

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CUMING COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Cuming 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 Cuming 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: Cherie Kreikemeier, Cuming County Assessor

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## **Introduction**

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

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

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

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

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

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also 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 assessor'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.

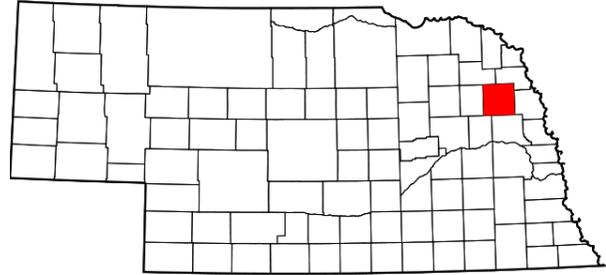
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

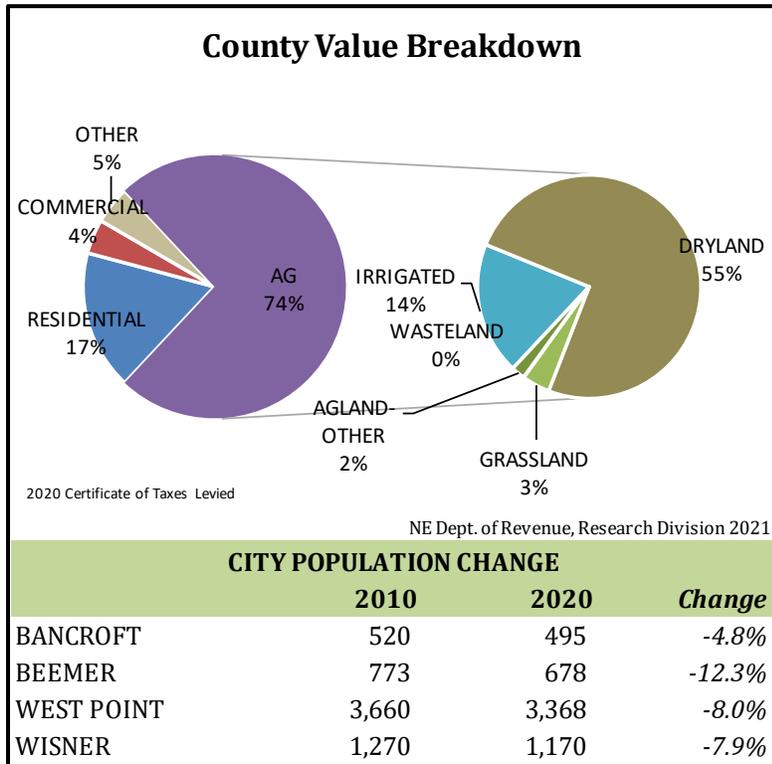
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 571 square miles, Cuming County has 8,846 residents, per the Census Bureau Quick Facts for 2019, a 3% population decline from the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$112,746 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cuming County are located in and around West Point, the county seat. According to the latest information available from the U.S. Census Bureau, there are 354 employer establishments with total employment of 2,809.



Agricultural land accounts for the majority of the valuation base in the county with dryland making up the majority of the land in the county. Cuming County is included in the Lower Elkhorn Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cuming County ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming County ranks first in cattle and calves (USDA AgCensus).

# 2021 Residential Correlation for Cuming County

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## *Assessment Actions*

For the residential class, rural residential homes were inspected and land use was reviewed of rural acreages with 20 acres or less. Lot values were increased in the town of Beemer to reflect recent market activity. An economic adjustment was applied to increase values in West Point, Wisner, Cottonwood Chimes, Hidden Meadows, Stalps Subdivision, Par Acres, and farm homes. On rural outbuildings, the height multiplier was adjusted.

## *Assessment Practice Review*

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales at the statewide average and maintains acceptable sales verification and qualification practices.

The county assessor recognizes four valuation groups. Valuation Group 1 includes the largest community in the county, Valuation Group 20 includes rural parcels, Valuation Group 25 includes small towns and Valuation Group 30 are lakefront and golf course developments. The valuation groups are reviewed to ensure that any economic forces that affect market values are identified.

The required six-year inspection and review cycle is current for the residential class. Lot values are reviewed when the six-year inspections are completed.

The county has a well-written valuation methodology on file explaining the assessment practices. The assessor utilizes depreciation tables developed for each valuation group from their Computer-Assisted Mass Appraisal (CAMA) system and Marshall & Swift costing tables dated 2019.

## *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	West Point
20	Rural
25	Bancroft, Beemer, Wisner
30	Hidden Meadows, Cottonwood Chimes

## 2021 Residential Correlation for Cuming County

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For the residential property class, there were 191 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. Further analysis of the individual valuation groups reveals that the four remaining valuation groups all have medians within the acceptable range.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class and reflect the reported assessment actions.

### *Equalization and Quality of Assessment*

Review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggests that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Cuming County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	107	93.28	95.42	93.19	15.27	102.39
20	20	92.11	105.03	94.60	25.96	111.03
25	59	96.25	97.37	91.43	17.61	106.50
30	5	97.80	93.10	86.88	10.59	107.16
____ALL____	191	94.72	96.97	92.76	17.00	104.54

### *Level of Value*

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

# 2021 Commercial Correlation for Cuming County

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## *Assessment Actions*

For the commercial class, all pick-up work was done accurately and timely. On rural outbuildings, the height multiplier was adjusted due to market activity.

## *Assessment Practice Review*

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales equal to the statewide average and continues to maintain acceptable sales verification and qualification practices.

The county has two valuation groups assigned for the commercial class. Valuation Group 1 is the largest community in the county and the remaining small towns are in Valuation Group 2. Review of the valuation groups is conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The required six-year inspection and review cycle is current for the commercial class. Lot values are reviewed when reappraisal is done during the inspection process. All commercial properties were last reviewed in 2019. The County Assessor utilizes drive-by reviews, physical inspections, interior inspections and aerial imagery to assist in their rural commercial reviews.

The county assessor has a well written valuation methodology on file explaining the assessor's assessment practices. The assessor utilizes depreciation tables developed for each valuation group from their Computer-Assisted Mass Appraisal (CAMA) system dated 2019 and Marshall and Swift costing tables dated 2019.

## *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	West Point
2	Bancroft, Beemer, Wisner, Rural

## 2021 Commercial Correlation for Cuming County

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Review of the sample shows 30 qualified sales representing all valuation groups. Two of the three measures of central tendency are within the range. The COD and PRD are above the range and are influenced by one low dollar sale with a high ratio. If this sale is removed, the COD and PRD improve to be within the recommended range. Analysis of the individual valuation groups all have medians within the recommended range.

Comparison of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) support that values were applied uniformly to the commercial class and accurately reflect the assessment actions reported by the County Assessor. The increase in total value shown on the abstract is due to routine commercial inspection maintenance which resulted in the reporting of additional improvements.

### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales, along with all of the other information available, and the assessment practices, suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Cuming County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	15	91.96	94.35	89.79	13.33	105.08
2	15	94.60	111.87	99.85	33.38	112.04
____ALL____	30	93.52	103.11	91.42	23.54	112.79

### *Level of Value*

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

## 2021 Agricultural Correlation for Cuming County

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### *Assessment Actions*

For the agricultural class, the dryland was decreased approximately 2% with minimal changes to irrigated and grassland. For Conservation Reserve Program (CRP) land in Markets 1 and 3, all Land Capability Groupings (LCGs) were increased approximately 1% and in Market 4, all LCGs were decreased approximately 1%. Rural residential homes were reviewed and inspected. An economic adjustment was applied to increase values on farm homes, poultry outbuildings, intensive use parcels and rural acreages. On rural outbuildings, the height multiplier was adjusted.

### *Assessment Practice Review*

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average. The Cuming County Assessor continues to maintain acceptable sales verification and qualification practices.

Four market areas are currently identified for the agricultural class. Market Area 1 and Market Area 4 are generally the eastern half of the county with the exception of Geo Code 1539. Market Area 2 runs from the northeast to the southwest quadrant of the county and Market Area 3 generally is the northwest quadrant.

The county assessor studies the market each year to see if changes to the areas would be needed. The required six-year inspection and review cycle is current for the agricultural class. Aerial imagery, physical inspections and drive by reviews are used to keep parcel land use up to date and to pick up new improvements.

Agricultural homes and rural residential homes carry the same value. Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of these parcels was last done in 2015/2020. The assessor utilizes depreciation tables from their Computer Assisted Mass Appraisal (CAMA) system and Marshall and Swift costing tables, both dated 2019.

The county assessor has a well-written valuation methodology on file explaining the assessment practices. There are 35 special value applications on file however the county currently does not have special value assigned to any parcels. The assessor has a written special valuation methodology on file. The county also has a defined valuation methodology for intensive use parcels. The assessor annually reviews the market to determine if any changes to intensive use values is needed.

## 2021 Agricultural Correlation for Cuming County

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### *Description of Analysis*

The county has four market areas defined for agricultural analysis. In the county for the study period, there are 83 total qualified sales in all market areas. Overall, all three measures of central tendency are within the acceptable range. The COD and PRD are within the IAAO acceptable range.

Analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. For the dryland subclass, all market areas have medians within the acceptable range. All land subclasses with a sufficient number of sales all had medians that fell in the acceptable range.

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 equalized and assessed at the statutory level.

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

<b>80%MLU By Market Area</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	7	82.32	77.80	76.28	09.20	101.99
1	3	76.06	75.70	70.71	09.76	107.06
2	2	83.95	83.95	83.94	01.94	100.01
4	2	74.81	74.81	77.58	14.20	96.43
<u>Dry</u>						
County	65	71.72	73.99	72.67	12.56	101.82
1	19	72.57	77.24	76.18	12.14	101.39
2	13	70.85	72.34	69.87	13.51	103.54
3	11	68.85	70.73	71.61	06.80	98.77
4	22	72.19	73.79	71.74	14.38	102.86
<u>ALL</u>	83	72.43	75.37	73.40	13.52	102.68

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Cuming County is 72%.

## 2021 Opinions of the Property Tax Administrator for Cuming 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	95	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	94	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	72	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, 2021.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Cuming County

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### Residential Real Property - Current

Number of Sales	191	Median	94.72
Total Sales Price	\$27,420,377	Mean	96.97
Total Adj. Sales Price	\$27,420,377	Wgt. Mean	92.76
Total Assessed Value	\$25,434,575	Average Assessed Value of the Base	\$104,348
Avg. Adj. Sales Price	\$143,562	Avg. Assessed Value	\$133,165

### Confidence Interval - Current

95% Median C.I	90.99 to 97.08
95% Wgt. Mean C.I	89.87 to 95.64
95% Mean C.I	93.34 to 100.60
% of Value of the Class of all Real Property Value in the County	16.04
% of Records Sold in the Study Period	4.76
% of Value Sold in the Study Period	6.07

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	169	95	95.27
2019	166	95	94.91
2018	167	94	93.81
2017	165	94	93.66

## 2021 Commission Summary for Cuming County

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### Commercial Real Property - Current

Number of Sales	30	Median	93.52
Total Sales Price	\$7,602,250	Mean	103.11
Total Adj. Sales Price	\$7,602,250	Wgt. Mean	91.42
Total Assessed Value	\$6,950,300	Average Assessed Value of the Base	\$158,502
Avg. Adj. Sales Price	\$253,408	Avg. Assessed Value	\$231,677

### Confidence Interval - Current

95% Median C.I	89.67 to 102.87
95% Wgt. Mean C.I	81.42 to 101.43
95% Mean C.I	87.20 to 119.02
% of Value of the Class of all Real Property Value in the County	4.26
% of Records Sold in the Study Period	4.27
% of Value Sold in the Study Period	6.25

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	29	96	95.89
2019	30	93	93.29
2018	36	100	94.98
2017	30	95	94.92

**20 Cuming  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 191  
 Total Sales Price : 27,420,377  
 Total Adj. Sales Price : 27,420,377  
 Total Assessed Value : 25,434,575  
 Avg. Adj. Sales Price : 143,562  
 Avg. Assessed Value : 133,165

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 97  
 COD : 17.00  
 PRD : 104.54

COV : 26.39  
 STD : 25.59  
 Avg. Abs. Dev : 16.10  
 MAX Sales Ratio : 287.10  
 MIN Sales Ratio : 48.09

95% Median C.I. : 90.99 to 97.08  
 95% Wgt. Mean C.I. : 89.87 to 95.64  
 95% Mean C.I. : 93.34 to 100.60

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	22	97.93	101.78	102.17	13.09	99.62	73.33	151.54	94.72 to 109.73	118,636	121,216	
01-JAN-19 To 31-MAR-19	13	100.58	107.41	102.74	18.13	104.55	78.15	172.73	85.65 to 123.57	117,402	120,613	
01-APR-19 To 30-JUN-19	32	100.90	106.58	101.10	20.90	105.42	56.99	287.10	90.99 to 109.67	141,348	142,905	
01-JUL-19 To 30-SEP-19	22	87.99	90.66	90.92	14.82	99.71	51.39	172.29	83.18 to 94.47	175,923	159,949	
01-OCT-19 To 31-DEC-19	28	93.59	100.04	91.56	17.84	109.26	74.48	176.05	83.80 to 102.60	140,318	128,471	
01-JAN-20 To 31-MAR-20	13	95.88	92.96	89.41	10.17	103.97	74.65	110.83	79.46 to 103.95	142,269	127,203	
01-APR-20 To 30-JUN-20	29	86.06	86.91	82.25	15.55	105.67	48.09	166.75	79.16 to 93.18	162,223	133,421	
01-JUL-20 To 30-SEP-20	32	94.80	92.21	90.47	13.61	101.92	54.23	129.63	85.02 to 99.22	137,745	124,624	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	89	97.17	101.58	98.38	18.24	103.25	51.39	287.10	92.56 to 101.97	140,783	138,501	
01-OCT-19 To 30-SEP-20	102	92.44	92.95	88.03	15.45	105.59	48.09	176.05	85.92 to 95.45	145,987	128,510	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	95	94.81	101.08	95.73	19.63	105.59	51.39	287.10	90.08 to 100.02	145,775	139,547	
<u>ALL</u>	191	94.72	96.97	92.76	17.00	104.54	48.09	287.10	90.99 to 97.08	143,562	133,165	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	107	93.28	95.42	93.19	15.27	102.39	51.39	172.29	88.21 to 97.15	152,495	142,106	
20	20	92.11	105.03	94.60	25.96	111.03	69.46	287.10	80.92 to 111.25	209,168	197,875	
25	59	96.25	97.37	91.43	17.61	106.50	48.09	176.05	87.69 to 99.44	96,710	88,422	
30	5	97.80	93.10	86.88	10.59	107.16	60.89	105.20	N/A	242,830	210,970	
<u>ALL</u>	191	94.72	96.97	92.76	17.00	104.54	48.09	287.10	90.99 to 97.08	143,562	133,165	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	191	94.72	96.97	92.76	17.00	104.54	48.09	287.10	90.99 to 97.08	143,562	133,165	
06												
07												
<u>ALL</u>	191	94.72	96.97	92.76	17.00	104.54	48.09	287.10	90.99 to 97.08	143,562	133,165	

**20 Cuming  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 191  
 Total Sales Price : 27,420,377  
 Total Adj. Sales Price : 27,420,377  
 Total Assessed Value : 25,434,575  
 Avg. Adj. Sales Price : 143,562  
 Avg. Assessed Value : 133,165

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 97  
 COD : 17.00  
 PRD : 104.54

COV : 26.39  
 STD : 25.59  
 Avg. Abs. Dev : 16.10  
 MAX Sales Ratio : 287.10  
 MIN Sales Ratio : 48.09

95% Median C.I. : 90.99 to 97.08  
 95% Wgt. Mean C.I. : 89.87 to 95.64  
 95% Mean C.I. : 93.34 to 100.60

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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	1	176.05	176.05	176.05	00.00	100.00	176.05	176.05	N/A	10,000	17,605	
Less Than 30,000	14	111.13	109.00	106.66	16.45	102.19	54.23	176.05	90.50 to 123.57	19,964	21,294	
___Ranges Excl. Low \$___												
Greater Than 4,999	191	94.72	96.97	92.76	17.00	104.54	48.09	287.10	90.99 to 97.08	143,562	133,165	
Greater Than 14,999	190	94.60	96.55	92.73	16.65	104.12	48.09	287.10	90.50 to 97.08	144,265	133,774	
Greater Than 29,999	177	93.28	96.02	92.61	16.64	103.68	48.09	287.10	88.39 to 96.25	153,338	142,014	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	176.05	176.05	176.05	00.00	100.00	176.05	176.05	N/A	10,000	17,605	
15,000 TO 29,999	13	109.73	103.84	104.08	13.30	99.77	54.23	129.63	90.50 to 121.63	20,731	21,577	
30,000 TO 59,999	22	104.12	119.72	119.44	29.24	100.23	56.99	287.10	93.18 to 128.26	44,566	53,227	
60,000 TO 99,999	30	99.03	98.05	97.39	14.18	100.68	48.09	151.54	94.81 to 105.70	80,866	78,753	
100,000 TO 149,999	49	88.10	91.97	91.83	14.17	100.15	65.56	142.16	83.95 to 95.45	128,041	117,586	
150,000 TO 249,999	58	87.99	90.13	89.63	13.05	100.56	57.11	172.29	84.68 to 93.28	191,590	171,715	
250,000 TO 499,999	17	93.51	94.38	93.76	13.41	100.66	60.89	132.08	82.48 to 106.08	341,071	319,796	
500,000 TO 999,999	1	80.93	80.93	80.93	00.00	100.00	80.93	80.93	N/A	550,000	445,125	
1,000,000 +												
___ALL___	191	94.72	96.97	92.76	17.00	104.54	48.09	287.10	90.99 to 97.08	143,562	133,165	

**20 Cuming  
COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 30  
 Total Sales Price : 7,602,250  
 Total Adj. Sales Price : 7,602,250  
 Total Assessed Value : 6,950,300  
 Avg. Adj. Sales Price : 253,408  
 Avg. Assessed Value : 231,677

MEDIAN : 94  
 WGT. MEAN : 91  
 MEAN : 103  
 COD : 23.54  
 PRD : 112.79

COV : 41.32  
 STD : 42.61  
 Avg. Abs. Dev : 22.01  
 MAX Sales Ratio : 291.00  
 MIN Sales Ratio : 50.10

95% Median C.I. : 89.67 to 102.87  
 95% Wgt. Mean C.I. : 81.42 to 101.43  
 95% Mean C.I. : 87.20 to 119.02

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	4	96.27	95.78	84.89	15.06	112.83	72.90	117.68	N/A	135,500	115,020
01-JAN-18 To 31-MAR-18	2	103.36	103.36	102.76	00.91	100.58	102.42	104.29	N/A	547,625	562,713
01-APR-18 To 30-JUN-18	4	90.13	97.62	82.78	21.64	117.93	76.70	133.54	N/A	694,500	574,921
01-JUL-18 To 30-SEP-18	1	58.99	58.99	58.99	00.00	100.00	58.99	58.99	N/A	185,000	109,135
01-OCT-18 To 31-DEC-18	2	94.16	94.16	93.30	01.84	100.92	92.43	95.89	N/A	53,500	49,915
01-JAN-19 To 31-MAR-19	2	84.89	84.89	82.23	08.29	103.23	77.85	91.92	N/A	134,250	110,390
01-APR-19 To 30-JUN-19	3	91.22	99.39	108.29	12.57	91.78	86.26	120.68	N/A	241,833	261,877
01-JUL-19 To 30-SEP-19	6	103.42	134.73	107.84	59.20	124.94	50.10	291.00	50.10 to 291.00	35,583	38,372
01-OCT-19 To 31-DEC-19	2	99.47	99.47	93.46	07.55	106.43	91.96	106.97	N/A	499,950	467,235
01-JAN-20 To 31-MAR-20	2	100.04	100.04	107.97	13.46	92.66	86.57	113.51	N/A	113,300	122,330
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	95.15	95.15	95.53	00.58	99.60	94.60	95.69	N/A	230,500	220,188
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	11	100.71	94.48	86.83	16.52	108.81	58.99	133.54	72.90 to 117.68	418,205	363,120
01-OCT-18 To 30-SEP-19	13	91.92	112.66	101.67	35.23	110.81	50.10	291.00	80.51 to 120.68	101,115	102,805
01-OCT-19 To 30-SEP-20	6	95.15	98.22	95.97	07.54	102.34	86.57	113.51	86.57 to 113.51	281,250	269,918
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	9	95.89	93.83	87.25	15.44	107.54	58.99	133.54	76.70 to 104.29	462,806	403,786
01-JAN-19 To 31-DEC-19	13	91.92	113.48	98.36	36.12	115.37	50.10	291.00	80.51 to 120.68	169,800	167,008
<u>ALL</u>	30	93.52	103.11	91.42	23.54	112.79	50.10	291.00	89.67 to 102.87	253,408	231,677

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	15	91.96	94.35	89.79	13.33	105.08	58.99	120.68	80.51 to 104.29	424,350	381,006
2	15	94.60	111.87	99.85	33.38	112.04	50.10	291.00	86.26 to 113.51	82,467	82,347
<u>ALL</u>	30	93.52	103.11	91.42	23.54	112.79	50.10	291.00	89.67 to 102.87	253,408	231,677

**20 Cuming  
COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 30  
 Total Sales Price : 7,602,250  
 Total Adj. Sales Price : 7,602,250  
 Total Assessed Value : 6,950,300  
 Avg. Adj. Sales Price : 253,408  
 Avg. Assessed Value : 231,677

MEDIAN : 94  
 WGT. MEAN : 91  
 MEAN : 103  
 COD : 23.54  
 PRD : 112.79

COV : 41.32  
 STD : 42.61  
 Avg. Abs. Dev : 22.01  
 MAX Sales Ratio : 291.00  
 MIN Sales Ratio : 50.10

95% Median C.I. : 89.67 to 102.87  
 95% Wgt. Mean C.I. : 81.42 to 101.43  
 95% Mean C.I. : 87.20 to 119.02

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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	29	94.60	103.92	97.42	23.51	106.67	50.10	291.00	89.67 to 104.29	174,216	169,726
04	1	79.54	79.54	79.54	00.00	100.00	79.54	79.54	N/A	2,550,000	2,028,235
<u>ALL</u>	30	93.52	103.11	91.42	23.54	112.79	50.10	291.00	89.67 to 102.87	253,408	231,677

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	291.00	291.00	291.00	00.00	100.00	291.00	291.00	N/A	7,000	20,370
Less Than 30,000	5	95.89	128.92	101.72	56.03	126.74	50.10	291.00	N/A	19,400	19,733
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	30	93.52	103.11	91.42	23.54	112.79	50.10	291.00	89.67 to 102.87	253,408	231,677
Greater Than 14,999	29	92.43	96.63	91.24	17.22	105.91	50.10	179.94	86.57 to 102.87	261,905	238,963
Greater Than 29,999	25	92.43	97.95	91.29	16.79	107.30	58.99	179.94	86.57 to 102.87	300,210	274,065
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	291.00	291.00	291.00	00.00	100.00	291.00	291.00	N/A	7,000	20,370
15,000 TO 29,999	4	92.91	88.40	86.99	19.79	101.62	50.10	117.68	N/A	22,500	19,574
30,000 TO 59,999	6	101.79	110.62	109.11	22.22	101.38	76.70	179.94	76.70 to 179.94	38,683	42,207
60,000 TO 99,999	6	92.18	92.94	93.40	05.49	99.51	80.51	106.97	80.51 to 106.97	80,733	75,408
100,000 TO 149,999											
150,000 TO 249,999	7	86.26	92.48	90.95	23.45	101.68	58.99	133.54	58.99 to 133.54	188,393	171,347
250,000 TO 499,999	3	95.69	102.01	104.36	10.81	97.75	89.67	120.68	N/A	373,333	389,623
500,000 TO 999,999	2	97.19	97.19	97.19	05.38	100.00	91.96	102.42	N/A	900,000	874,705
1,000,000 +	1	79.54	79.54	79.54	00.00	100.00	79.54	79.54	N/A	2,550,000	2,028,235
<u>ALL</u>	30	93.52	103.11	91.42	23.54	112.79	50.10	291.00	89.67 to 102.87	253,408	231,677

**20 Cuming  
COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 30  
 Total Sales Price : 7,602,250  
 Total Adj. Sales Price : 7,602,250  
 Total Assessed Value : 6,950,300  
 Avg. Adj. Sales Price : 253,408  
 Avg. Assessed Value : 231,677

MEDIAN : 94  
 WGT. MEAN : 91  
 MEAN : 103  
 COD : 23.54  
 PRD : 112.79

COV : 41.32  
 STD : 42.61  
 Avg. Abs. Dev : 22.01  
 MAX Sales Ratio : 291.00  
 MIN Sales Ratio : 50.10

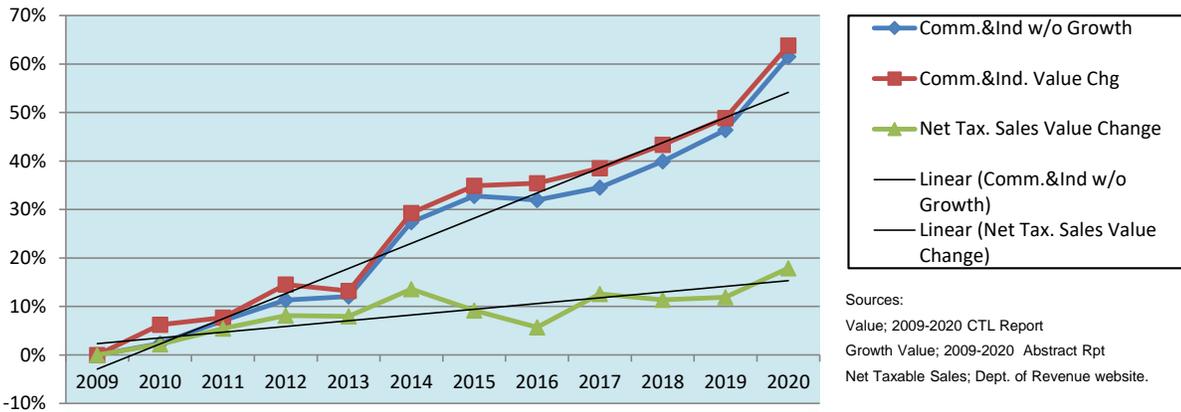
95% Median C.I. : 89.67 to 102.87  
 95% Wgt. Mean C.I. : 81.42 to 101.43  
 95% Mean C.I. : 87.20 to 119.02

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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
341	1	92.43	92.43	92.43	00.00	100.00	92.43	92.43	N/A	80,000	73,940
343	1	91.96	91.96	91.96	00.00	100.00	91.96	91.96	N/A	900,000	827,610
344	8	107.11	114.13	113.69	20.58	100.39	80.51	179.94	80.51 to 179.94	75,625	85,977
352	3	91.92	94.16	94.50	06.54	99.64	86.26	104.29	N/A	161,417	152,547
353	3	89.67	94.81	87.91	14.52	107.85	77.85	116.91	N/A	169,167	148,713
381	1	58.99	58.99	58.99	00.00	100.00	58.99	58.99	N/A	185,000	109,135
386	1	102.87	102.87	102.87	00.00	100.00	102.87	102.87	N/A	30,000	30,860
407	1	102.42	102.42	102.42	00.00	100.00	102.42	102.42	N/A	900,000	921,800
434	1	86.57	86.57	86.57	00.00	100.00	86.57	86.57	N/A	46,600	40,340
447	1	79.54	79.54	79.54	00.00	100.00	79.54	79.54	N/A	2,550,000	2,028,235
455	1	95.69	95.69	95.69	00.00	100.00	95.69	95.69	N/A	390,000	373,210
470	4	83.75	81.14	83.47	23.45	97.21	50.10	106.97	N/A	102,975	85,949
528	2	98.69	98.69	117.53	22.28	83.97	76.70	120.68	N/A	245,000	287,960
555	2	190.47	190.47	153.91	52.79	123.75	89.93	291.00	N/A	11,000	16,930
<u>ALL</u>	30	93.52	103.11	91.42	23.54	112.79	50.10	291.00	89.67 to 102.87	253,408	231,677

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 59,855,520	\$ 160,530		\$ 59,694,990	--	\$ 83,667,847	--
2009	\$ 66,980,710	\$ 4,081,230	6.09%	\$ 62,899,480	--	\$ 67,457,987	--
2010	\$ 71,139,075	\$ 2,577,015	3.62%	\$ 68,562,060	2.36%	\$ 68,920,022	2.17%
2011	\$ 72,126,005	\$ 398,170	0.55%	\$ 71,727,835	0.83%	\$ 71,109,185	3.18%
2012	\$ 76,715,335	\$ 2,150,755	2.80%	\$ 74,564,580	3.38%	\$ 72,913,469	2.54%
2013	\$ 75,807,860	\$ 748,610	0.99%	\$ 75,059,250	-2.16%	\$ 72,831,982	-0.11%
2014	\$ 86,586,125	\$ 1,255,500	1.45%	\$ 85,330,625	12.56%	\$ 76,607,905	5.18%
2015	\$ 90,340,505	\$ 1,409,905	1.56%	\$ 88,930,600	2.71%	\$ 73,630,753	-3.89%
2016	\$ 90,701,400	\$ 2,311,325	2.55%	\$ 88,390,075	-2.16%	\$ 71,309,697	-3.15%
2017	\$ 92,759,740	\$ 2,640,455	2.85%	\$ 90,119,285	-0.64%	\$ 75,947,878	6.50%
2018	\$ 96,025,975	\$ 2,300,368	2.40%	\$ 93,725,607	1.04%	\$ 75,140,189	-1.06%
2019	\$ 99,712,790	\$ 1,664,960	1.67%	\$ 98,047,830	2.11%	\$ 75,492,467	0.47%
2020	\$ 109,713,955	\$ 1,532,280	1.40%	\$ 108,181,675	8.49%	\$ 79,533,857	5.35%
<b>Ann %chg</b>	4.06%			<b>Average</b>	<b>2.00%</b>	1.13%	<b>1.18%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	2.36%	6.21%	2.17%
2011	7.09%	7.68%	5.41%
2012	11.32%	14.53%	8.09%
2013	12.06%	13.18%	7.97%
2014	27.40%	29.27%	13.56%
2015	32.77%	34.88%	9.15%
2016	31.96%	35.41%	5.71%
2017	34.55%	38.49%	12.59%
2018	39.93%	43.36%	11.39%
2019	46.38%	48.87%	11.91%
2020	61.51%	63.80%	17.90%

County Number	20
County Name	Cuming

**20 Cuming**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 83  
Total Sales Price : 60,247,592  
Total Adj. Sales Price : 60,247,592  
Total Assessed Value : 44,221,120  
Avg. Adj. Sales Price : 725,875  
Avg. Assessed Value : 532,785

MEDIAN : 72  
WGT. MEAN : 73  
MEAN : 75  
COD : 13.52  
PRD : 102.68

COV : 20.94  
STD : 15.78  
Avg. Abs. Dev : 09.79  
MAX Sales Ratio : 156.42  
MIN Sales Ratio : 49.70

95% Median C.I. : 69.87 to 75.39  
95% Wgt. Mean C.I. : 70.36 to 76.44  
95% Mean C.I. : 71.98 to 78.76

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	10	77.44	79.41	78.59	11.73	101.04	66.06	102.16	69.51 to 90.42	599,469	471,152
01-JAN-18 To 31-MAR-18	14	67.29	66.92	64.02	12.74	104.53	49.70	86.64	55.71 to 76.06	788,382	504,739
01-APR-18 To 30-JUN-18	13	72.57	73.66	73.45	05.93	100.29	65.62	89.24	67.72 to 75.97	656,451	482,193
01-JUL-18 To 30-SEP-18	6	72.81	73.81	72.86	06.66	101.30	67.70	81.85	67.70 to 81.85	1,357,033	988,767
01-OCT-18 To 31-DEC-18	4	79.24	77.76	77.13	06.39	100.82	68.42	84.15	N/A	624,006	481,304
01-JAN-19 To 31-MAR-19	1	98.98	98.98	98.98	00.00	100.00	98.98	98.98	N/A	700,000	692,850
01-APR-19 To 30-JUN-19	5	67.82	68.39	67.25	12.74	101.70	57.03	89.48	N/A	613,272	412,427
01-JUL-19 To 30-SEP-19	2	70.09	70.09	70.08	16.52	100.01	58.51	81.66	N/A	560,000	392,460
01-OCT-19 To 31-DEC-19	12	74.64	79.77	75.86	16.18	105.15	59.70	146.00	64.39 to 83.19	820,574	622,518
01-JAN-20 To 31-MAR-20	6	72.28	75.70	75.51	14.33	100.25	63.78	95.06	63.78 to 95.06	487,330	367,965
01-APR-20 To 30-JUN-20	5	84.55	94.08	89.40	24.20	105.23	67.12	156.42	N/A	589,916	527,386
01-JUL-20 To 30-SEP-20	5	66.62	70.10	71.64	06.96	97.85	64.61	85.43	N/A	687,332	492,419
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	43	71.72	72.82	71.14	10.05	102.36	49.70	102.16	69.51 to 74.73	783,909	557,650
01-OCT-18 To 30-SEP-19	12	73.08	74.34	74.03	15.20	100.42	57.03	98.98	58.51 to 84.15	615,199	455,427
01-OCT-19 To 30-SEP-20	28	74.27	79.72	77.14	17.49	103.34	59.70	156.42	67.12 to 83.19	684,182	527,751
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	37	71.58	71.58	70.15	09.36	102.04	49.70	89.24	68.85 to 74.73	816,471	572,775
01-JAN-19 To 31-DEC-19	20	73.43	76.92	74.73	17.15	102.93	57.03	146.00	64.39 to 81.66	736,662	550,506
<u>ALL</u>	83	72.43	75.37	73.40	13.52	102.68	49.70	156.42	69.87 to 75.39	725,875	532,785

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	26	73.22	76.85	75.35	11.12	101.99	58.42	146.00	71.02 to 77.73	726,519	547,446
2	15	71.58	73.89	71.40	13.96	103.49	49.70	102.16	68.04 to 82.32	734,976	524,779
3	15	69.18	76.42	73.78	14.21	103.58	63.78	156.42	66.62 to 75.39	732,573	540,516
4	27	72.89	74.19	72.41	14.73	102.46	55.71	98.98	64.19 to 84.15	716,476	518,818
<u>ALL</u>	83	72.43	75.37	73.40	13.52	102.68	49.70	156.42	69.87 to 75.39	725,875	532,785

**20 Cuming**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 83  
 Total Sales Price : 60,247,592  
 Total Adj. Sales Price : 60,247,592  
 Total Assessed Value : 44,221,120  
 Avg. Adj. Sales Price : 725,875  
 Avg. Assessed Value : 532,785

MEDIAN : 72  
 WGT. MEAN : 73  
 MEAN : 75  
 COD : 13.52  
 PRD : 102.68

COV : 20.94  
 STD : 15.78  
 Avg. Abs. Dev : 09.79  
 MAX Sales Ratio : 156.42  
 MIN Sales Ratio : 49.70

95% Median C.I. : 69.87 to 75.39  
 95% Wgt. Mean C.I. : 70.36 to 76.44  
 95% Mean C.I. : 71.98 to 78.76

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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
<b>Irrigated</b>											
County	2	81.35	81.35	79.96	06.50	101.74	76.06	86.64	N/A	406,800	325,273
1	2	81.35	81.35	79.96	06.50	101.74	76.06	86.64	N/A	406,800	325,273
<b>Dry</b>											
County	54	71.65	74.46	73.13	12.78	101.82	53.28	146.00	68.11 to 75.74	715,080	522,945
1	15	72.42	77.66	76.11	14.24	102.04	58.42	146.00	67.72 to 81.85	775,722	590,373
2	10	71.04	74.60	71.59	14.10	104.20	53.28	102.16	62.68 to 90.42	712,547	510,088
3	9	69.18	71.71	72.33	07.40	99.14	64.61	83.06	65.72 to 81.66	646,813	467,860
4	20	72.19	73.23	71.78	13.10	102.02	55.71	89.24	65.62 to 83.19	701,585	503,591
<b>ALL</b>	<b>83</b>	<b>72.43</b>	<b>75.37</b>	<b>73.40</b>	<b>13.52</b>	<b>102.68</b>	<b>49.70</b>	<b>156.42</b>	<b>69.87 to 75.39</b>	<b>725,875</b>	<b>532,785</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	7	82.32	77.80	76.28	09.20	101.99	64.19	86.64	64.19 to 86.64	675,690	515,446
1	3	76.06	75.70	70.71	09.76	107.06	64.39	86.64	N/A	668,152	472,460
2	2	83.95	83.95	83.94	01.94	100.01	82.32	85.57	N/A	600,000	503,658
4	2	74.81	74.81	77.58	14.20	96.43	64.19	85.43	N/A	762,688	591,713
<b>Dry</b>											
County	65	71.72	73.99	72.67	12.56	101.82	49.70	146.00	68.85 to 74.65	724,556	526,534
1	19	72.57	77.24	76.18	12.14	101.39	58.42	146.00	67.82 to 78.40	747,494	569,404
2	13	70.85	72.34	69.87	13.51	103.54	49.70	102.16	62.68 to 81.98	755,742	528,029
3	11	68.85	70.73	71.61	06.80	98.77	63.78	83.06	64.61 to 81.66	610,320	437,045
4	22	72.19	73.79	71.74	14.38	102.86	55.71	98.98	62.77 to 84.15	743,436	533,372
<b>ALL</b>	<b>83</b>	<b>72.43</b>	<b>75.37</b>	<b>73.40</b>	<b>13.52</b>	<b>102.68</b>	<b>49.70</b>	<b>156.42</b>	<b>69.87 to 75.39</b>	<b>725,875</b>	<b>532,785</b>

## Cuming County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6351	n/a	5962	6343	4466	n/a	5451	4651	<b>5912</b>
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	<b>5530</b>
Thurston	2	6000	6000	5800	5800	5599	n/a	4700	4290	<b>5514</b>
Burt	1	4965	5200	4649	3633	n/a	3027	3575	2975	<b>4221</b>
Cuming	2	7044	n/a	6639	7040	4901	n/a	6130	5194	<b>6632</b>
Colfax	1	6000	5800	5600	5356	5300	5100	4800	4408	<b>5374</b>
Dodge	1	6202	6005	5803	5609	5415	5215	5455	4821	<b>5755</b>
Stanton	1	5600	5307	5576	5214	4710	4960	4286	3970	<b>5055</b>
Cuming	3	6570	6567	6196	6306	5398	5720	5573	4890	<b>5959</b>
Stanton	1	5600	5307	5576	5214	4710	4960	4286	3970	<b>5055</b>
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	<b>5530</b>
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	<b>5624</b>
Cuming	4	7195	6884	6766	7088	4784	n/a	6127	4997	<b>6539</b>
Burt	2	6535	6475	5925	5682	n/a	5375	4350	3475	<b>5781</b>
Dodge	1	6202	6005	5803	5609	5415	5215	5455	4821	<b>5755</b>

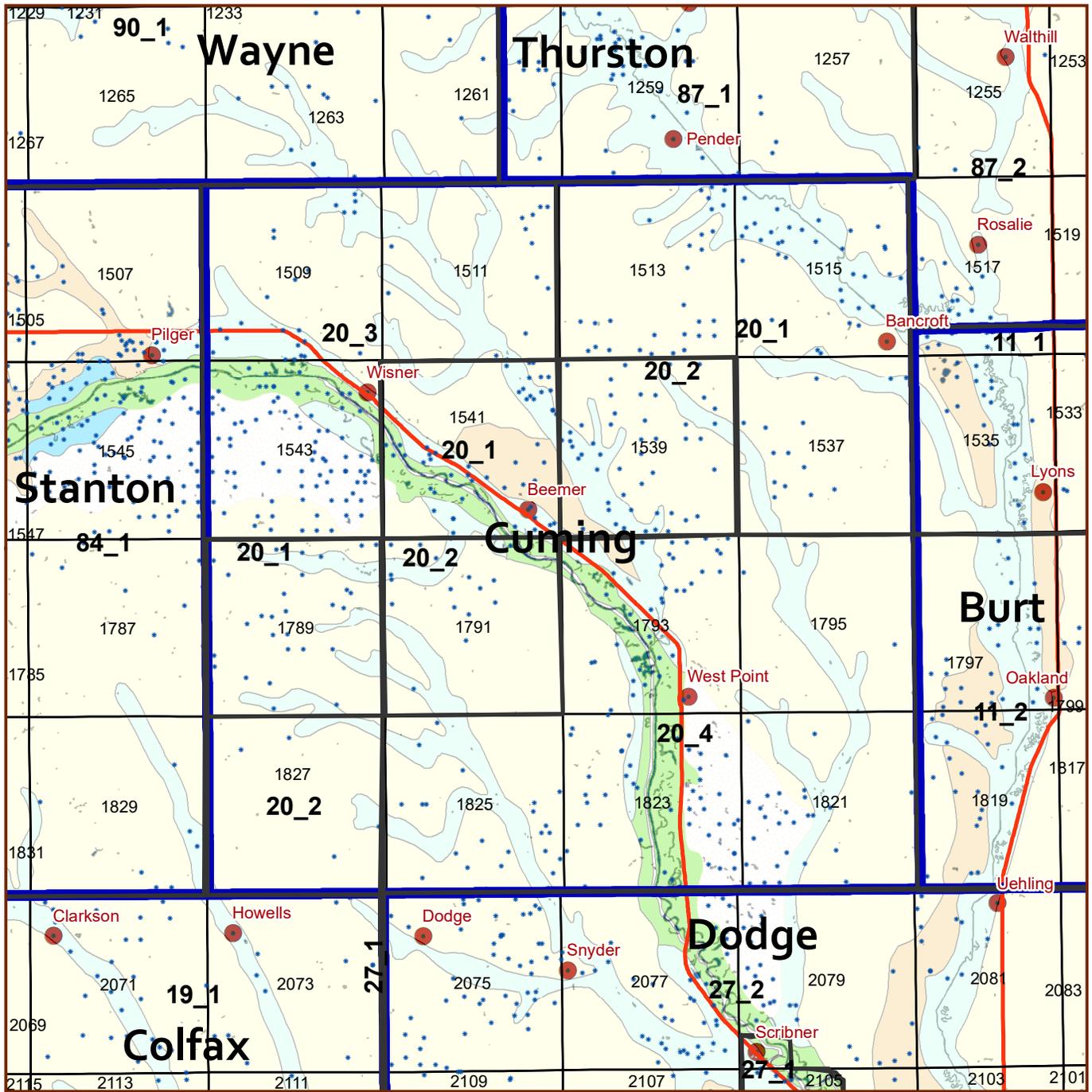
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6019	6025	5654	3500	4803	5175	4310	4304	<b>5499</b>
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	<b>4630</b>
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	<b>3900</b>
Burt	1	5130	5000	4636	n/a	3440	3900	3378	2673	<b>3947</b>
Cuming	2	6724	6724	6325	n/a	5835	5835	4895	4895	<b>6152</b>
Colfax	1	5742	5638	5397	5298	4972	4877	4502	4150	<b>5126</b>
Dodge	1	5884	5725	5519	n/a	5134	4915	5189	4977	<b>5474</b>
Stanton	1	5355	5355	5315	3645	1933	4468	4176	4084	<b>4614</b>
Cuming	3	6280	6280	5882	5736	4101	5370	4440	4286	<b>5683</b>
Stanton	1	5355	5355	5315	3645	1933	4468	4176	4084	<b>4614</b>
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	<b>4630</b>
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	<b>4988</b>
Cuming	4	6914	6910	6484	6414	3740	5959	4964	4722	<b>6404</b>
Burt	2	6225	6150	5675	n/a	4407	5175	4175	3200	<b>5469</b>
Dodge	1	5884	5725	5519	n/a	5134	4915	5189	4977	<b>5474</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2421	2398	1997	2093	n/a	n/a	n/a	n/a	2324
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	1772
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	1726
Burt	1	2370	2177	1950	1925	n/a	1830	605	1655	2152
Cuming	2	2472	2370	1971	2210	n/a	n/a	n/a	n/a	2317
Colfax	1	1987	1987	1800	1800	n/a	1700	n/a	1600	1943
Dodge	1	2451	2459	2352	2333	n/a	n/a	n/a	n/a	2422
Stanton	1	1712	1790	1266	1750	715	n/a	n/a	1415	1462
Cuming	3	2440	2146	1741	1915	n/a	n/a	n/a	n/a	2108
Stanton	1	1712	1790	1266	1750	715	n/a	n/a	1415	1462
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	1772
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2084
Cuming	4	2339	2314	1767	2002	n/a	n/a	n/a	n/a	2189
Burt	2	2524	2346	2100	2080	n/a	n/a	n/a	1770	2333
Dodge	1	2451	2459	2352	2333	n/a	n/a	n/a	n/a	2422

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	4609	1134	125
Thurston	1	n/a	475	75
Thurston	2	n/a	500	75
Burt	1	3463	n/a	117
Cuming	2	5155	1148	125
Colfax	1	3984	1599	150
Dodge	1	3210	n/a	181
Stanton	1	2730	190	138
Cuming	3	4169	1101	125
Stanton	1	2730	190	138
Thurston	1	n/a	475	75
Wayne	1	3806	n/a	100
Cuming	4	4797	1094	393
Burt	2	3611	n/a	150
Dodge	1	3210	n/a	181

Source: 2021 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.

# CUMING COUNTY



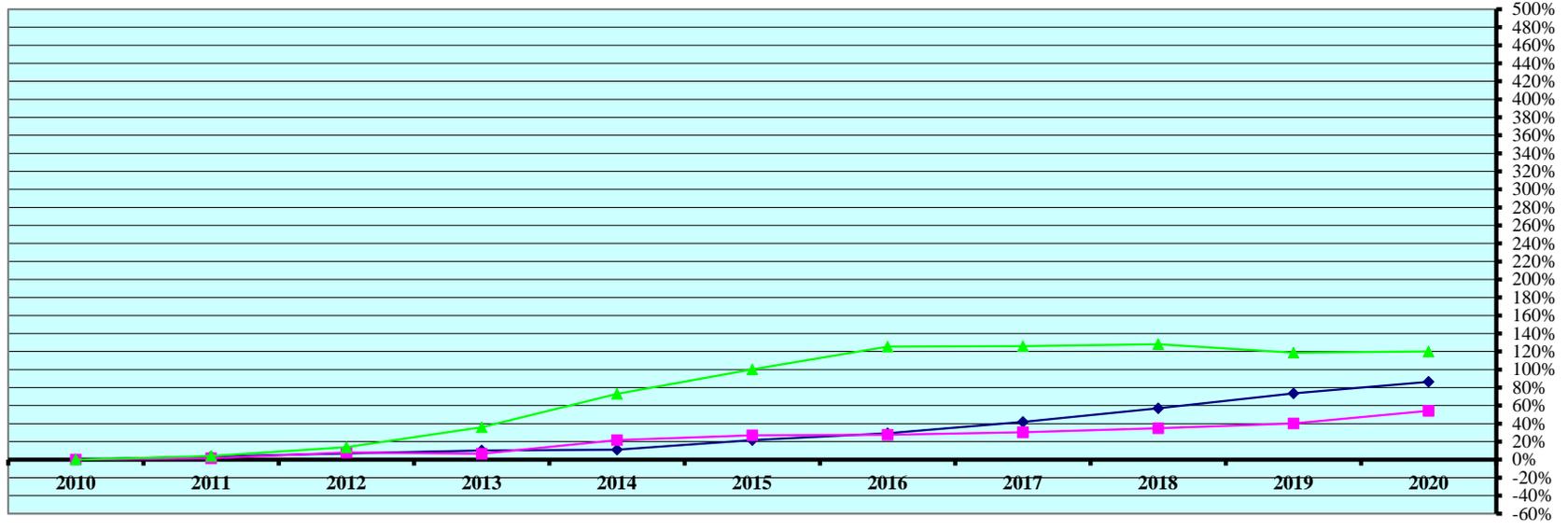
**Legend**

- 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 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	197,241,775	--	--	--	71,139,075	--	--	--	871,418,035	--	--	--
2011	204,030,205	6,788,430	3.44%	3.44%	72,126,005	986,930	1.39%	1.39%	906,813,610	35,395,575	4.06%	4.06%
2012	210,868,180	6,837,975	3.35%	6.91%	76,715,335	4,589,330	6.36%	7.84%	990,834,990	84,021,380	9.27%	13.70%
2013	217,318,670	6,450,490	3.06%	10.18%	75,807,860	-907,475	-1.18%	6.56%	1,184,869,090	194,034,100	19.58%	35.97%
2014	218,741,650	1,422,980	0.65%	10.90%	86,586,125	10,778,265	14.22%	21.71%	1,506,400,210	321,531,120	27.14%	72.87%
2015	239,936,930	21,195,280	9.69%	21.65%	90,340,505	3,754,380	4.34%	26.99%	1,744,875,475	238,475,265	15.83%	100.23%
2016	254,755,285	14,818,355	6.18%	29.16%	90,701,400	360,895	0.40%	27.50%	1,965,208,125	220,332,650	12.63%	125.52%
2017	280,080,655	25,325,370	9.94%	42.00%	92,759,740	2,058,340	2.27%	30.39%	1,969,405,680	4,197,555	0.21%	126.00%
2018	309,811,300	29,730,645	10.62%	57.07%	96,025,975	3,266,235	3.52%	34.98%	1,987,781,605	18,375,925	0.93%	128.11%
2019	342,571,715	32,760,415	10.57%	73.68%	99,712,790	3,686,815	3.84%	40.17%	1,906,836,150	-80,945,455	-4.07%	118.82%
2020	367,649,733	25,078,018	7.32%	86.40%	109,713,955	10,001,165	10.03%	54.22%	1,918,650,045	11,813,895	0.62%	120.18%

Rate Annual %chg: Residential & Recreational **6.42%**

Commercial & Industrial **4.43%**

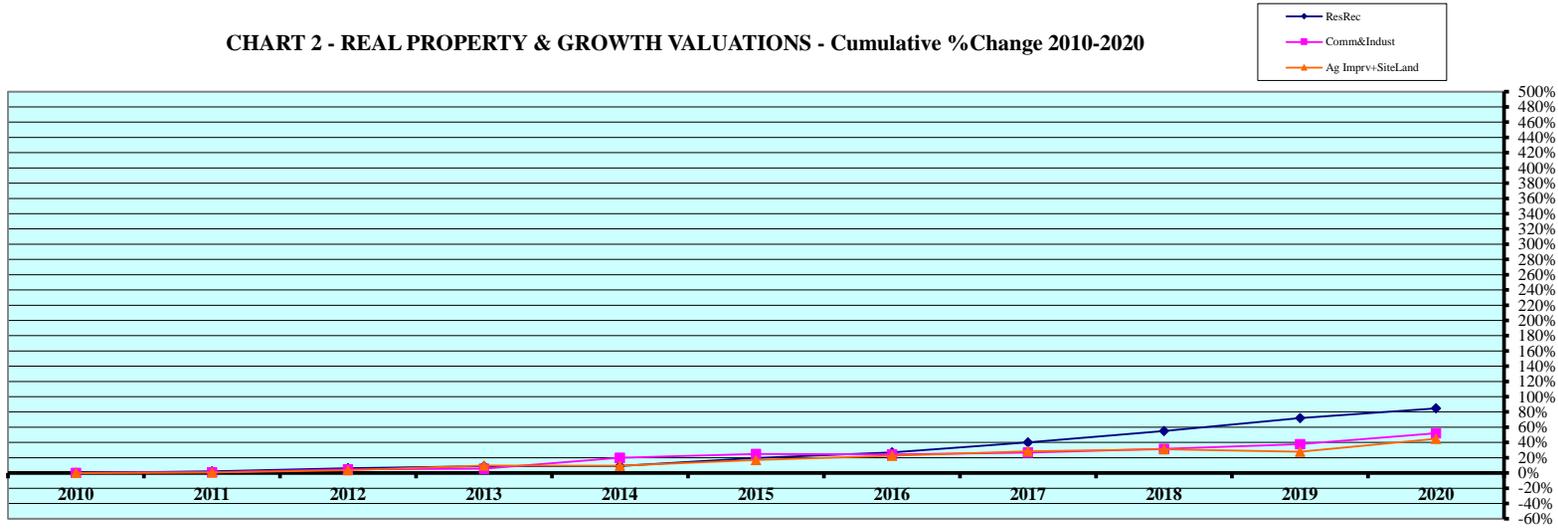
Agricultural Land **8.21%**

Cnty# **20**  
County **CUMING**

**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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2010	197,241,775	2,893,415	1.47%	194,348,360	--	--	71,139,075	2,577,015	3.62%	68,562,060	--	--	
2011	204,030,205	2,644,505	1.30%	201,385,700	2.10%	2.10%	72,126,005	398,170	0.55%	71,727,835	0.83%	0.83%	
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	6.22%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	4.82%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	8.72%	75,807,860	748,610	0.99%	75,059,250	-2.16%	5.51%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	9.15%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	19.95%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	19.76%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	25.01%	
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	26.81%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	24.25%	
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	40.03%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	26.68%	
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	55.02%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	31.75%	
2019	342,571,715	3,649,836	1.07%	338,921,879	9.40%	71.83%	99,712,790	1,664,960	1.67%	98,047,830	2.11%	37.83%	
2020	367,649,733	3,344,434	0.91%	364,305,299	6.34%	84.70%	109,713,955	1,532,280	1.40%	108,181,675	8.49%	52.07%	
Rate Ann%chg	6.42%			Resid & Recreat w/o growth			4.43%			C & I w/o growth			2.62%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & 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
2010	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	128,641,785	--	--
2011	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	132,174,875	0.62%	0.62%
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	0.72%	3.48%
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	9.65%
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	9.46%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	17.10%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	22.66%
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	28.55%
2018	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	172,257,501	-0.54%	31.14%
2019	70,421,990	101,613,860	172,035,850	4,089,233	2.38%	167,946,617	-4.87%	27.86%
2020	77,952,905	120,774,710	198,727,615	8,502,445	4.28%	190,225,170	10.57%	44.82%
Rate Ann%chg	1.66%	6.36%	4.23%	Ag Imprv+Site w/o growth			1.05%	

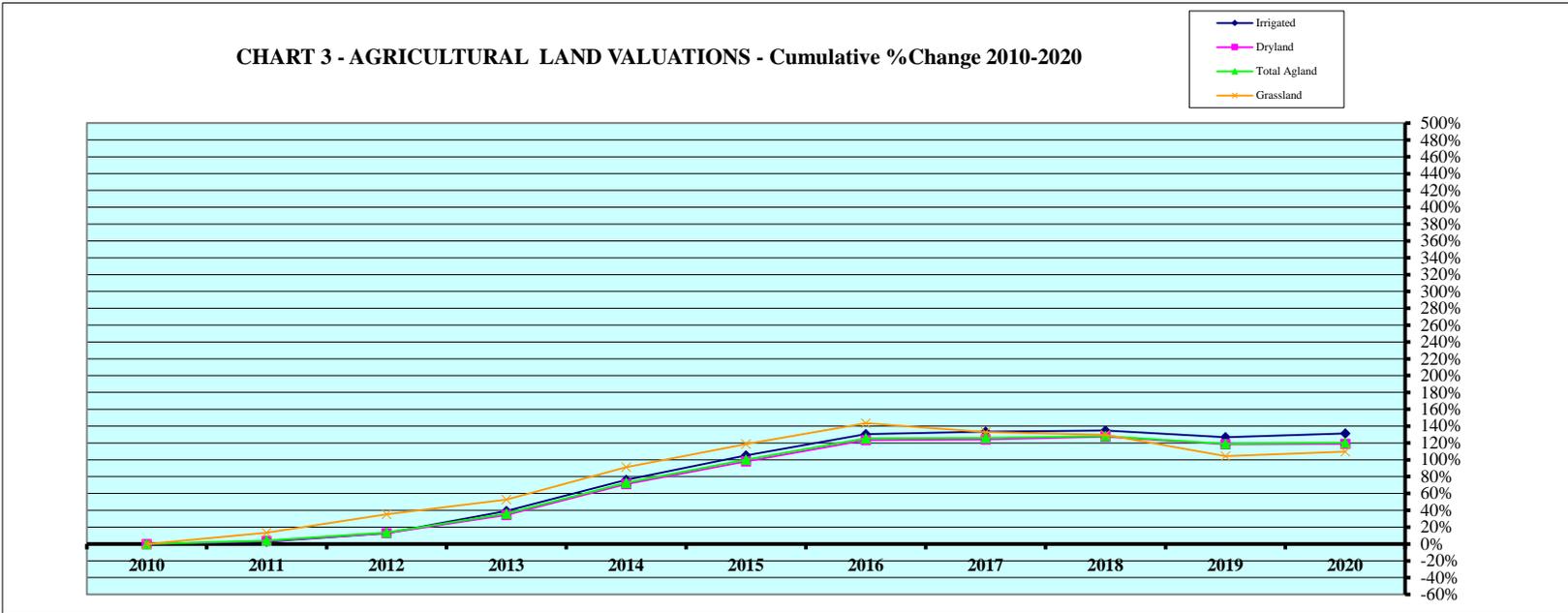
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 20  
County CUMING

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	159,257,145	--	--	--	655,422,125	--	--	--	37,074,455	--	--	--
2011	163,920,500	4,663,355	2.93%	2.93%	679,220,225	23,798,100	3.63%	3.63%	42,020,090	4,945,635	13.34%	13.34%
2012	179,836,855	15,916,355	9.71%	12.92%	739,617,575	60,397,350	8.89%	12.85%	50,189,135	8,169,045	19.44%	35.37%
2013	221,626,350	41,789,495	23.24%	39.16%	880,822,595	141,205,020	19.09%	34.39%	56,633,635	6,444,500	12.84%	52.76%
2014	280,662,790	59,036,440	26.64%	76.23%	1,121,166,815	240,344,220	27.29%	71.06%	70,903,360	14,269,725	25.20%	91.25%
2015	326,758,805	46,096,015	16.42%	105.18%	1,298,139,075	176,972,260	15.78%	98.06%	81,094,900	10,191,540	14.37%	118.74%
2016	367,158,455	40,399,650	12.36%	130.54%	1,463,949,045	165,809,970	12.77%	123.36%	90,270,145	9,175,245	11.31%	143.48%
2017	371,733,425	4,574,970	1.25%	133.42%	1,469,003,485	5,054,440	0.35%	124.13%	86,327,020	-3,943,125	-4.37%	132.85%
2018	373,925,095	2,191,670	0.59%	134.79%	1,490,493,685	21,490,200	1.46%	127.41%	85,184,055	-1,142,965	-1.32%	129.76%
2019	361,313,000	-12,612,095	-3.37%	126.87%	1,431,522,155	-58,971,530	-3.96%	118.41%	75,812,265	-9,371,790	-11.00%	104.49%
2020	368,221,415	6,908,415	1.91%	131.21%	1,434,051,495	2,529,340	0.18%	118.80%	77,726,320	1,914,055	2.52%	109.65%

Rate Ann.%chg: Irrigated **8.74%** Dryland **8.14%** Grassland **7.68%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	3,788,625	--	--	--	15,875,685	--	--	--	871,418,035	--	--	--
2011	2,815,445	-973,180	-25.69%	-25.69%	18,837,350	2,961,665	18.66%	18.66%	906,813,610	35,395,575	4.06%	4.06%
2012	1,795,480	-1,019,965	-36.23%	-52.61%	19,395,945	558,595	2.97%	22.17%	990,834,990	84,021,380	9.27%	13.70%
2013	2,340,825	545,345	30.37%	-38.21%	23,445,685	4,049,740	20.88%	47.68%	1,184,869,090	194,034,100	19.58%	35.97%
2014	675,940	-1,664,885	-71.12%	-82.16%	32,991,305	9,545,620	40.71%	107.81%	1,506,400,210	321,531,120	27.14%	72.87%
2015	835,390	159,450	23.59%	-77.95%	38,047,305	5,056,000	15.33%	139.66%	1,744,875,475	238,475,265	15.83%	100.23%
2016	435,170	-400,220	-47.91%	-88.51%	43,395,310	5,348,005	14.06%	173.34%	1,965,208,125	220,332,650	12.63%	125.52%
2017	548,850	113,680	26.12%	-85.51%	41,792,900	-1,602,410	-3.69%	163.25%	1,969,405,680	4,197,555	0.21%	126.00%
2018	550,185	1,335	0.24%	-85.48%	37,628,585	-4,164,315	-9.96%	137.02%	1,987,781,605	18,375,925	0.93%	128.11%
2019	731,425	181,240	32.94%	-80.69%	37,457,305	-171,280	-0.46%	135.94%	1,906,836,150	-80,945,455	-4.07%	118.82%
2020	748,840	17,415	2.38%	-80.23%	37,901,975	444,670	1.19%	138.74%	1,918,650,045	11,813,895	0.62%	120.18%

Cnty# **20**  
County **CUMING**

Rate Ann.%chg: Total Agric Land **8.21%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	158,601,255	53,327	2,974			657,405,635	247,005	2,662			81,700,995	133,333	613		
2011	163,386,750	53,836	3,035	2.04%	2.04%	684,797,490	244,773	2,798	5.12%	5.12%	89,688,965	135,300	663	8.18%	9.46%
2012	179,469,435	54,628	3,285	8.25%	10.46%	740,907,085	241,958	3,062	9.45%	15.05%	89,574,800	130,628	686	3.44%	13.24%
2013	221,096,955	55,581	3,978	21.08%	33.75%	880,999,780	241,249	3,652	19.26%	37.21%	97,239,960	127,646	762	11.09%	25.80%
2014	280,201,815	56,090	4,996	25.58%	67.97%	1,121,176,220	240,793	4,656	27.50%	74.94%	128,539,130	127,483	1,008	32.36%	66.50%
2015	325,561,860	56,579	5,754	15.18%	93.47%	1,296,117,995	240,134	5,397	15.92%	102.80%	149,636,865	127,257	1,176	16.62%	94.17%
2016	366,612,520	57,056	6,425	11.67%	116.05%	1,465,201,170	240,355	6,096	12.94%	129.04%	164,929,515	127,713	1,291	9.83%	113.25%
2017	371,295,115	57,400	6,469	0.67%	117.50%	1,468,587,715	239,613	6,129	0.54%	130.28%	174,353,050	127,360	1,369	6.01%	126.06%
2018	373,016,445	57,535	6,483	0.23%	117.99%	1,491,561,895	239,590	6,225	1.57%	133.91%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	362,880,165	58,069	6,249	-3.61%	110.12%	1,435,936,845	238,750	6,014	-3.39%	125.98%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	368,321,175	58,582	6,287	0.61%	111.40%	1,433,810,840	237,758	6,031	0.27%	126.58%	77,573,755	33,738	2,299	78.34%	275.23%

Rate Annual %chg Average Value/Acre:

7.77%

8.52%

14.14%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	3,838,705	9,597	400			15,464,470	5,292	2,922			872,369,700	346,236	2,520		
2011	2,884,020	7,150	403	0.84%	0.84%	18,414,345	5,287	3,483	19.18%	19.18%	908,877,555	345,257	2,632	4.48%	4.48%
2012	1,389,280	4,429	314	-22.23%	-21.58%	18,758,310	5,386	3,483	0.00%	19.18%	990,846,690	344,368	2,877	9.30%	14.20%
2013	2,353,110	4,486	525	67.21%	31.13%	22,881,605	22,881,605	4,069	16.81%	39.22%	990,846,690	344,137	3,441	19.60%	36.58%
2014	678,550	3,581	189	-63.87%	-52.63%	32,976,315	9,910	3,328	-18.21%	13.86%	1,506,161,990	346,211	4,350	26.42%	72.66%
2015	833,730	3,667	227	20.00%	-43.15%	37,872,715	9,782	3,872	16.34%	32.47%	1,742,020,680	345,651	5,040	15.85%	100.03%
2016	861,255	3,567	241	6.19%	-39.63%	43,381,905	9,828	4,414	14.02%	51.04%	1,966,545,720	346,107	5,682	12.74%	125.51%
2017	548,505	3,445	159	-34.06%	-60.19%	42,208,820	9,540	4,425	0.24%	51.40%	1,969,664,660	344,138	5,723	0.73%	127.16%
2018	548,345	3,444	159	0.00%	-60.19%	37,739,510	9,349	4,037	-8.77%	38.13%	1,987,868,870	343,773	5,782	1.03%	129.50%
2019	694,170	3,485	199	25.11%	-50.20%	37,589,930	9,241	4,068	0.77%	39.19%	1,912,827,885	343,474	5,569	-3.69%	121.03%
2020	749,035	3,850	195	-2.33%	-51.36%	37,865,390	9,247	4,095	0.67%	40.12%	1,918,320,195	343,176	5,590	0.37%	121.86%

20  
CUMING

Rate Annual %chg Average Value/Acre:

8.29%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,139	CUMING	109,365,984	9,136,866	2,461,529	361,577,720	91,873,170	17,840,785	6,072,013	1,918,650,045	77,952,905	120,774,710	0	2,715,705,727
cnty sectorvalue % of total value:		4.03%	0.34%	0.09%	13.31%	3.38%	0.66%	0.22%	70.65%	2.87%	4.45%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	393,310	379,281	66,235	16,521,400	3,662,060	0	0	0	0	0	0	21,022,286
5.42%	%sector of county sector	0.36%	4.15%	2.69%	4.57%	3.99%							0.77%
	%sector of municipality	1.87%	1.80%	0.32%	78.59%	17.42%							100.00%
678	BEEEMER	756,118	410,790	72,131	19,206,090	5,848,755	0	0	0	0	0	0	26,293,884
7.42%	%sector of county sector	0.69%	4.50%	2.93%	5.31%	6.37%							0.97%
	%sector of municipality	2.88%	1.56%	0.27%	73.04%	22.24%							100.00%
3,368	WEST POINT	15,851,397	1,571,113	513,367	165,214,625	54,134,995	8,924,120	0	0	0	0	0	246,209,617
36.85%	%sector of county sector	14.49%	17.20%	20.86%	45.69%	58.92%	50.02%						9.07%
	%sector of municipality	6.44%	0.64%	0.21%	67.10%	21.99%	3.62%						100.00%
1,170	WISNER	1,696,331	1,049,391	237,364	51,884,585	11,158,810	0	0	0	0	0	0	66,026,481
12.80%	%sector of county sector	1.55%	11.49%	9.64%	14.35%	12.15%							2.43%
	%sector of municipality	2.57%	1.59%	0.36%	78.58%	16.90%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
5,711	Total Municipalities	18,697,156	3,410,575	889,097	252,826,700	74,804,620	8,924,120	0	0	0	0	0	359,552,268
62.49%	%all municip.sectors of cnty	17.10%	37.33%	36.12%	69.92%	81.42%	50.02%						13.24%

20 CUMING

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,139</b>	<b>Value : 2,611,056,945</b>	<b>Growth 8,680,572</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	320	4,576,695	68	5,147,855	526	15,624,680	914	25,349,230	
<b>02. Res Improve Land</b>	2,307	24,666,355	75	1,815,470	548	10,857,650	2,930	37,339,475	
<b>03. Res Improvements</b>	2,344	240,421,980	90	17,741,580	587	90,359,490	3,021	348,523,050	
<b>04. Res Total</b>	2,664	269,665,030	158	24,704,905	1,113	116,841,820	3,935	411,211,755	4,596,643
<b>% of Res Total</b>	67.70	65.58	4.02	6.01	28.28	28.41	43.06	15.75	52.95
<b>05. Com UnImp Land</b>	113	1,711,170	7	352,935	11	1,339,465	131	3,403,570	
<b>06. Com Improve Land</b>	520	9,111,635	15	1,257,475	23	1,431,595	558	11,800,705	
<b>07. Com Improvements</b>	514	65,263,680	16	7,939,160	31	4,987,970	561	78,190,810	
<b>08. Com Total</b>	627	76,086,485	23	9,549,570	42	7,759,030	692	93,395,085	855,687
<b>% of Com Total</b>	90.61	81.47	3.32	10.22	6.07	8.31	7.57	3.58	9.86
<b>09. Ind UnImp Land</b>	2	68,795	0	0	0	0	2	68,795	
<b>10. Ind Improve Land</b>	8	365,865	1	665,950	0	0	9	1,031,815	
<b>11. Ind Improvements</b>	7	8,539,765	1	8,232,805	0	0	8	16,772,570	
<b>12. Ind Total</b>	9	8,974,425	1	8,898,755	0	0	10	17,873,180	0
<b>% of Ind Total</b>	90.00	50.21	10.00	49.79	0.00	0.00	0.11	0.68	0.00
<b>13. Rec UnImp Land</b>	0	0	1	13,310	30	1,625,795	31	1,639,105	
<b>14. Rec Improve Land</b>	0	0	2	143,340	20	3,959,205	22	4,102,545	
<b>15. Rec Improvements</b>	0	0	2	19,055	45	1,775,755	47	1,794,810	
<b>16. Rec Total</b>	0	0	3	175,705	75	7,360,755	78	7,536,460	15,810
<b>% of Rec Total</b>	0.00	0.00	3.85	2.33	96.15	97.67	0.85	0.29	0.18
<b>Res &amp; Rec Total</b>	2,664	269,665,030	161	24,880,610	1,188	124,202,575	4,013	418,748,215	4,612,453
<b>% of Res &amp; Rec Total</b>	66.38	64.40	4.01	5.94	29.60	29.66	43.91	16.04	53.14
<b>Com &amp; Ind Total</b>	636	85,060,910	24	18,448,325	42	7,759,030	702	111,268,265	855,687
<b>% of Com &amp; Ind Total</b>	90.60	76.45	3.42	16.58	5.98	6.97	7.68	4.26	9.86
<b>17. Taxable Total</b>	3,300	354,725,940	185	43,328,935	1,230	131,961,605	4,715	530,016,480	5,468,140
<b>% of Taxable Total</b>	69.99	66.93	3.92	8.18	26.09	24.90	51.59	20.30	62.99

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	22	830,730	7,376,660	0	0	0
20. Industrial	1	5,975	1,141,160	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	0	0	0
19. Commercial	0	0	0	22	830,730	7,376,660
20. Industrial	0	0	0	1	5,975	1,141,160
21. Other	0	0	0	0	0	0
22. Total Sch II				23	836,705	8,517,820

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	261	0	23	284

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	4	462,190	3,274	1,384,258,770	3,278	1,384,720,960
28. Ag-Improved Land	0	0	4	928,265	1,047	534,479,120	1,051	535,407,385
29. Ag Improvements	0	0	4	390,290	1,142	160,521,830	1,146	160,912,120

30. Ag Total				4,424	2,081,040,465
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	33,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	356,395	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	4	9.49	90,155	
37. FarmSite Improvements	0	0.00	0	4	0.00	33,895	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	1.58	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	20	20.00	319,250	20	20.00	319,250	
32. HomeSite Improv Land	695	709.00	11,185,250	697	711.00	11,218,250	
33. HomeSite Improvements	701	0.00	65,797,285	703	0.00	66,153,680	733,302
34. HomeSite Total				<b>723</b>	<b>731.00</b>	<b>77,691,180</b>	
35. FarmSite UnImp Land	53	77.35	624,835	53	77.35	624,835	
36. FarmSite Improv Land	1,001	2,446.75	19,922,780	1,005	2,456.24	20,012,935	
37. FarmSite Improvements	1,116	0.00	94,724,545	1,120	0.00	94,758,440	2,479,130
38. FarmSite Total				<b>1,173</b>	<b>2,533.59</b>	<b>115,396,210</b>	
39. Road & Ditches	3,574	7,185.83	0	3,576	7,187.41	0	
40. Other- Non Ag Use	32	1,291.78	1,033,430	32	1,291.78	1,033,430	
41. Total Section VI				<b>1,896</b>	<b>11,743.78</b>	<b>194,120,820</b>	<b>3,212,432</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	121.69	243,205	1	121.69	243,205

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	35	1,510.00	6,290,486	35	1,510.00	6,290,486
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	3,289.27	16.97%	20,888,915	18.24%	6,350.62
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,011.22	25.86%	29,878,035	26.08%	5,962.23
48. 2A	5,094.67	26.29%	32,317,595	28.21%	6,343.41
49. 3A1	1.89	0.01%	8,440	0.01%	4,465.61
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,553.61	23.50%	24,821,875	21.67%	5,451.03
52. 4A	1,427.18	7.37%	6,637,440	5.79%	4,650.74
53. Total	19,377.84	100.00%	114,552,300	100.00%	5,911.51
<b>Dry</b>					
54. 1D1	8,596.54	11.06%	51,743,400	12.11%	6,019.10
55. 1D	24,378.06	31.37%	146,868,210	34.37%	6,024.61
56. 2D1	9,317.28	11.99%	52,677,915	12.33%	5,653.79
57. 2D	14.44	0.02%	50,540	0.01%	3,500.00
58. 3D1	108.96	0.14%	523,295	0.12%	4,802.63
59. 3D	27,011.72	34.76%	139,785,860	32.71%	5,175.01
60. 4D1	1,459.70	1.88%	6,291,295	1.47%	4,309.99
61. 4D	6,825.20	8.78%	29,378,325	6.88%	4,304.39
62. Total	77,711.90	100.00%	427,318,840	100.00%	5,498.76
<b>Grass</b>					
63. 1G1	4,061.19	53.04%	9,833,645	53.22%	2,421.37
64. 1G	1,610.21	21.03%	4,239,660	22.95%	2,632.99
65. 2G1	1,309.91	17.11%	2,937,870	15.90%	2,242.80
66. 2G	675.05	8.82%	1,465,245	7.93%	2,170.57
67. 3G1	0.00	0.00%	0	0.00%	0.00
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	7,656.36	100.00%	18,476,420	100.00%	2,413.21
<b>Irrigated Total</b>					
Irrigated Total	19,377.84	17.95%	114,552,300	20.10%	5,911.51
<b>Dry Total</b>					
Dry Total	77,711.90	71.99%	427,318,840	74.98%	5,498.76
<b>Grass Total</b>					
Grass Total	7,656.36	7.09%	18,476,420	3.24%	2,413.21
72. Waste	1,161.68	1.08%	145,610	0.03%	125.34
73. Other	2,043.57	1.89%	9,404,660	1.65%	4,602.07
74. Exempt	79.00	0.07%	145,185	0.03%	1,837.78
75. Market Area Total	107,951.35	100.00%	569,897,830	100.00%	5,279.21

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,567.91	15.89%	11,044,900	16.88%	7,044.35
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	1,470.91	14.91%	9,766,060	14.93%	6,639.47
48. 2A	3,328.07	33.73%	23,429,470	35.81%	7,039.96
49. 3A1	3.13	0.03%	15,340	0.02%	4,900.96
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,222.25	32.66%	19,751,775	30.19%	6,129.81
52. 4A	273.23	2.77%	1,419,085	2.17%	5,193.74
53. Total	9,865.50	100.00%	65,426,630	100.00%	6,631.86
<b>Dry</b>					
54. 1D1	5,183.77	10.72%	34,854,260	11.72%	6,723.73
55. 1D	16,638.48	34.41%	111,878,865	37.61%	6,724.10
56. 2D1	3,390.05	7.01%	21,442,525	7.21%	6,325.14
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	57.64	0.12%	336,330	0.11%	5,835.01
59. 3D	16,988.64	35.14%	99,128,700	33.32%	5,835.00
60. 4D1	586.92	1.21%	2,872,970	0.97%	4,894.99
61. 4D	5,506.07	11.39%	26,952,220	9.06%	4,895.00
62. Total	48,351.57	100.00%	297,465,870	100.00%	6,152.15
<b>Grass</b>					
63. 1G1	2,294.60	39.46%	5,730,810	39.95%	2,497.52
64. 1G	1,677.85	28.85%	4,449,770	31.02%	2,652.07
65. 2G1	1,191.29	20.49%	2,782,040	19.40%	2,335.32
66. 2G	651.47	11.20%	1,381,015	9.63%	2,119.84
67. 3G1	0.00	0.00%	0	0.00%	0.00
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	5,815.21	100.00%	14,343,635	100.00%	2,466.57
<b>Irrigated Total</b>					
	9,865.50	15.04%	65,426,630	17.12%	6,631.86
<b>Dry Total</b>					
	48,351.57	73.71%	297,465,870	77.84%	6,152.15
<b>Grass Total</b>					
	5,815.21	8.86%	14,343,635	3.75%	2,466.57
72. Waste	510.88	0.78%	64,075	0.02%	125.42
73. Other	1,056.54	1.61%	4,825,705	1.26%	4,567.46
74. Exempt	2.61	0.00%	0	0.00%	0.00
75. Market Area Total	65,599.70	100.00%	382,125,915	100.00%	5,825.12

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	885.33	6.60%	5,816,790	7.28%	6,570.19
46. 1A	465.96	3.48%	3,059,885	3.83%	6,566.84
47. 2A1	1,943.51	14.50%	12,042,910	15.07%	6,196.47
48. 2A	4,565.28	34.05%	28,786,580	36.03%	6,305.55
49. 3A1	2,441.53	18.21%	13,180,235	16.50%	5,398.35
50. 3A	65.73	0.49%	375,975	0.47%	5,719.99
51. 4A1	2,584.23	19.28%	14,402,015	18.03%	5,573.04
52. 4A	455.02	3.39%	2,225,270	2.79%	4,890.49
53. Total	13,406.59	100.00%	79,889,660	100.00%	5,958.98
<b>Dry</b>					
54. 1D1	2,952.11	7.07%	18,539,195	7.82%	6,279.98
55. 1D	11,612.10	27.82%	72,918,550	30.74%	6,279.53
56. 2D1	5,949.83	14.25%	34,994,950	14.75%	5,881.67
57. 2D	1,122.50	2.69%	6,438,900	2.71%	5,736.21
58. 3D1	1,027.53	2.46%	4,213,665	1.78%	4,100.77
59. 3D	16,808.12	40.26%	90,259,045	38.05%	5,369.97
60. 4D1	748.56	1.79%	3,323,605	1.40%	4,440.00
61. 4D	1,523.55	3.65%	6,530,685	2.75%	4,286.49
62. Total	41,744.30	100.00%	237,218,595	100.00%	5,682.66
<b>Grass</b>					
63. 1G1	2,557.70	40.70%	5,742,010	41.26%	2,244.99
64. 1G	1,268.94	20.19%	3,263,660	23.45%	2,571.96
65. 2G1	1,676.12	26.67%	3,544,235	25.46%	2,114.55
66. 2G	782.21	12.45%	1,368,210	9.83%	1,749.16
67. 3G1	0.00	0.00%	0	0.00%	0.00
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	6,284.97	100.00%	13,918,115	100.00%	2,214.51
<b>Irrigated Total</b>					
	13,406.59	20.84%	79,889,660	23.40%	5,958.98
<b>Dry Total</b>					
	41,744.30	64.88%	237,218,595	69.47%	5,682.66
<b>Grass Total</b>					
	6,284.97	9.77%	13,918,115	4.08%	2,214.51
72. Waste	715.01	1.11%	89,520	0.03%	125.20
73. Other	2,187.41	3.40%	10,329,915	3.03%	4,722.44
74. Exempt	113.39	0.18%	0	0.00%	0.00
75. Market Area Total	64,338.28	100.00%	341,445,805	100.00%	5,307.04

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,900.12	11.49%	13,671,210	12.64%	7,194.92
46. 1A	238.62	1.44%	1,642,720	1.52%	6,884.25
47. 2A1	2,145.44	12.97%	14,515,280	13.43%	6,765.64
48. 2A	6,458.24	39.06%	45,775,625	42.34%	7,087.94
49. 3A1	2,001.77	12.11%	9,575,600	8.86%	4,783.57
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,532.53	21.36%	21,644,990	20.02%	6,127.33
52. 4A	259.33	1.57%	1,295,790	1.20%	4,996.68
<b>53. Total</b>	<b>16,536.05</b>	<b>100.00%</b>	<b>108,121,215</b>	<b>100.00%</b>	<b>6,538.52</b>
<b>Dry</b>					
54. 1D1	8,120.84	11.74%	56,149,340	12.68%	6,914.23
55. 1D	25,178.49	36.40%	173,976,780	39.27%	6,909.74
56. 2D1	7,854.28	11.35%	50,925,020	11.50%	6,483.73
57. 2D	1,081.65	1.56%	6,937,420	1.57%	6,413.74
58. 3D1	1,312.22	1.90%	4,907,945	1.11%	3,740.18
59. 3D	23,431.88	33.87%	139,641,105	31.52%	5,959.45
60. 4D1	399.86	0.58%	1,985,025	0.45%	4,964.30
61. 4D	1,793.35	2.59%	8,467,740	1.91%	4,721.74
<b>62. Total</b>	<b>69,172.57</b>	<b>100.00%</b>	<b>442,990,375</b>	<b>100.00%</b>	<b>6,404.13</b>
<b>Grass</b>					
63. 1G1	7,293.19	54.24%	17,732,680	58.12%	2,431.40
64. 1G	2,090.52	15.55%	5,188,855	17.01%	2,482.09
65. 2G1	2,404.71	17.88%	4,601,100	15.08%	1,913.37
66. 2G	1,657.56	12.33%	2,989,465	9.80%	1,803.53
67. 3G1	0.00	0.00%	0	0.00%	0.00
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
<b>71. Total</b>	<b>13,445.98</b>	<b>100.00%</b>	<b>30,512,100</b>	<b>100.00%</b>	<b>2,269.24</b>
<b>Irrigated Total</b>	<b>16,536.05</b>	<b>16.05%</b>	<b>108,121,215</b>	<b>18.22%</b>	<b>6,538.52</b>
<b>Dry Total</b>	<b>69,172.57</b>	<b>67.15%</b>	<b>442,990,375</b>	<b>74.65%</b>	<b>6,404.13</b>
<b>Grass Total</b>	<b>13,445.98</b>	<b>13.05%</b>	<b>30,512,100</b>	<b>5.14%</b>	<b>2,269.24</b>
72. Waste	1,435.40	1.39%	563,730	0.09%	392.73
73. Other	2,415.99	2.35%	11,262,675	1.90%	4,661.72
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>103,005.99</b>	<b>100.00%</b>	<b>593,450,095</b>	<b>100.00%</b>	<b>5,761.32</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	59,185.98	367,989,805	59,185.98	367,989,805
<b>77. Dry Land</b>	0.00	0	174.95	988,375	236,805.39	1,404,005,305	236,980.34	1,404,993,680
<b>78. Grass</b>	0.00	0	133.76	233,185	33,068.76	77,017,085	33,202.52	77,250,270
<b>79. Waste</b>	0.00	0	1.05	130	3,821.92	862,805	3,822.97	862,935
<b>80. Other</b>	0.00	0	10.46	45,610	7,693.05	35,777,345	7,703.51	35,822,955
<b>81. Exempt</b>	47.73	0	0.00	0	147.27	145,185	195.00	145,185
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>320.22</b>	<b>1,267,300</b>	<b>340,575.10</b>	<b>1,885,652,345</b>	<b>340,895.32</b>	<b>1,886,919,645</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	59,185.98	17.36%	367,989,805	19.50%	6,217.52
<b>Dry Land</b>	236,980.34	69.52%	1,404,993,680	74.46%	5,928.74
<b>Grass</b>	33,202.52	9.74%	77,250,270	4.09%	2,326.64
<b>Waste</b>	3,822.97	1.12%	862,935	0.05%	225.72
<b>Other</b>	7,703.51	2.26%	35,822,955	1.90%	4,650.21
<b>Exempt</b>	195.00	0.06%	145,185	0.01%	744.54
<b>Total</b>	<b>340,895.32</b>	<b>100.00%</b>	<b>1,886,919,645</b>	<b>100.00%</b>	<b>5,535.19</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bancroft	33	89,515	218	909,010	218	16,199,835	251	17,198,360	587,453
83.2 Beemer	30	149,540	259	1,682,865	259	20,297,075	289	22,129,480	183,068
83.3 Cotton/hidden/stalp/par	14	240,915	56	1,937,680	56	8,679,825	70	10,858,420	7,051
83.4 Par Acres	4	82,905	2	44,830	2	719,440	6	847,175	0
83.5 Recreation	30	1,637,980	14	2,536,975	38	1,024,225	68	5,199,180	18,395
83.6 Rural Acreage	549	18,240,260	523	9,705,215	574	84,724,620	1,123	112,670,095	1,853,946
83.7 Rural Ag	25	2,198,530	25	1,094,785	29	7,454,930	54	10,748,245	0
83.8 Stalp Subdivision	4	14,650	24	1,420,200	24	7,292,775	28	8,727,625	129,170
83.9 West Point	172	3,506,010	1,259	18,905,895	1,292	153,402,520	1,464	175,814,425	1,363,135
83.10 Wisner	84	828,030	572	3,204,565	576	50,522,615	660	54,555,210	470,235
84 Residential Total	945	26,988,335	2,952	41,442,020	3,068	350,317,860	4,013	418,748,215	4,612,453

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bancroft	13	21,205	61	237,015	62	3,398,535	75	3,656,755	0
85.2	Beemer	18	110,035	59	518,675	63	5,232,735	81	5,861,445	14,445
85.3	Rural Acreage	0	0	1	18,355	1	59,310	1	77,665	0
85.4	Rural Commercial/industri	17	1,679,000	38	3,336,665	48	21,136,905	65	26,152,570	380,300
85.5	West Point	50	1,375,825	303	7,638,805	289	55,126,655	339	64,141,285	274,965
85.6	Wisner	35	286,300	105	1,083,005	106	10,009,240	141	11,378,545	185,977
86	Commercial Total	133	3,472,365	567	12,832,520	569	94,963,380	702	111,268,265	855,687

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	2,826.03	52.73%	6,842,765	54.95%	2,421.33
88. 1G	1,280.83	23.90%	3,072,035	24.67%	2,398.47
89. 2G1	866.43	16.17%	1,730,040	13.89%	1,996.75
90. 2G	386.23	7.21%	808,225	6.49%	2,092.60
91. 3G1	0.00	0.00%	0	0.00%	0.00
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	5,359.52	100.00%	12,453,065	100.00%	2,323.54
<b>CRP</b>					
96. 1C1	411.69	41.84%	2,053,235	45.28%	4,987.33
97. 1C	205.62	20.90%	1,008,430	22.24%	4,904.34
98. 2C1	263.44	26.78%	1,001,145	22.08%	3,800.28
99. 2C	103.12	10.48%	471,940	10.41%	4,576.61
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	983.87	100.00%	4,534,750	100.00%	4,609.09
<b>Timber</b>					
105. 1T1	823.47	62.72%	937,645	62.99%	1,138.65
106. 1T	123.76	9.43%	159,195	10.69%	1,286.32
107. 2T1	180.04	13.71%	206,685	13.88%	1,147.99
108. 2T	185.70	14.14%	185,080	12.43%	996.66
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	1,312.97	100.00%	1,488,605	100.00%	1,133.77
<hr/>					
Grass Total	5,359.52	70.00%	12,453,065	67.40%	2,323.54
CRP Total	983.87	12.85%	4,534,750	24.54%	4,609.09
Timber Total	1,312.97	17.15%	1,488,605	8.06%	1,133.77
114. Market Area Total	7,656.36	100.00%	18,476,420	100.00%	2,413.21

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	1,781.35	40.63%	4,404,350	43.34%	2,472.48
88. 1G	1,328.52	30.30%	3,148,650	30.99%	2,370.04
89. 2G1	872.24	19.89%	1,718,775	16.91%	1,970.53
90. 2G	402.54	9.18%	889,535	8.75%	2,209.81
91. 3G1	0.00	0.00%	0	0.00%	0.00
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	4,384.65	100.00%	10,161,310	100.00%	2,317.47
<b>CRP</b>					
96. 1C1	162.87	25.69%	908,260	27.79%	5,576.59
97. 1C	203.73	32.14%	1,103,455	33.77%	5,416.26
98. 2C1	205.51	32.42%	938,330	28.71%	4,565.86
99. 2C	61.79	9.75%	317,915	9.73%	5,145.09
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	633.90	100.00%	3,267,960	100.00%	5,155.32
<b>Timber</b>					
105. 1T1	350.38	43.98%	418,200	45.74%	1,193.56
106. 1T	145.60	18.28%	197,665	21.62%	1,357.59
107. 2T1	113.54	14.25%	124,935	13.66%	1,100.36
108. 2T	187.14	23.49%	173,565	18.98%	927.46
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	796.66	100.00%	914,365	100.00%	1,147.75
<hr/>					
Grass Total	4,384.65	75.40%	10,161,310	70.84%	2,317.47
CRP Total	633.90	10.90%	3,267,960	22.78%	5,155.32
Timber Total	796.66	13.70%	914,365	6.37%	1,147.75
<hr/>					
114. Market Area Total	5,815.21	100.00%	14,343,635	100.00%	2,466.57

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,461.76	38.11%	3,567,240	44.12%	2,440.37
88. 1G	727.80	18.97%	1,561,550	19.31%	2,145.58
89. 2G1	1,126.20	29.36%	1,960,235	24.24%	1,740.57
90. 2G	520.37	13.56%	996,650	12.33%	1,915.27
91. 3G1	0.00	0.00%	0	0.00%	0.00
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	3,836.13	100.00%	8,085,675	100.00%	2,107.77
<b>CRP</b>					
96. 1C1	224.99	22.01%	1,194,235	28.02%	5,307.95
97. 1C	353.58	34.58%	1,488,395	34.92%	4,209.50
98. 2C1	405.23	39.64%	1,429,200	33.53%	3,526.89
99. 2C	38.60	3.78%	150,450	3.53%	3,897.67
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,022.40	100.00%	4,262,280	100.00%	4,168.90
<b>Timber</b>					
105. 1T1	870.95	61.06%	980,535	62.45%	1,125.82
106. 1T	187.56	13.15%	213,715	13.61%	1,139.45
107. 2T1	144.69	10.14%	154,800	9.86%	1,069.87
108. 2T	223.24	15.65%	221,110	14.08%	990.46
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	1,426.44	100.00%	1,570,160	100.00%	1,100.75
<hr/>					
Grass Total	3,836.13	61.04%	8,085,675	58.09%	2,107.77
CRP Total	1,022.40	16.27%	4,262,280	30.62%	4,168.90
Timber Total	1,426.44	22.70%	1,570,160	11.28%	1,100.75
<hr/>					
114. Market Area Total	6,284.97	100.00%	13,918,115	100.00%	2,214.51

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,921.51	52.31%	11,509,245	55.89%	2,338.56
88. 1G	1,705.59	18.13%	3,946,715	19.17%	2,313.99
89. 2G1	1,837.81	19.53%	3,246,965	15.77%	1,766.76
90. 2G	943.04	10.02%	1,888,050	9.17%	2,002.09
91. 3G1	0.00	0.00%	0	0.00%	0.00
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	9,407.95	100.00%	20,590,975	100.00%	2,188.68
<b>CRP</b>					
96. 1C1	808.03	54.37%	4,439,985	62.27%	5,494.83
97. 1C	197.17	13.27%	991,945	13.91%	5,030.91
98. 2C1	364.47	24.52%	1,135,120	15.92%	3,114.44
99. 2C	116.58	7.84%	562,690	7.89%	4,826.64
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,486.25	100.00%	7,129,740	100.00%	4,797.13
<b>Timber</b>					
105. 1T1	1,563.65	61.28%	1,783,450	63.89%	1,140.57
106. 1T	187.76	7.36%	250,195	8.96%	1,332.53
107. 2T1	202.43	7.93%	219,015	7.85%	1,081.93
108. 2T	597.94	23.43%	538,725	19.30%	900.97
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	2,551.78	100.00%	2,791,385	100.00%	1,093.90
<hr/>					
Grass Total	9,407.95	69.97%	20,590,975	67.48%	2,188.68
CRP Total	1,486.25	11.05%	7,129,740	23.37%	4,797.13
Timber Total	2,551.78	18.98%	2,791,385	9.15%	1,093.90
<hr/>					
114. Market Area Total	13,445.98	100.00%	30,512,100	100.00%	2,269.24

**2021 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

**20 Cuming**

	<b>2020 CTL County Total</b>	<b>2021 Form 45 County Total</b>	<b>Value Difference (2021 form 45 - 2020 CTL)</b>	<b>Percent Change</b>	<b>2021 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	361,577,720	411,211,755	49,634,035	13.73%	4,596,643	12.46%
02. Recreational	6,072,013	7,536,460	1,464,447	24.12%	15,810	23.86%
03. Ag-Homesite Land, Ag-Res Dwelling	77,952,905	77,691,180	-261,725	-0.34%	733,302	-1.28%
<b>04. Total Residential (sum lines 1-3)</b>	<b>445,602,638</b>	<b>496,439,395</b>	<b>50,836,757</b>	<b>11.41%</b>	<b>5,345,755</b>	<b>10.21%</b>
05. Commercial	91,873,170	93,395,085	1,521,915	1.66%	855,687	0.73%
06. Industrial	17,840,785	17,873,180	32,395	0.18%	0	0.18%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>109,713,955</b>	<b>111,268,265</b>	<b>1,554,310</b>	<b>1.42%</b>	<b>855,687</b>	<b>0.64%</b>
08. Ag-Farmsite Land, Outbuildings	120,774,710	115,396,210	-5,378,500	-4.45%	2,479,130	-6.51%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	1,033,430	1,033,430			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>120,774,710</b>	<b>116,429,640</b>	<b>-4,345,070</b>	<b>-3.60%</b>	<b>2,479,130</b>	<b>-5.65%</b>
12. Irrigated	368,221,415	367,989,805	-231,610	-0.06%		
13. Dryland	1,434,051,495	1,404,993,680	-29,057,815	-2.03%		
14. Grassland	77,726,320	77,250,270	-476,050	-0.61%		
15. Wasteland	748,840	862,935	114,095	15.24%		
16. Other Agland	37,901,975	35,822,955	-2,079,020	-5.49%		
<b>17. Total Agricultural Land</b>	<b>1,918,650,045</b>	<b>1,886,919,645</b>	<b>-31,730,400</b>	<b>-1.65%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>2,594,741,348</b>	<b>2,611,056,945</b>	<b>16,315,597</b>	<b>0.63%</b>	<b>8,680,572</b>	<b>0.29%</b>

## 2021 Assessment Survey for Cuming County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	0
2.	<b>Appraiser(s) on staff:</b>
	1
3.	<b>Other full-time employees:</b>
	2
4.	<b>Other part-time employees:</b>
	2
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$321,770
7.	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$106,500
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	N/A
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,200
12.	<b>Amount of last year's assessor's budget not used:</b>
	\$33,000

**B. Computer, Automation Information and GIS**

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS (Online filing)
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Office Clerk
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="http://cuming.assessor.gworks.com/#">http://cuming.assessor.gworks.com/#</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks & county Office Clerk updates all map changes
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Obliques from gWorks and Google Earth
10.	<b>When was the aerial imagery last updated?</b>
	Last flight in April 2019

**C. Zoning Information**

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	West Point, Wisner, Beemer, Bancroft
<b>4.</b>	<b>When was zoning implemented?</b>
	2001- Updated in 2015, Updated 2017 and 2019

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	N/A
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Not at this time. We may consult with different appraisers for general information if needed.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	N/A
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2021 Residential Assessment Survey for Cuming County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Appraiser, Assessor and Office Clerk										
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Point - estimated population is 3,301; county seat and largest community in the county; located at intersection of Hwy 32 &amp; Hwy 275.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural - zoning requires 10 acres for new construction.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner - Estimated population is 1,257; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - estimated population is 458; located along Hwy 51; has public school and convenience store. Beemer - Estimated population is 610; located along Hwy 275 near center of the county; no high school or grocery.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Lake front &amp; golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Point - estimated population is 3,301; county seat and largest community in the county; located at intersection of Hwy 32 & Hwy 275.	20	Rural - zoning requires 10 acres for new construction.	25	Wisner - Estimated population is 1,257; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - estimated population is 458; located along Hwy 51; has public school and convenience store. Beemer - Estimated population is 610; located along Hwy 275 near center of the county; no high school or grocery.	30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	West Point - estimated population is 3,301; county seat and largest community in the county; located at intersection of Hwy 32 & Hwy 275.										
20	Rural - zoning requires 10 acres for new construction.										
25	Wisner - Estimated population is 1,257; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - estimated population is 458; located along Hwy 51; has public school and convenience store. Beemer - Estimated population is 610; located along Hwy 275 near center of the county; no high school or grocery.										
30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>										
	<p>Cost approach - Using Cama system with Marshall &amp; Swift Pricing.</p> <p>Comparable Sales approach - Using CAMA system to find acceptable comps.</p> <p>Income approach - Gross income multiplier for rental properties.</p>										
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>										
	Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>										
	Economic depreciation and effective age tables are developed for each valuation group.										
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>										
	The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.										
<b>7.</b>	<b>How are rural residential site values developed?</b>										
	Sales analysis is completed and then it is determined if the cost of the amenities need to be added to the vacant land.										
<b>8.</b>	<b>Are there form 191 applications on file?</b>										

	No																									
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																									
	The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.																									
<b>10.</b>	<table border="1"> <thead> <tr> <th data-bbox="203 310 365 394"><u>Valuation Group</u></th> <th data-bbox="365 310 651 394"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 310 906 394"><u>Date of Costing</u></th> <th data-bbox="906 310 1177 394"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 310 1485 394"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 394 365 451">1</td> <td data-bbox="365 394 651 451">2019</td> <td data-bbox="651 394 906 451">2019</td> <td data-bbox="906 394 1177 451">2019</td> <td data-bbox="1177 394 1485 451">2016</td> </tr> <tr> <td data-bbox="203 451 365 508">20</td> <td data-bbox="365 451 651 508">2019</td> <td data-bbox="651 451 906 508">2019</td> <td data-bbox="906 451 1177 508">2016</td> <td data-bbox="1177 451 1485 508">2020</td> </tr> <tr> <td data-bbox="203 508 365 564">25</td> <td data-bbox="365 508 651 564">2019</td> <td data-bbox="651 508 906 564">2019</td> <td data-bbox="906 508 1177 564">2019/2020</td> <td data-bbox="1177 508 1485 564">2017-2019</td> </tr> <tr> <td data-bbox="203 564 365 621">30</td> <td data-bbox="365 564 651 621">2019</td> <td data-bbox="651 564 906 621">2019</td> <td data-bbox="906 564 1177 621">2015</td> <td data-bbox="1177 564 1485 621">2015</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2019	2019	2019	2016	20	2019	2019	2016	2020	25	2019	2019	2019/2020	2017-2019	30	2019	2019	2015	2015
<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	2019	2019	2019	2016																						
20	2019	2019	2016	2020																						
25	2019	2019	2019/2020	2017-2019																						
30	2019	2019	2015	2015																						
	The rural reviews typically take 2 years to complete. Bancroft was last inspected in 2019. Beemer lot values increased in 2021.																									

## 2021 Commercial Assessment Survey for Cuming County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Appraiser, Assessor and Office Clerk																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Point - County seat and regional market hub for the area. Located at the intersection of Highway 275 and Highway 32. Commercial areas, large employers, hospital, processing facilities and manufacturing.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beemer, Wisner, Bancroft, Rural - Located along Highway 275 includes rural located in the Northeast portion the county; limited commercial activity, mostly related to the ag industry.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Point - County seat and regional market hub for the area. Located at the intersection of Highway 275 and Highway 32. Commercial areas, large employers, hospital, processing facilities and manufacturing.	2	Beemer, Wisner, Bancroft, Rural - Located along Highway 275 includes rural located in the Northeast portion the county; limited commercial activity, mostly related to the ag industry.									
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2	Beemer, Wisner, Bancroft, Rural - Located along Highway 275 includes rural located in the Northeast portion the county; limited commercial activity, mostly related to the ag industry.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Unique properties are valued using the same methods as other commercial properties in the county. The county also looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to determine value by the comp sales approach. The income and cost approach will be used if that information is available as well.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The physical depreciation tables are derived from the CAMA tables provided by the vendor from Marshall & Swift based on 50, 30, 20, and 15 year economic life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No, however the county does develop economic depreciation tables for each group.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<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	2019	2019	2019	2019	2	2019	2019	2019	2019
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## 2021 Agricultural Assessment Survey for Cuming County

<b>1.</b>	<b>Valuation data collection done by:</b>	Appraiser, Assessor and Office Clerk															
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.</td> <td style="text-align: center;">2016/2020</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.</td> <td style="text-align: center;">2016/2020</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest corner of county, sandier soils.</td> <td style="text-align: center;">2016/2020</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.</td> <td style="text-align: center;">2016/2020</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.	2016/2020	2	Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.	2016/2020	3	Majority is Wisner school district, northwest corner of county, sandier soils.	2016/2020	4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2016/2020
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		Ag improvements and outbuildings date of depreciation and costing tables are 2019 based on Marshall and Swift. In 2021, all ag outbuildings received a height multiplier adjustment.															
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	All sales are reviewed with the buyer and seller. All sales data is reviewed to determine if the data is correct (irrigation, crop acres, pasture acres, etc.) and are broken down by land classes. The sales analysis is used to monitor market area trends.															
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.															
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>	Farm and urban house sites and site acres are assessed according to the land values in each market area. The difference in the market areas is more significant the last couple of years. The suburban area around West Point is valued higher due to market and proximity to town.															
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>	The county identifies intensive use mainly feedlots. The county conducts a market analysis to confirm the values.															
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.															

<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	35
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	There are no non-agricultural influences in the county at this time.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Residential and Commercial development, as well as very limited recreational influence.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Around the county seat of West Point
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Spreadsheet analysis along with sales verification.

## **CUMING COUNTY ASSESSOR'S OFFICE**

**Cherie Kreikemeier, Assessor**  
**200 S. Lincoln Street, Room 101**  
**West Point, NE 68788**  
**(402) 372-6000 Fax (402) 372-6013**  
**www.co.cuming.ne.us**

### **Introduction**

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

### **General Description of Cuming County**

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2020 abstract reports 3,718 parcels of Residential property, 71 parcels of Recreational property, 694 parcels as Commercial property, 9 parcels as Industrial property, and 4,523 parcels as Agricultural property. Cuming County also has 267 exempt parcels, 20 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1625 Personal Property Schedules filed each year. We also have approximately 400 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 2 full time office clerks and 2 part time office clerks who are the all-around helpers. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk. The summer of 2015, 2016 2017, 2018 we had Haley Guenther and Katie Lierman do some of the ground work for our reappraisal of the rural homes and some scanning and filing duties. Haley continued to work thru August 2020. We found this to be a big benefit. May 9<sup>th</sup>, 2019, we hired Hannah Niemeyer to start learning the different areas in our office to help the transition as Lynette will be retiring in March 2020 and will continue to prep for a future deputy. September 21, 2020, we hired Wendy Rexroad to help our office to continue to reach the States time requirements. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

### **Education**

The Assessor and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or seminars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

### **Procedures Manual**

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

## **Responsibilities**

### **Record Maintenance**

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and land use is completed. Land use will continue to be updated as part of our 6-year review. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

### **Property Record Cards**

The Rural Property Record Cards were replaced in 1998 and the City Property Record Cards were replaced in 1990 and list 5 or more years of valuation information. In 2010 we developed a new property record card to replace the 1990 cards as we are running out of space for the current years' value. In 2011 we replaced the current residential, commercial and exempt property record cards for the Villages of Bancroft, Beemer and Wisner. The City of West Point residential cards were replaced for the 2012 tax year. The Wisner commercial cards were also replaced for the 2012 tax year. In order to make enough room for the transition of new city property record cards, we invested in storage boxes and placed the 1980 –through 1997 rural property cards and the city cards up to 1989 in the downstairs vault. We are also in the process of scanning our assessor sheets of the rural parcels to make more room for the more current years sheets. In the summer of 2010, we scanned assessor sheets from 2000 to 2004, in 2013 we scanned the 2005 and 2006, 2007 and 2008 rural sheets, and we scanned the 2008, 2009 and 2010 rural sheets in 2015, and 2011 sheets in 2016, 2012 sheets in 2017. The 2013 assessor sheets were scanned before we inserted them and the 2014 to current were saved electronically with our new MIPS software. In 2016 thru 2019 we plan on scanning the 1987-2007 rural house and outbuilding sheets. With our 2016 summer help we were able to update the rural property record cards, each range is in a separate color folder, we designed our own property record cards. The 1998-2015 property record cards were scanned and attached to the corresponding parcel number in MIPS 3.0 and eventually will be stored in the basement vault. In 2016 we also started scanning the house & outbuilding worksheets through 2011. Once the worksheets are scanned, they will be able to be shredded.

### **Report Generation**

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1  
Filling Personal Property

Accept Personal Property Schedules on or before May 1  
Apply 10% penalty if filed after May 1 and by June 30<sup>th</sup>.  
Apply 25% penalty if filed on or after July 1<sup>st</sup>

#### Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

#### Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

#### 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, we work with the Clerk's office.

#### **Real Property**

In 2016 MIPS has upgraded to the 3.0 version. We are currently using the 2019 pricing for house values in the version 3.0 MIPS program. In the summer of 2017, we purchased a surface pro – to take our pictures – it also gives us the ability to digitally take our property record cards with us during the pickup and review process. The surface pro allows us to attach our pictures to the record card on site, which we hope saves us time in the assessment process.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 are currently manually priced using the 2019 Marshall & Swift pricing manual. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the appropriate properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/re-measuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. If the the owner doesn't schedule an appointment, we inspect the property as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

### **Sales Review**

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

### **County Board of Equalization**

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

### **TERC**

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

## **CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2020-2024 March to March**

### **Rural Residential**

During the revaluation process we send out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data collected is inputted and corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be printed and attached. In the summer of 2015, we continued our 6-year review with the same process as we did in 2010- see above, except we are using the MIPS version 2.5 (updated to 3.0 in 2016) software and used 2013 Marshall & Swift pricing. We were able to implement the current GIS land use in 4 townships for the 2011 tax year and finished the rest of the townships (Wisner, Beemer, Elkhorn, Sherman, & St. Charles) for the 2012 tax year. In assessment year 2014 we reviewed the land use for Range 7 using the 2012 FSA flight. Range 6 was reviewed for the 2015 tax year using the 2012 FSA flight. Range 5 was done in 2016 using 2014 FSA aerial flight (Elkhorn and Monterey were done in 2017 tax year using 2014 FSA Flight); and Range 4 in 2018-2020, using the 2016 & 2018 FSA aerial flights as they come available. During this process we are also asking the property owner to verify CRP acres. We currently are using the FSA 2018 aerial flight for updates and splits.

In March 2019 Nebraska was devastated with major flooding thru out the whole state. The Nebraska State Senators voted in a bill to address damages from a natural disaster before July 1 of the current year, Form 425. We had an aerial flight taken April 14, 2019 (2 miles on each side of the Elkhorn) to help us in assessing the major changes along the Elkhorn River. There were 113 qualified

applications (must be over 20% damage to qualify). We plan on taking another aerial flight in early 2020 to help us stay on top of what the river is doing – it continues to cut away at the banks. The flood has taken lots of valuable time away from our other assessment projects and will need some special attention for at least the 2020-2021 assessment years. We did not have another aerial flight in 2020 for the 2 miles along the Elkhorn River, we decided to wait for the 2020 FSA ariel flight to update areas that the Elkhorn river may be continuing to cut away land. We hope to review the flood damaged areas for the 2021 assessment.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift 2009 pricing for 2010 tax year. 2015 assessment we used the 2013-2014 Marshall & Swift pricing. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012 and 2018. We were disappointed in the quality of the 2012 imagery; GIS Workshop made some adjustments to the photos to help with the quality. There were also a number of photos missing and/or not user friendly for our appraisal needs. In assessment year 2013, we implemented the rural outbuilding reappraisal with the aid of the 2012 area oblique's photos in all townships except St. Charles and Sherman, which were finished for the 2014 assessment year. At that time, we also implemented Marshall & Swift 2012 pricing for the rural outbuildings. The rural homes required a market adjustment of 2% for assessment year 2013. Increasing the house site, site and shelterbelt values kept the 2014 and 2016 ratios within range. Rural house and outbuildings were updated to Marshall & Swift 2013-2014 pricing. Rural reappraisal is started for 2017 tax assessment; this includes adjusting deprecation for age of outbuildings. 2018 oblique aerial photos were used to review ag improved parcels for 2019. We did use 2019 Marshal & Swift pricing in 2020 assessment for all rural homes and outbuildings.

## **Urban Residential**

We updated the Marshall & Swift pricing on all residential properties for 2010 assessment year (using the 2009 Marshall & Swift pricing). 2015 we utilized the 2013 Marshall & Swift pricing in the new MIPS 2.5 version (updated to 3.0 in 2016). We did use the 2019 Marshal & Swift pricing for all homes and outbuildings for the 2020 assessment year. We continue to monitor the issue of the newer one-story style homes selling higher and the older run-down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2017 and reappraisal was implemented for the 2018 tax year. (last inspected 2006 for 2007 assessment year, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year, updated the Marshall & Swift pricing to 2013 in 2015). Next inspection and reappraisal planned for 2022 or 2023. We will use 2019 Marshal & Swift pricing for 2020 assessment.

Wisner's last inspection and digital pictures in 2018. (inspected 2006, 2009 assessment year reappraisal, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year -digital pictures 2012)-. Next inspection and reappraisal planned for summer 2023 or 2024. 2020 did use 2019 Marshal & Swift pricing.

West Point last inspection and digital pictures in 2016 for appraisal in 2017. (pictures in 2011 for 2012 reappraisal; reappraisal in assessment year 2006, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for or 2022. There was a major hail storm in West Point in 2017 – lots of homes are being reroofed, sided and adding new windows – so may want to take pictures around 2020. 2015 updated Marshall & Swift pricing to 2013. 2020 will use 2019 Marshal & Swift pricing.

Bancroft's last digital photos in 2019 for 2020 assessment year reappraisal, (inspected 2007, 2009 pricing in 2010 assessment year, 2011 reappraisal; digital photos in 2013 for 2014). Next inspection and reappraisal planned for 2024 or 2025. 2015-updated Marshall & Swift pricing to 2013. Bancroft homes were raised approximately 20 to 25% due to sales ratio for 2019 assessment. 2020 will use 2019 Marshal & Swift pricing.

Continue to monitor lots sales in all urban areas. West Points newer subdivisions continue to progress. Wisner has a new subdivision in the making for the 2020 -2021 assessment.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

## **Commercial Property**

West Point's commercial properties reappraisal with the 2013-2014 Marshall & Swift pricing was done for the 2016 tax year, pictures were taken in 2015. Previous reappraisal was in tax year 2010, and pictures were taken in 2011, (assessment year 2006 TERC 6% increase, 2007 pictures, assessment year 2009 market adjustment). Next inspection and reappraisal planned 2021-2022.

Wisner's pictures were taken in 2018 and information sheets sent out. (2006 pictures, assessment year 2009 reappraisal) (digital pictures 2012 w/information sheets). Next inspection and reappraisal planned 2023-2024.

Beemer's last pictures taken in 2018 and information sheets sent out. (pictures in 2006, assessment year 2007 reappraisal, assessment year 2011 new pricing and analysis). (digital pictures in 2012 w/information sheets) Next inspection and reappraisal planned 2022-2023. (pictures taken summer of 2018) -changes that needed to be made were made and will run new sheets and sale comparable in 2019.

Bancroft digital pictures and review sheets in 2019, (pictures taken 2007, assessment year 2011 new pricing and analysis) (digital pictures 2013 w/information sheets) Next inspection and reappraisal planned for 2024-2026.

Rural commercial reappraisal will be implemented at the same time as the rural home reappraisal. The 2018 oblique photos were reviewed in 2019. Review letters sent out to Range 7 and Cleveland in 2020 or the 2021 assessment year.

All commercial properties will be assessed with 2019 Marshal & Swift pricing for 2020 assessment.

In 2011, we rearranged our Excel commercial sheets to improve their readability. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information). In 2016 we sketched the West Point commercial in the MIPS 3.0 program. Our summer help finished the sketching in Beemer, Bancroft and Wisner commercial properties in 2017.

## **Agricultural Property**

We have received our 2018 oblique photos from g-works. Previous GIS aerial flights were in 1994, 2000 and 2006, 2012. (retakes in winter/spring 2013). The proposed cost was \$23,000 for the 2018 flight. This cost was divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with the 6-year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). All townships were finished for the 2012 tax year. After reviewing the properties with the GIS, a copy of the results were mailed to the property owner for review (at the same time we mailed out property/building review sheets). GIS was used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer. The GIS has cleared up quite a few difficult situations for a number of people. We continue to notice that improvements have been assessed on the incorrect parcels. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) will be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue). With the GIS and property information and property owner information we were able to review the land along the flooded Elkhorn River for the 2011 tax year. We developed a soil code for the damaged crop ground; it is similar to our sandy soil values. The flooded parcels were reviewed with the 2014 FSA flight for tax year 2015 and 2016. Review of Land Use: Range 4- 2018-2019, Range 5-2016-2017, Range 6-2015 and Range 7-2014. This may change depending on time available.

In March 2019 Nebraska was devastated with major flooding thru out the whole state. The Nebraska State Senators voted in a bill to address damages from a natural disaster before July 1 of the current year, Form 425. We had an aerial flight taken April 14, 2019 (2 miles on each side of the Elkhorn) to help us in assessing the major changes along the Elkhorn River. There were 113 qualified applications (must be over 20% damage to qualify). The flood has taken lots of valuable time away from our other assessment projects and will need some special attention for at least the 2020-2021 assessment years. We plan to review the river for the 2021 assessment with the 2020 FSA map.

We implemented the 2015 State Soil updates for tax year 2017- due to the time it will take to process the cleanup for each rural property due to the soil update we may not get back to the review of Range 4 until tax year 2019/2020.

We believe the GIS will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, civil defense, and the sheriff's dept). We are very appreciative for the funding of this project. Our GIS and parcel information has been on the WEB since 2015.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). We have completed a reappraisal of all farm buildings for assessment year 2013 in

all townships except Sherman and St. Charles which were done for the assessment year 2014. This reappraisal included 2012 Marshal & Swift pricing on outbuildings. We used the 2013-2014 Marshal & Swift pricing for the outbuildings in Range 4 thru 7 for assessment year 2015. To continue to obtain a fair depreciation due to wear and tear we adjusted depreciation for out buildings for tax year 2018 Lynette used the 2018 oblique rural photos to update our outbuilding records for all 16 townships and we updated the Marshal & Swift pricing to 2019 pricing for the 2020 assessment year. The hog newer-confinement barns were revalued for 2019 and 2020 due to a few current sales, they went up quite a bit. We plan on reviewing all outbuildings for the 2021 assessment as well – for equalization.

LCG Conversion-LB372 -Neb. Rev. Statute 77-1363 to require that Land Capability Groups (LCG) be based on Natural Resources Conservation Service (NRCS) data specific to each land use became effective August 2019; therefore, we will be making adjustments for assessment year 2020. Will review the information from the Department for the 2021 assessment for equalization in value. (In 2010 we implemented the new Soil Conversion and symbols, in 2017 the State of Nebraska Soil Survey was implemented). With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible. Will review sales of sandy properties for the 2021 assessment – there were a couple sales in 2020 that we will be able to review.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. The land sales in 2019 are still indicating a good market but not going up significantly. This indicates a continual need to monitor the assessed values on an annual basis. There haven't been as much irrigated acres added the last couple of years due to the NRD restrictions. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

## **Assessment Software & Hardware 2020-2024**

MIPS are continuing to upgrade their software. They have added the ability to use a surface pro or computer to take pictures on the field and attach them to the record while out in the field. We are hoping this will save time with the pickup work and reappraisals. The MIPS software had an update to 2.5 version in late summer of 2014. They are still working on the comparable sale program. In 2016 MIPS has upgraded to the 3.0 version. It appears that our computers are running slower and sometimes we have problems getting into our programs. We feel this may be a technical issue and may need to update our computer system. We replaced Vicki's (GIS) computer, Jenny's and Hannah's

computers in summer of 2019. Everyone is utilizing 2 screens with their computers May want to replace Wendy's computer 2021, Scott & Cherie' in 2023

## Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time-consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier  
Cuming County Assessor's Office

Date: June 26<sup>th</sup>, 2020  
Updated: September 30, 2020

## CUMING COUNTY ASSESSOR'S OFFICE

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March 1, 2021

Nebraska Department of Revenue  
Property Assessment Division  
301 Centennial Mall South  
P.O. Box 98919  
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.



Cherie J. Kreikemeier  
Cuming County Assessor