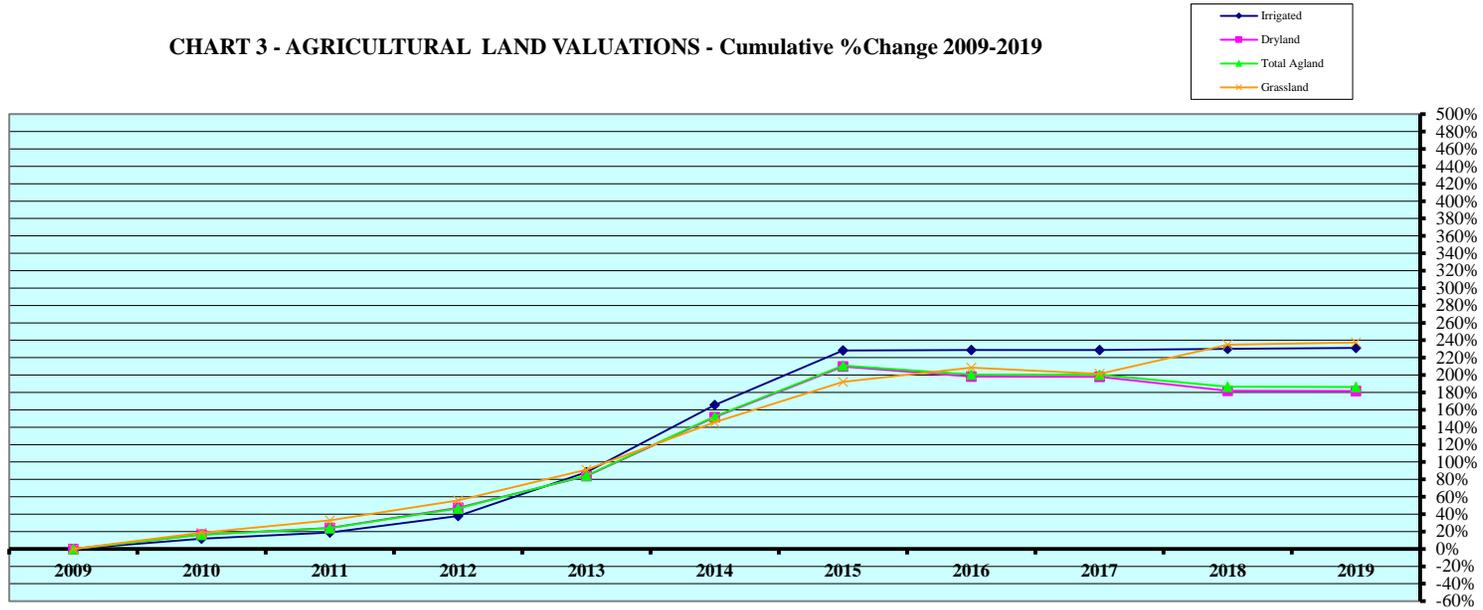
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 87
County THURSTON

CHART 2

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

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	23,356,555	--	--	--	251,302,470	--	--	--	4,318,815	--	--	--
2010	26,117,440	2,760,885	11.82%	11.82%	293,046,765	41,744,295	16.61%	16.61%	5,128,010	809,195	18.74%	18.74%
2011	27,784,770	1,667,330	6.38%	18.96%	312,202,655	19,155,890	6.54%	24.23%	5,734,800	606,790	11.83%	32.79%
2012	32,231,150	4,446,380	16.00%	38.00%	370,012,940	57,810,285	18.52%	47.24%	6,724,095	989,295	17.25%	55.69%
2013	43,945,745	11,714,595	36.35%	88.15%	461,863,025	91,850,085	24.82%	83.79%	8,254,875	1,530,780	22.77%	91.14%
2014	62,032,740	18,086,995	41.16%	165.59%	631,889,055	170,026,030	36.81%	151.45%	10,608,160	2,353,285	28.51%	145.63%
2015	76,655,740	14,623,000	23.57%	228.20%	778,417,585	146,528,530	23.19%	209.75%	12,618,605	2,010,445	18.95%	192.18%
2016	76,762,255	106,515	0.14%	228.65%	749,197,840	-29,219,745	-3.75%	198.13%	13,327,325	708,720	5.62%	208.59%
2017	76,802,195	39,940	0.05%	228.83%	748,376,100	-821,740	-0.11%	197.80%	13,009,680	-317,645	-2.38%	201.23%
2018	77,068,215	266,020	0.35%	229.96%	708,154,325	-40,221,775	-5.37%	181.79%	14,457,535	1,447,855	11.13%	234.76%
2019	77,348,905	280,690	0.36%	231.17%	707,463,880	-690,445	-0.10%	181.52%	14,572,935	115,400	0.80%	237.43%

Rate Ann.%chg: Irrigated 12.72% Dryland 10.90% Grassland 12.93%

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	295,355	--	--	--	0	--	--	--	279,273,195	--	--	--
2010	298,530	3,175	1.07%	1.07%	0	0			324,590,745	45,317,550	16.23%	16.23%
2011	295,475	-3,055	-1.02%	0.04%	0	0			346,017,700	21,426,955	6.60%	23.90%
2012	295,450	-25	-0.01%	0.03%	0	0			409,263,635	63,245,935	18.28%	46.55%
2013	446,585	151,135	51.15%	51.20%	0	0			514,510,230	105,246,595	25.72%	84.23%
2014	446,770	185	0.04%	51.27%	0	0			704,976,725	190,466,495	37.02%	152.43%
2015	407,005	-39,765	-8.90%	37.80%	0	0			868,098,935	163,122,210	23.14%	210.84%
2016	385,715	-21,290	-5.23%	30.59%	0	0			839,673,135	-28,425,800	-3.27%	200.66%
2017	360,685	-25,030	-6.49%	22.12%	0	0			838,548,660	-1,124,475	-0.13%	200.26%
2018	314,215	-46,470	-12.88%	6.39%	0	0			799,994,290	-38,554,370	-4.60%	186.46%
2019	312,445	-1,770	-0.56%	5.79%	0	0			799,698,165	-296,125	-0.04%	186.35%

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Rate Ann.%chg: Total Agric Land 11.09%

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	23,356,555	10,914	2,140			251,229,680	153,325	1,639			4,324,375	12,324	351		
2010	26,117,440	11,048	2,364	10.46%	10.46%	293,038,330	153,239	1,912	16.71%	16.71%	5,123,805	12,347	415	18.26%	18.26%
2011	27,784,770	11,264	2,467	4.34%	15.26%	313,198,520	153,050	2,046	7.01%	24.89%	5,754,195	12,322	467	12.54%	33.09%
2012	32,231,150	11,531	2,795	13.32%	30.61%	370,177,320	152,481	2,428	18.63%	48.16%	6,722,670	12,164	553	18.35%	57.51%
2013	43,297,970	12,429	3,483	24.63%	62.77%	462,977,685	151,603	3,054	25.79%	86.38%	8,297,400	11,999	691	25.12%	97.07%
2014	62,042,100	12,790	4,851	39.26%	126.67%	631,820,110	151,505	4,170	36.56%	154.51%	10,625,260	12,297	864	24.95%	146.25%
2015	76,803,465	13,169	5,832	20.23%	172.52%	778,751,755	152,653	5,101	22.33%	211.34%	12,583,670	11,315	1,112	28.72%	216.96%
2016	76,766,140	13,163	5,832	0.00%	172.52%	749,365,025	152,813	4,904	-3.87%	199.28%	13,280,490	11,407	1,164	4.68%	231.81%
2017	76,899,605	13,181	5,834	0.04%	172.62%	748,415,190	152,810	4,898	-0.12%	198.91%	13,001,790	11,362	1,144	-1.71%	226.14%
2018	77,068,215	13,195	5,841	0.11%	172.91%	708,156,035	152,823	4,634	-5.39%	182.80%	14,459,490	11,895	1,216	6.22%	246.43%
2019	76,925,880	13,171	5,841	0.00%	172.92%	708,393,385	152,874	4,634	0.00%	182.80%	14,446,580	11,899	1,214	-0.12%	246.02%

Rate Annual %chg Average Value/Acre: 10.56%

10.96%

13.22%

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	295,510	5,908	50			0	0				279,206,120	182,471	1,530		
2010	295,985	5,918	50	0.00%	0.00%	0	0				324,575,560	182,552	1,778	16.20%	16.20%
2011	298,745	5,973	50	0.00%	0.00%	0	0				347,036,230	182,609	1,900	6.89%	24.20%
2012	295,430	5,907	50	0.00%	0.00%	0	0				409,426,570	182,083	2,249	18.32%	46.95%
2013	442,880	5,895	75	50.21%	50.21%	0	0				515,015,935	181,926	2,831	25.90%	85.01%
2014	456,720	6,080	75	-0.01%	50.19%	0	0				704,944,190	182,672	3,859	36.32%	152.21%
2015	405,645	5,402	75	-0.03%	50.14%	0	0				868,544,535	182,538	4,758	23.30%	210.96%
2016	386,215	5,145	75	-0.04%	50.08%	0	0				839,797,870	182,528	4,601	-3.30%	200.69%
2017	360,675	4,805	75	-0.01%	50.07%	0	0				838,677,260	182,157	4,604	0.07%	200.90%
2018	314,205	4,187	75	-0.01%	50.05%	0	0				799,997,945	182,101	4,393	-4.58%	187.11%
2019	312,960	4,170	75	0.00%	50.05%	0	0				800,078,805	182,113	4,393	0.00%	187.12%

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THURSTON

Rate Annual %chg Average Value/Acre: 11.12%

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

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,940	THURSTON	41,276,481	8,629,522	16,410,577	94,254,750	18,630,165	2,741,360	1,156,155	799,698,165	24,366,595	28,147,410	0	1,035,311,180
	cnty sector/value % of total value:	3.99%	0.83%	1.59%	9.10%	1.80%	0.26%	0.11%	77.24%	2.35%	2.72%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	69,960	91,961	175,479	2,711,420	350,745	0	0	0	0	0	0	3,399,565
12.10%	%sector of county sector	0.17%	1.07%	1.07%	2.88%	1.88%							0.33%
	%sector of municipality	2.06%	2.71%	5.16%	79.76%	10.32%							100.00%
0	MACY	0	0	0	510,750	44,970	0	0	0	0	0	0	555,720
	%sector of county sector				0.54%	0.24%							0.05%
	%sector of municipality				91.91%	8.09%							100.00%
1,002	PENDER	8,176,875	244,407	228,282	43,071,480	7,004,130	1,690,520	0	47,340	0	0	0	60,463,034
14.44%	%sector of county sector	19.81%	2.83%	1.39%	45.70%	37.60%	61.67%		0.01%				5.84%
	%sector of municipality	13.52%	0.40%	0.38%	71.24%	11.58%	2.80%		0.08%				100.00%
160	ROSALIE	5,882	293,791	643,887	1,848,015	161,810	0	0	0	0	0	0	2,953,385
2.31%	%sector of county sector	0.01%	3.40%	3.92%	1.96%	0.87%							0.29%
	%sector of municipality	0.20%	9.95%	21.80%	62.57%	5.48%							100.00%
132	THURSTON	608,433	54,011	4,529	2,483,710	1,194,910	10,830	0	0	0	0	0	4,356,423
1.90%	%sector of county sector	1.47%	0.63%	0.03%	2.64%	6.41%	0.40%						0.42%
	%sector of municipality	13.97%	1.24%	0.10%	57.01%	27.43%	0.25%						100.00%
780	WALTHILL	88,357	374,786	384,704	3,874,265	1,187,060	68,595	0	0	0	0	0	5,977,767
11.24%	%sector of county sector	0.21%	4.34%	2.34%	4.11%	6.37%	2.50%						0.58%
	%sector of municipality	1.48%	6.27%	6.44%	64.81%	19.86%	1.15%						100.00%
774	WINNEBAGO	89,056	307,980	530,967	6,786,525	6,335,235	0	0	780	0	0	0	14,050,543
11.15%	%sector of county sector	0.22%	3.57%	3.24%	7.20%	34.01%			0.00%				1.36%
	%sector of municipality	0.63%	2.19%	3.78%	48.30%	45.09%			0.01%				100.00%
3,688	Total Municipalities	9,038,563	1,366,936	1,967,848	61,286,165	16,278,860	1,769,945	0	48,120	0	0	0	91,756,437
53.14%	%all municip.sectors of cnty	21.90%	15.84%	11.99%	65.02%	87.38%	64.56%		0.01%				8.86%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 4,408	Value : 921,103,834	Growth 1,339,610	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	217	853,575	62	834,465	215	3,665,170	494	5,353,210	
02. Res Improve Land	980	5,326,840	61	663,375	205	2,438,985	1,246	8,429,200	
03. Res Improvements	987	57,945,834	69	6,054,191	233	21,339,844	1,289	85,339,869	
04. Res Total	1,204	64,126,249	131	7,552,031	448	27,443,999	1,783	99,122,279	600,210
% of Res Total	67.53	64.69	7.35	7.62	25.13	27.69	40.45	10.76	44.80
05. Com UnImp Land	45	134,505	4	64,855	1	2,725	50	202,085	
06. Com Improve Land	175	605,540	14	156,785	2	19,600	191	781,925	
07. Com Improvements	184	15,418,415	24	2,154,540	4	545,290	212	18,118,245	
08. Com Total	229	16,158,460	28	2,376,180	5	567,615	262	19,102,255	575,325
% of Com Total	87.40	84.59	10.69	12.44	1.91	2.97	5.94	2.07	42.95
09. Ind UnImp Land	1	4,335	0	0	0	0	1	4,335	
10. Ind Improve Land	8	65,220	1	13,245	0	0	9	78,465	
11. Ind Improvements	8	2,536,955	1	132,470	0	0	9	2,669,425	
12. Ind Total	9	2,606,510	1	145,715	0	0	10	2,752,225	0
% of Ind Total	90.00	94.71	10.00	5.29	0.00	0.00	0.23	0.30	0.00
13. Rec UnImp Land	0	0	0	0	25	1,159,295	25	1,159,295	
14. Rec Improve Land	0	0	0	0	3	123,435	3	123,435	
15. Rec Improvements	0	0	0	0	3	10,240	3	10,240	
16. Rec Total	0	0	0	0	28	1,292,970	28	1,292,970	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.64	0.14	0.00
Res & Rec Total	1,204	64,126,249	131	7,552,031	476	28,736,969	1,811	100,415,249	600,210
% of Res & Rec Total	66.48	63.86	7.23	7.52	26.28	28.62	41.08	10.90	44.80
Com & Ind Total	238	18,764,970	29	2,521,895	5	567,615	272	21,854,480	575,325
% of Com & Ind Total	87.50	85.86	10.66	11.54	1.84	2.60	6.17	2.37	42.95
17. Taxable Total	1,442	82,891,219	160	10,073,926	481	29,304,584	2,083	122,269,729	1,175,535
% of Taxable Total	69.23	67.79	7.68	8.24	23.09	23.97	47.25	13.27	87.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	232,720	1,399,910	0	0	0
19. Commercial	6	340,610	2,326,915	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	9	232,720	1,399,910
19. Commercial	0	0	0	6	340,610	2,326,915
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	573,330	3,726,825

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	276	184	900	1,360

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	3,175	224	56,730,995	1,497	475,107,685	1,723	531,841,855
28. Ag-Improved Land	0	0	47	18,935,730	474	202,081,450	521	221,017,180
29. Ag Improvements	0	0	57	4,428,595	545	41,546,475	602	45,975,070

30. Ag Total					2,325	798,834,105
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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	2	2.00	24,000	
32. HomeSite Improv Land	0	0.00	0	27	30.00	340,065	
33. HomeSite Improvements	0	0.00	0	28	0.00	2,512,315	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	17.94	44,850	
36. FarmSite Improv Land	0	0.00	0	46	162.77	406,925	
37. FarmSite Improvements	0	0.00	0	57	0.00	1,916,280	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	181	320.82	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	7	7.00	84,000	9	9.00	108,000	
32. HomeSite Improv Land	251	266.34	3,089,760	278	296.34	3,429,825	
33. HomeSite Improvements	256	0.00	20,161,575	284	0.00	22,673,890	5,355
34. HomeSite Total				293	305.34	26,211,715	
35. FarmSite UnImp Land	17	29.15	72,875	21	47.09	117,725	
36. FarmSite Improv Land	456	1,738.82	4,347,050	502	1,901.59	4,753,975	
37. FarmSite Improvements	541	0.00	21,384,900	598	0.00	23,301,180	158,720
38. FarmSite Total				619	1,948.68	28,172,880	
39. Road & Ditches	1,595	3,217.49	0	1,776	3,538.31	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				912	5,792.33	54,384,595	164,075

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	2,735.16	25.81%	16,410,960	28.00%	6,000.00
46. 1A	218.86	2.07%	1,313,160	2.24%	6,000.00
47. 2A1	2,084.19	19.67%	12,088,305	20.62%	5,800.00
48. 2A	2,448.92	23.11%	14,203,740	24.23%	5,800.00
49. 3A1	27.07	0.26%	151,595	0.26%	5,600.11
50. 3A	59.07	0.56%	330,795	0.56%	5,600.05
51. 4A1	2,791.88	26.34%	13,121,840	22.38%	4,700.00
52. 4A	233.06	2.20%	999,835	1.71%	4,290.03
53. Total	10,598.21	100.00%	58,620,230	100.00%	5,531.14
Dry					
54. 1D1	5,547.13	7.04%	29,954,510	8.21%	5,400.00
55. 1D	20,265.14	25.72%	107,405,300	29.44%	5,300.00
56. 2D1	8,020.89	10.18%	40,104,450	10.99%	5,000.00
57. 2D	641.35	0.81%	3,142,620	0.86%	4,900.01
58. 3D1	440.89	0.56%	2,072,175	0.57%	4,699.98
59. 3D	27,121.71	34.42%	124,759,750	34.20%	4,600.00
60. 4D1	4,557.90	5.79%	15,952,650	4.37%	3,500.00
61. 4D	12,192.91	15.48%	41,455,860	11.36%	3,400.00
62. Total	78,787.92	100.00%	364,847,315	100.00%	4,630.75
Grass					
63. 1G1	2,196.61	48.96%	3,805,830	49.31%	1,732.59
64. 1G	1,300.80	28.99%	2,298,260	29.78%	1,766.81
65. 2G1	818.92	18.25%	1,356,285	17.57%	1,656.19
66. 2G	138.93	3.10%	210,515	2.73%	1,515.26
67. 3G1	17.89	0.40%	28,620	0.37%	1,599.78
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	13.72	0.31%	19,210	0.25%	1,400.15
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	4,486.87	100.00%	7,718,720	100.00%	1,720.29
Irrigated Total					
	10,598.21	11.17%	58,620,230	13.59%	5,531.14
Dry Total					
	78,787.92	83.06%	364,847,315	84.60%	4,630.75
Grass Total					
	4,486.87	4.73%	7,718,720	1.79%	1,720.29
72. Waste	988.25	1.04%	74,200	0.02%	75.08
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	11,016.71	11.61%	46,755,320	10.84%	4,244.04
75. Market Area Total	94,861.25	100.00%	431,260,465	100.00%	4,546.22

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	300.95	10.61%	1,805,700	11.53%	6,000.00
46. 1A	98.28	3.46%	589,680	3.77%	6,000.00
47. 2A1	609.24	21.47%	3,533,590	22.57%	5,800.00
48. 2A	1,117.16	39.37%	6,479,520	41.38%	5,799.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	478.09	16.85%	2,247,035	14.35%	4,700.03
52. 4A	233.79	8.24%	1,002,965	6.41%	4,290.03
53. Total	2,837.51	100.00%	15,658,490	100.00%	5,518.39
Dry					
54. 1D1	2,814.74	3.80%	13,229,285	4.58%	4,700.00
55. 1D	15,828.26	21.35%	74,392,800	25.73%	4,700.00
56. 2D1	5,841.76	7.88%	23,951,210	8.28%	4,100.00
57. 2D	181.11	0.24%	742,560	0.26%	4,100.05
58. 3D1	650.62	0.88%	2,602,480	0.90%	4,000.00
59. 3D	16,212.61	21.87%	63,229,170	21.87%	3,900.00
60. 4D1	970.04	1.31%	3,395,140	1.17%	3,500.00
61. 4D	31,638.53	42.68%	107,570,960	37.21%	3,400.00
62. Total	74,137.67	100.00%	289,113,605	100.00%	3,899.69
Grass					
63. 1G1	3,071.15	42.42%	3,375,815	41.22%	1,099.20
64. 1G	2,740.55	37.85%	3,077,340	37.58%	1,122.89
65. 2G1	1,193.73	16.49%	1,421,050	17.35%	1,190.43
66. 2G	90.13	1.24%	128,935	1.57%	1,430.54
67. 3G1	144.74	2.00%	186,075	2.27%	1,285.58
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,240.30	100.00%	8,189,215	100.00%	1,131.06
Irrigated Total					
	2,837.51	3.25%	15,658,490	5.00%	5,518.39
Dry Total					
	74,137.67	84.97%	289,113,605	92.31%	3,899.69
Grass Total					
	7,240.30	8.30%	8,189,215	2.61%	1,131.06
72. Waste	3,034.69	3.48%	227,735	0.07%	75.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	45,038.94	51.62%	108,609,045	34.68%	2,411.45
75. Market Area Total	87,250.17	100.00%	313,189,045	100.00%	3,589.55

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	831.34	4,824,670	12,604.38	69,454,050	13,435.72	74,278,720
77. Dry Land	0.18	750	15,773.31	68,184,410	137,152.10	585,775,760	152,925.59	653,960,920
78. Grass	1.19	2,140	1,292.26	1,806,955	10,433.72	14,098,840	11,727.17	15,907,935
79. Waste	3.82	285	464.27	34,850	3,554.85	266,800	4,022.94	301,935
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	45.96	210,785	6,663.47	20,392,650	49,346.22	134,760,930	56,055.65	155,364,365
82. Total	5.19	3,175	18,361.18	74,850,885	163,745.05	669,595,450	182,111.42	744,449,510

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	13,435.72	7.38%	74,278,720	9.98%	5,528.45
Dry Land	152,925.59	83.97%	653,960,920	87.84%	4,276.33
Grass	11,727.17	6.44%	15,907,935	2.14%	1,356.50
Waste	4,022.94	2.21%	301,935	0.04%	75.05
Other	0.00	0.00%	0	0.00%	0.00
Exempt	56,055.65	30.78%	155,364,365	20.87%	2,771.61
Total	182,111.42	100.00%	744,449,510	100.00%	4,087.88

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 N/a Or Error	1	3,760	1	3,760	1	66,665	2	74,185	66,665
83.2 Emerson	9	30,045	49	196,510	49	2,484,865	58	2,711,420	0
83.3 Macy	31	57,950	19	40,415	19	400,845	50	499,210	2,895
83.4 Pender	49	447,460	448	3,916,475	452	40,987,399	501	45,351,334	74,035
83.5 Pender V	1	4,970	0	0	0	0	1	4,970	0
83.6 Rosalie	23	46,520	82	158,275	85	1,637,475	108	1,842,270	6,445
83.7 Rural	302	5,658,930	272	3,291,210	305	27,383,530	607	36,333,670	181,015
83.8 Thurston	12	50,425	62	179,455	62	2,570,720	74	2,800,600	40,995
83.9 Walthill	58	145,560	215	506,880	216	3,138,230	274	3,790,670	0
83.10 Winnebago	32	65,665	101	259,655	103	6,680,380	135	7,005,700	228,160
83.11 Winnebago V	1	1,220	0	0	0	0	1	1,220	0
84 Residential Total	519	6,512,505	1,249	8,552,635	1,292	85,350,109	1,811	100,415,249	600,210

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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	1	7,115	0	0	1	33,375	2	40,490	0
85.2 Emerson	3	8,355	5	13,810	6	328,580	9	350,745	0
85.3 Macy	2	265	3	265	3	44,440	5	44,970	0
85.4 Pender	18	50,965	91	389,260	95	8,143,205	113	8,583,430	142,190
85.5 Rosalie	2	975	13	20,950	13	139,765	15	161,690	0
85.6 Rural	4	46,780	19	188,795	29	2,124,265	33	2,359,840	0
85.7 Thurston	6	16,005	17	42,920	20	2,348,005	26	2,406,930	0
85.8 Walthill	5	5,605	31	59,815	33	1,202,415	38	1,267,835	0
85.9 Winnebago	10	70,355	21	144,575	21	6,423,620	31	6,638,550	433,135
86 Commercial Total	51	206,420	200	860,390	221	20,787,670	272	21,854,480	575,325

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	2,084.86	48.57%	3,752,750	49.21%	1,800.00
88. 1G	1,268.20	29.55%	2,282,765	29.93%	1,800.00
89. 2G1	789.64	18.40%	1,342,370	17.60%	1,699.98
90. 2G	117.98	2.75%	200,560	2.63%	1,699.95
91. 3G1	17.89	0.42%	28,620	0.38%	1,599.78
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	13.72	0.32%	19,210	0.25%	1,400.15
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,292.29	100.00%	7,626,275	100.00%	1,776.74
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	111.75	57.43%	53,080	57.42%	474.99
106. 1T	32.60	16.75%	15,495	16.76%	475.31
107. 2T1	29.28	15.05%	13,915	15.05%	475.24
108. 2T	20.95	10.77%	9,955	10.77%	475.18
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	194.58	100.00%	92,445	100.00%	475.10
<hr/>					
Grass Total	4,292.29	95.66%	7,626,275	98.80%	1,776.74
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	194.58	4.34%	92,445	1.20%	475.10
114. Market Area Total	4,486.87	100.00%	7,718,720	100.00%	1,720.29

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,415.52	38.38%	2,548,000	39.73%	1,800.05
88. 1G	1,313.13	35.60%	2,363,630	36.86%	1,800.00
89. 2G1	749.30	20.32%	1,198,835	18.69%	1,599.94
90. 2G	83.87	2.27%	125,805	1.96%	1,500.00
91. 3G1	126.34	3.43%	176,875	2.76%	1,399.99
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,688.16	100.00%	6,413,145	100.00%	1,738.85
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	1,655.63	46.61%	827,815	46.61%	500.00
106. 1T	1,427.42	40.18%	713,710	40.18%	500.00
107. 2T1	444.43	12.51%	222,215	12.51%	500.00
108. 2T	6.26	0.18%	3,130	0.18%	500.00
109. 3T1	18.40	0.52%	9,200	0.52%	500.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,552.14	100.00%	1,776,070	100.00%	500.00
<hr/>					
Grass Total	3,688.16	50.94%	6,413,145	78.31%	1,738.85
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	3,552.14	49.06%	1,776,070	21.69%	500.00
<hr/>					
114. Market Area Total	7,240.30	100.00%	8,189,215	100.00%	1,131.06

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

87 Thurston

	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	94,254,750	99,122,279	4,867,529	5.16%	600,210	4.53%
02. Recreational	1,156,155	1,292,970	136,815	11.83%	0	11.83%
03. Ag-Homesite Land, Ag-Res Dwelling	24,366,595	26,211,715	1,845,120	7.57%	5,355	7.55%
04. Total Residential (sum lines 1-3)	119,777,500	126,626,964	6,849,464	5.72%	605,565	5.21%
05. Commercial	18,630,165	19,102,255	472,090	2.53%	575,325	-0.55%
06. Industrial	2,741,360	2,752,225	10,865	0.40%	0	0.40%
07. Total Commercial (sum lines 5-6)	21,371,525	21,854,480	482,955	2.26%	575,325	-0.43%
08. Ag-Farmsite Land, Outbuildings	28,147,410	28,172,880	25,470	0.09%	158,720	-0.47%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	28,147,410	28,172,880	25,470	0.09%	158,720	-0.47%
12. Irrigated	77,348,905	74,278,720	-3,070,185	-3.97%		
13. Dryland	707,463,880	653,960,920	-53,502,960	-7.56%		
14. Grassland	14,572,935	15,907,935	1,335,000	9.16%		
15. Wasteland	312,445	301,935	-10,510	-3.36%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	799,698,165	744,449,510	-55,248,655	-6.91%		
18. Total Value of all Real Property (Locally Assessed)	968,994,600	921,103,834	-47,890,766	-4.94%	1,339,610	-5.08%

2020 Assessment Survey for Thurston County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 Seasonal
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$104,430 includes County Assessor, Deputy and operating expenses.
7.	Adopted budget, or granted budget if different from above:
	\$104,430
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$78,775
10.	Part of the assessor's budget that is dedicated to the computer system:
	out of total requested budges
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,700
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	Yes, but unsure of total amount

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County Assessor and staff
5.	Does the county have GIS software?
	Yes, currently working with gWorks to fully implement.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.thurston.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
9.	When was the aerial imagery last updated?
	December 2019
10.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Emerson, Pender, Thurston, and Walthill are zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	small project with TVI
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Use TVI for unique commercial properties/TVI does not set values
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Licensed 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?
	No

2020 Residential Assessment Survey for Thurston County

1.	Valuation data collection done by:												
	County assessor and staff												
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>Pender - County seat, K-12 school system, hospital, approximate population of 1,002. Hwy. 94 is the eastern portion of the main street and joins Hwy. 9 north and south</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson (Small southeast portion of the village, approximate population of all three counties is 840) and Thurston (Village located between Pender and Emerson and approximate population of 132). Both are north of Pender on or near Hwy. 9.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Rosalie(approximate population of 160) Walthill (approximate population of 780)and Winnebago (approximate population of 774. These towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations and on or near Hwy. 77.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>All rural residential properties</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Pender - County seat, K-12 school system, hospital, approximate population of 1,002. Hwy. 94 is the eastern portion of the main street and joins Hwy. 9 north and south	5	Emerson (Small southeast portion of the village, approximate population of all three counties is 840) and Thurston (Village located between Pender and Emerson and approximate population of 132). Both are north of Pender on or near Hwy. 9.	10	Rosalie(approximate population of 160) Walthill (approximate population of 780)and Winnebago (approximate population of 774. These towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations and on or near Hwy. 77.	30	All rural residential properties	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Pender - County seat, K-12 school system, hospital, approximate population of 1,002. Hwy. 94 is the eastern portion of the main street and joins Hwy. 9 north and south												
5	Emerson (Small southeast portion of the village, approximate population of all three counties is 840) and Thurston (Village located between Pender and Emerson and approximate population of 132). Both are north of Pender on or near Hwy. 9.												
10	Rosalie(approximate population of 160) Walthill (approximate population of 780)and Winnebago (approximate population of 774. These towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations and on or near Hwy. 77.												
30	All rural residential properties												
AG	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Cost and sales approaches estimate market value.												
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?												
	Yes, based on the local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes, different economic depreciations based on valuation groupings.												
6.	Describe the methodology used to determine the residential lot values?												
	Sales approach implementing the square foot method determines residential lot values.												
7.	How are rural residential site values developed?												
	Review sales												
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?												

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2013	2016	2016
5	2016	2013	2016	2015
10	2016	2013	2016	2014-2015
30	2016	2013	2016	2018
AG	2016	2013	2016	2018

Macy is a small unincorporated village.

2020 Commercial Assessment Survey for Thurston County

1.	Valuation data collection done by:	
	County Assessor and Staff. The county contracted with Tax Valuation LLC to complete a reappraisal on approximately 25 of the more complex commercial and industrial parcels in the county.	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Pender - County Seat, new hospital, commercial hub of the county with active commercial properties. Hwy. 94 east main street commercial properties
	5	Emerson (Grocery and Mini Mart), Thurston (Located between Emerson and Pender, minimal commercial activity), both small towns located north of Pender on Hwy. 9
	10	Rosalie (approximate population of 160), Walthill (approximate population of 780), and Winnebago (approximate population of 774. These towns are locate on the eastern side of the county on the Winnebago and Omaha Indiation Reservations, located on or near Hwy. 77. Minimal commercial activity in all towns except Winnebago. Winnebago has a new hospital, Dollar General Store, mini mart. But the close proximity to the city of South Sioux has an impact on the commercial activity in Winnebago.
	15	All rural commercial properties.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost and sales approaches estimate commercial market value.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Use the sales file to look for unique parcels and ask surrounding counties if there are parcels similar in their county.	
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?	
	Yes, based on the market available	
5.	Are individual depreciation tables developed for each valuation grouping?	
	No	
6.	Describe the methodology used to determine the commercial lot values.	
	Sales and the front foot method was implemented.	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2013	2016	2016
	5	2016	2013	2016	2016
	10	2016	2013	2016	2016
	15	2016	2013	2016	2016

2020 Agricultural Assessment Survey for Thurston County

1.	Valuation data collection done by:										
	County Assessor and Staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Western portion of the county, borders Wayne County</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Eastern portion of the County, includes the Winnebago and Omaha Indian Reservations. The east border is the Missouri River.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Western portion of the county, borders Wayne County	2016	2	Eastern portion of the County, includes the Winnebago and Omaha Indian Reservations. The east border is the Missouri River.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Western portion of the county, borders Wayne County	2016									
2	Eastern portion of the County, includes the Winnebago and Omaha Indian Reservations. The east border is the Missouri River.	2016									
3.	Describe the process used to determine and monitor market areas.										
	The topography of the land and analyze sales.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	No Recreational										
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?										
	Nothing identified as intensive use yet.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Physical inspections, FSA maps (letters were mailed out to property owners asking for verification of land use).										
	<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?										
	N/A										
8b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										
	<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

2019 Plan of Assessment for Thurston County

Assessment Years 2020, 2021, and 2022

Date: June 2019

General Description of Real Property in Thurston County:

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checker board type of ownership. Approximately 56,654 acres of the land in Thurston County is exempt. Approximately 674 acres were put in exempt status for 2011. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,444 taxable parcels on the 2019 County Abstract.

Per the 2019 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1816	38	17
Commercial	265	7	3
Industrial	10	0	1
Recreational	28	0	1
Agricultural	2325	56	78
Special Value	0		

Agricultural land – Taxable acres 182,113.08

For Assessment year 2019, an estimated 95 building permits, information statements and others means of assessing were valued as new property construction/additions.

Current Resources

The staff of the Thurston County Assessor's office consists of the Assessor, deputy assessor & one full time Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. However, the mileage allowance, fuel, office equipment and

repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all increasing. MIPS contract costs have really put the office in a budget bind. Board took away the GIS funding in 2018.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A clerk processes the Real Estate Transfers, followed by a double check by a second clerk. The Assessor reviews the transfer than forwards the information to Department of Revenue.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

Level of Value, Quality, and Uniformity for Assessment year 2018

Property Class	Median %	C.O.D. %	P.R.D. %
Residential	94	29.08	118.23
Commercial	100		
Agricultural Land	69	21.22	112.42
Special Value	0		

Assessment Actions Planned for Assessment year 2020:

Residential: 2018 we did re-costing All Rural Residential: final inspections where necessary. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos. Re-cost. Start on Emerson, Thurston, Rosalie & Walthill. 2020 g-works are doing aerial obliques.

Commercial: completed inspections, reappraisal in 2016. Will monitor for changes.

Agricultural: finish 6-year inspection & review of land use changes by GIS, & drive by to review land. Finishing with Pender, Thayer & Bryan Townships. Conduct market analysis of agricultural sales. Rural residential as described above. In 2020 G-works will do aerial obliques.

Special Value: None

Assessment Actions Planned for Assessment year 2021:

Residential. All rural residential: begin inspection process with townships of Anderson, Blackbird This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

Commercial: continue to evaluate process.

Agricultural: continue the review land use changes by GIS. Drive by & review land for Flournoy, Merry, Perry, & Omaha Townships. Conduct market analysis of agricultural sales. Rural residential as described above.

Special Value: none

Assessment Actions Planned for Assessment year 2022:

Residential: All rural residential: begin inspection process with townships of Dawes, Winnebago This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

Commercial: continue to evaluate process

Agricultural Land: review land use changes for finish up townships by GIS & drive by. Conduct market analysis of agricultural sales. Rural residential as described above.

Special Value: none

The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The office has implemented GIS system.

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

Record Maintenance, Mapping updates, & Ownership changes

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)**
- b. Assessor Survey**
- c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract**
- d. Certification of Value to Political Subdivisions**
- e. School District Taxable Value Report**
- f. Homestead Exemption Tax Loss Report**

- g. Certificate of Taxes Levied Report**
- h. Report of current values for properties owned by Board of Education Lands & Funds**
- i. Report of all Exempt Property and Taxable Government Owned Property**
- j. Annual Plan of Assessment Report**

Personal Property: administer annual filing, 491 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. Personal Property Abstract.

Permissive Exemption: Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead exemptions: administer 143 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

Centrally Assessed-Review of valuations as certified by Department of Revenue for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Districts and Tax Rates- management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax list correction documents for county board approval.

County Board of Equalization – Attend county board of equalization meetings for valuation protest- assemble and provide information.

TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor and/or Appraisal Education- attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$99,354 for the General Fund; \$77,725 for Reappraisal fund, board cut The reappraisal fund the last two years.

Respectfully submitted:

Assessor
signature _____ Date: _____