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DEPARTMENT OF REVENUE

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

CUSTER 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 Custer County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Custer County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Lana Lymber, Custer County Assessor

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Introduction

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

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

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

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

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

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.

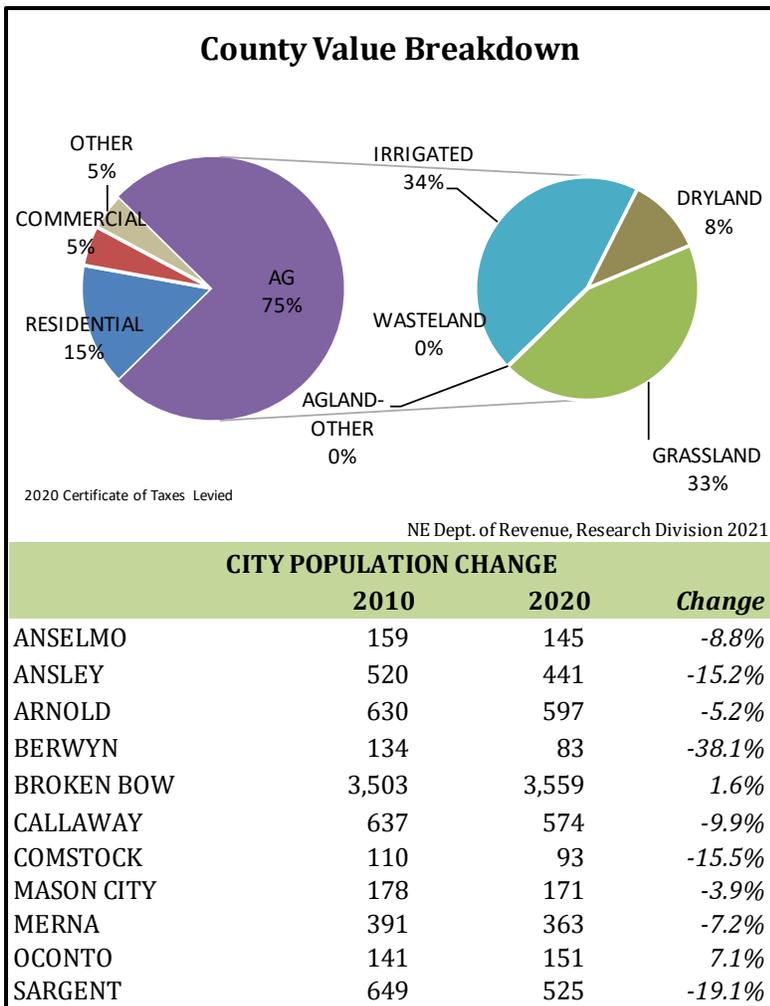
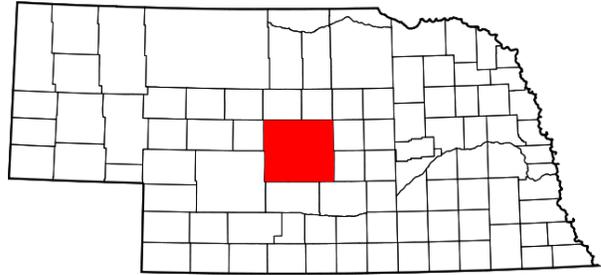
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 2,576 square miles, Custer County has 10,777 residents, per the Census Bureau Quick Facts for 2019, a 2% population decline from the 2010 U.S. Census. Reports indicate that 70% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$95,548 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Custer County are located in and around Broken Bow, the county seat. According to the latest information available from the U.S. Census Bureau, there are 375 employer establishments with total employment of 3,125.

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

2021 Residential Correlation for Custer County

Assessment Actions

For the residential class, improvements in the townships of Hayes, Ryno, Triumph, and Victoria were physically inspected. A sales study showed that the rural residential homes were below market value; therefore, a 6% increase was applied to homes. The county assessor and deputy assessor created computer driven valuation models for all the villages with the exception of Berwyn and Comstock. New models for rural residential and the two villages will be completed next year. Additionally, the valuation groups of the villages were restructured to better align with current market conditions. Pick-up work for the remainder of the class was completed timely.

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.

Sales verification and qualification processes were discussed with the county assessor. For the 2021 assessment year, the county assessor's staff took over the duty of originally qualifying sales, submitting sales, and transferring Real Estate Transfer Statement (Form 521s) to the state. Prior to this year, these tasks were completed by the register of deeds office, which was a unique process when compared to other assessment offices around the state. The current practice better aligns with other offices where the county assessor is not the register of deeds as well. Review of the usability rate and the sales roster support that all arm's-length transactions were made available for measurement.

Valuation Groups within the county were reviewed to ensure that similar economic influences are recognized. Currently, the Custer County assessor has identified six separate valuation groups. Five of the valuation groups contain villages that are grouped together with similar economic influences, while the sixth valuation group consists of parcels in rural areas. For the 2021 assessment year, the county assessor and deputy assessor reorganized the village structures to better align with current residential market trends. It appears that the county has adequately stratified the residential market based on economic influences.

Frequency of the six-year inspection and review cycle was also reviewed. The Custer County Assessor maintains a six-year inspection cycle based on the geographic location for the residential class and is in compliance with the six-year inspection and review cycle. Currency of the appraisal tables are another aspect of the assessment practice review. The county assessor and deputy assessor have updated all villages onto a table driven model utilizing the Commuter-Assisted Mass Appraisal (CAMA) system with updated land models and costing indexes. Prior to this, models were created on paper, and each parcel was hand calculated then entered into the CAMA system. Properly utilizing the CAMA system through table driven models improves the efficiency of the assessor's office and allows for easier changes in the model in between inspections dates.

2021 Residential Correlation for Custer County

Description of Analysis

The residential class is stratified into six unique valuation groups.

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

The overall statistical sample contains 265 sales spread across all six valuation groups with the majority of sales in Valuation Group 1. As a whole, all three levels of central tendency are within the acceptable range along with the COD. The PRD is slightly higher than the recommended IAAO guidelines, however, there are four extremely low dollar sales that affect the PRD. If the sample were analyzed with the removal of sales under \$15,000, the PRD would be within the IAAO parameters.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	1	187.85	187.85	187.85	00.00	100.00
Less Than	15,000	3	265.92	253.64	263.62	14.96	96.21
Less Than	30,000	18	119.29	140.27	121.48	38.92	115.47
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	264	94.38	98.03	94.07	13.68	104.21
Greater Than	14,999	262	94.33	96.59	93.99	12.23	102.77
Greater Than	29,999	247	94.17	95.31	93.75	11.16	101.66

Stratification by individual valuation group shows that all groups have a sufficient number of sales to determine a point estimate of the level of value with the exception of Valuation Groups 4 and 5. These two valuation groups represent the smallest of the villages and have been reappraised for the 2021 assessment year using the same appraisal methods as the rest of the residential class. For valuation groups with a sufficient number of sales, all have medians within the acceptable range. The low qualitative measures for valuation groups are representative of the updated depreciation models created for the 2021 assessment year.

Historical review of the villages show that on average the villages appreciated annually at a rate of 4-7% excluding growth over the prior five years. This is comparable of similar sized communities in the surrounding counties. The villages in Custer County have kept pace with current market trends and have obtained an acceptable level of market value.

2021 Residential Correlation for Custer County

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows the overall population increased at approximately 5% while the sample increased 4%. Analysis of individual assessor locations generally indicate that the population moved at the same pace as the sample. Locations that have a wider dispersion contain a smaller number of sales that could be considered unreliable. The historical review above shows that these villages have moved at the same pace as the other villages that increased similarly across the population and sales sample.

Equalization and Quality of Assessment

Although Valuation Groups 4 and 5 lack a sufficient number of sales for reliable measurement, they are valued using the same appraisal models as the rest of the class. Therefore, Valuation Groups 4 and 5 are considered to be uniformly applied while achieving an acceptable level of value. The residential class of real property in Custer County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	145	94.28	97.08	93.86	11.68	103.43
2	53	94.17	99.36	96.38	12.51	103.09
3	25	93.47	99.54	95.85	18.80	103.85
4	7	98.65	125.03	97.90	38.05	127.71
5	5	99.03	100.25	103.66	11.50	96.71
6	30	94.39	95.31	91.06	17.96	104.67
<u> </u> ALL <u> </u>	265	94.39	98.37	94.08	14.00	104.56

Level of Value

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

2021 Commercial Correlation for Custer County

Assessment Actions

For the commercial class, the physical inspection of the town of Broken Bow was conducted by a contract appraisal firm. Depreciation tables were not entered due to difficulties with the Computer-Assisted Mass Appraisal (CAMA) system.

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

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.

One aspect of the review included the examination of the sales qualification and verification processes. Review of the usability rate shows that the commercial class of Custer County is slightly higher than the statewide average. Further evaluation of the sales rosters and comments indicate that all arm's-length transactions were made available for measurement.

Valuation Groups were also reviewed to ensure unique commercial influences that would affect market value were identified. The Custer County Assessor has currently recognized five separate valuation groups. Valuation Group 1 is the town of Broken Bow. Broken Bow is the county seat and the commercial market is more stable here than the rest of the county. Valuation Groups 2 through 6 represent the smaller villages grouped by differing economic factors. Generally, the stratification adequately represents the commercial market.

The frequency of the six-year inspection and review cycle was also reviewed. The county assessor hires a contracting firm to complete the inspection and valuation process for the commercial class. An analysis of the three approaches to values were also examined. The sales approach is primarily used to arrive at market value in the county for the commercial property using sales in the local market. Depreciation and land values were last updated for the town of Broken Bow for the 2020 assessment year. The physical inspection was contracted out for the 2021 and 2022 assessment year. Issues utilizing the CAMA system as needed paused the reappraisal of the town of Broken Bow. Review of the costing for the commercial properties shows that the updated costing was not applied at the time of the last appraisal and remains at 2011 costing. Although some portions of the appraisal tables are lagging behind, the county has remained at an acceptable level of assessment.

2021 Commercial Correlation for Custer County

Description of Analysis

The commercial class currently has five separate valuation groups. The majority of the sales occur in Broken Bow, the county seat and commercial hub of the county. The rest of the sales are scattered throughout the small villages around the county.

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

Analysis of the overall commercial sample show 48 sales with a median at the lower end of the acceptable range. The COD and PRD are higher than recommended by IAAO. However, it has been five years since the last completed reappraisal. During that time, the physical characteristics of commercial parcels could have changed resulting in the wider dispersion of the commercial ratios. Review of the sales profile by study period year show a sharp decline of the median in the last year. This could be an indication that the county might experience a greater increase to the commercial class than normal market trends in the future.

When stratified by valuation groups, Valuation Group 1 has the most sales while all other valuation groups' sample sizes are in the single digits. While the sample is smaller, Valuation Group 2 is comprised of two smaller villages that have a relatively stable market. Review of the COD shows the lowest COD out of all five valuation groups. Although Valuation Group 4 has a similar number of sales as Valuation Group 2, there is much more disparity here. The COD is 40% and the median fluctuates from 76%-94% if a sale is removed from either side. Additionally the average sale price is below \$15,000 and only one sale is above \$30,000. Valuation Groups 3 and 5 lack sales for accurate measurement as well. However, they are valued using the same appraisal methods as Valuation Groups 1 and 2.

Review of the sales broke down by occupancy code shows that only one code, 353, has double-digit sales over the three-year study period. Review of the occupancy code 353 shows the median is outside the range but also indicates a wide dispersion. A test to the stability of the median was conducted. One sale removed from either side of the median, swung the median from 72%-94%. This supports that there is very little reliability in the median of this occupancy code.

Reviewing the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) reveals little movement to the overall

2021 Commercial Correlation for Custer County

commercial class. Both the population and the sample remained flat mimicking the reported assessment actions of pick-up work only.

Equalization and Quality of Assessment

The individual valuation groups contain an insufficient number of sales to determine a precise level of value. Analysis of the overall statistics and assessment practices show that Custer County commercial class of real property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	95.11	93.73	83.67	27.41	112.02
2	8	94.48	88.08	91.36	19.20	96.41
3	4	77.77	97.34	84.75	31.34	114.86
4	8	84.94	97.53	82.33	39.88	118.46
5	5	92.10	97.60	101.23	29.04	96.41
6	2	93.25	93.25	129.76	50.35	71.86
____ ALL ____	48	92.77	94.11	88.01	29.52	106.93

Level of Value

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

2021 Agricultural Correlation for Custer County

Assessment Actions

For the agricultural class, improvements in the townships of Hayes, Ryno, Triumph, and Victoria were physically inspected. A 6% increase was placed on rural residential and agricultural homes to maintain a proportionate level of value. Pick-up work was completed timely for the remainder of the agricultural class.

For agricultural land, a market analysis was conducted. As a result, land in Market Area 1 decreased as follows: irrigated -1% and grassland -4% while dryland remained the same. Market Area 2 and 3's valuations remained the same as the prior year's values. In Market Area 4, the lower Land Capability Group (LCGs) of the grassland values decreased 1%. Market Area 5 grassland values decreased 7% to equalize values with Market Area 4.

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 practices for sales qualification and verification are the same across all three property classes. The usability rate for the agricultural class is comparable to the statewide average. Review of the sales rosters and qualifying comments made, indicated a knowledge of the transactions. All arm's-length transactions have been made available for measurement.

Market areas were also examined to ensure that topographical or geographical differences that could affect market value have been recognized. Currently, the Custer County assessor recognizes five market areas. Custer County is comprised mostly of two unique ecosystems. Market Area 1 is the largest market area, encompassing the majority of the county. It is comprised of loamy rolling hills. Market Area 2 is in the northwestern corner and is part of the Sandhills Region. The land here is sandy and best suited for grazing. Market Area 3 is a transitional region between Area 1 and 2. Market Areas 4 and 5 are the southwestern corner of the county. The terrain here is more rugged than in Market Area 1 and is characterized by canyon-like terrain. Currently Market Areas 4 and 5 are valued the same.

Frequency of the six-year inspection and review cycle were also reviewed. The county assessor adheres to a six-year rotation. Whereas the county is so large, the rural townships are inspected in conjunction with the residential inspection cycle. Custer County is up to date with physical review work and complies with the six-year inspection and review requirements. Agricultural homes and outbuildings are valued using the same appraisal models as the rural residential subclass.

The final portion of the review includes the examination of intensive use parcels, special value, and government programs. Review of parcels of intensive use show that the parcels are valued as agricultural land without an independent market study. The county assessor is aware and will be looking into this in the future. For government programs, the county has started to identify

2021 Agricultural Correlation for Custer County

Conservation Reserve Program (CRP) within the county, even though there are only minimal acres. Lastly, the Custer County Assessor does not recognize a special valuation influence and has not received any applications to date.

Description of Analysis

Review of the overall samples reveal that all three measures of central tendency are within the acceptable range and closely correlate. When broken down to Market Areas, Market Area 1 contains the most sales and has a median within the acceptable range. Although Market Area 5 has a median outside of the acceptable range, the values are the same as Market Area 4 and are combined for measurement purposes. A substat can be found in the appendices showing an overall median within the range for the combined market areas. Market Areas 2 and 3 are small portions of the northern part of the county and rarely have many sales. The county assessor adjusts values based on the movement of the regional agricultural market trends. When compared to counties of similar make-up, both Market Area 2 and 3 are at a proportionate level of value.

Analysis by 80% Majority Land Use (MLU) shows an adequate sampling of sales for the irrigated and grassland subclasses. Both have a median within the acceptable range with only Market Area 1 containing enough sales for further stratification, revealing the subclasses of irrigated land and grassland remain at an acceptable level of value. The four sales for the dryland 80% MLU is considered too few sales for measurement purposes. Rarely are there enough dry land sales so the county generally moves the dryland class with the irrigated class. When compared to surrounding counties values, it appears that the dryland subclass has obtained an acceptable level of value.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same appraisal methods as the rural residential subclass, therefore the agricultural homes and outbuildings are at a proportionate level of value. The quality of assessment for the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	32	71.19	71.59	68.37	13.26	104.71
1	27	71.97	71.88	68.06	14.83	105.61
4	3	68.54	69.11	69.80	01.33	99.01
5	2	71.27	71.27	71.10	04.27	100.24
<u>Dry</u>						
County	4	62.99	63.85	64.20	10.68	99.45
1	3	60.79	59.81	60.38	06.43	99.06
5	1	75.98	75.98	75.98	00.00	100.00
<u>Grass</u>						
County	55	72.46	72.24	72.34	16.45	99.86
1	43	72.46	71.63	73.02	14.89	98.10
2	2	69.48	69.48	68.95	05.21	100.77
3	2	77.40	77.40	77.42	30.66	99.97
4	3	64.31	77.03	65.96	30.66	116.78
5	5	80.98	73.61	68.20	15.15	107.93
<u>ALL</u>	110	72.04	72.66	71.51	16.09	101.61

2021 Agricultural Correlation for Custer County

Level of Value

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

2021 Opinions of the Property Tax Administrator for Custer County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	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
Property Tax Administrator

APPENDICES

2021 Commission Summary for Custer County

Residential Real Property - Current

Number of Sales	265	Median	94.39
Total Sales Price	\$31,368,361	Mean	98.37
Total Adj. Sales Price	\$31,368,361	Wgt. Mean	94.08
Total Assessed Value	\$29,510,636	Average Assessed Value of the Base	\$76,217
Avg. Adj. Sales Price	\$118,371	Avg. Assessed Value	\$111,361

Confidence Interval - Current

95% Median C.I	92.91 to 95.79
95% Wgt. Mean C.I	91.99 to 96.17
95% Mean C.I	95.29 to 101.45
% of Value of the Class of all Real Property Value in the County	11.42
% of Records Sold in the Study Period	5.57
% of Value Sold in the Study Period	8.14

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	289	96	96.19
2019	274	96	96.46
2018	293	97	97.39
2017	307	96	96.17

2021 Commission Summary for Custer County

Commercial Real Property - Current

Number of Sales	48	Median	92.77
Total Sales Price	\$6,068,316	Mean	94.11
Total Adj. Sales Price	\$6,068,316	Wgt. Mean	88.01
Total Assessed Value	\$5,340,885	Average Assessed Value of the Base	\$194,568
Avg. Adj. Sales Price	\$126,423	Avg. Assessed Value	\$111,268

Confidence Interval - Current

95% Median C.I	72.48 to 98.96
95% Wgt. Mean C.I	72.59 to 103.44
95% Mean C.I	83.60 to 104.62
% of Value of the Class of all Real Property Value in the County	4.98
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	3.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	45	94	93.62
2019	50	0	95.09
2018	54	98	98.03
2017	54	96	95.52

21 Custer
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 : 265
 Total Sales Price : 31,368,361
 Total Adj. Sales Price : 31,368,361
 Total Assessed Value : 29,510,636
 Avg. Adj. Sales Price : 118,371
 Avg. Assessed Value : 111,361

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 98
 COD : 14.00
 PRD : 104.56

COV : 25.97
 STD : 25.55
 Avg. Abs. Dev : 13.21
 MAX Sales Ratio : 307.15
 MIN Sales Ratio : 37.93

95% Median C.I. : 92.91 to 95.79
 95% Wgt. Mean C.I. : 91.99 to 96.17
 95% Mean C.I. : 95.29 to 101.45

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	31	98.22	102.51	100.01	09.96	102.50	67.03	150.74	94.84 to 105.47	119,229	119,238
01-JAN-19 To 31-MAR-19	21	95.28	96.30	94.83	06.81	101.55	83.26	115.43	91.19 to 98.65	112,948	107,103
01-APR-19 To 30-JUN-19	36	94.89	95.32	94.59	08.87	100.77	59.71	123.49	90.90 to 99.18	100,325	94,895
01-JUL-19 To 30-SEP-19	38	92.89	95.32	95.09	08.05	100.24	76.57	127.53	90.69 to 97.13	136,900	130,184
01-OCT-19 To 31-DEC-19	29	97.18	100.37	94.89	14.90	105.78	61.20	223.68	90.60 to 102.57	124,819	118,445
01-JAN-20 To 31-MAR-20	25	97.93	98.27	93.65	15.28	104.93	41.46	142.77	89.13 to 100.29	110,936	103,890
01-APR-20 To 30-JUN-20	36	90.28	98.04	90.21	17.71	108.68	67.33	307.15	84.98 to 95.46	103,294	93,184
01-JUL-20 To 30-SEP-20	49	91.16	100.33	91.22	22.60	109.99	37.93	265.92	88.72 to 95.09	130,097	118,676
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	126	95.30	97.25	96.15	08.77	101.14	59.71	150.74	94.07 to 96.89	118,110	113,561
01-OCT-19 To 30-SEP-20	139	92.40	99.37	92.21	18.92	107.76	37.93	307.15	90.83 to 95.46	118,608	109,366
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	124	94.50	96.67	94.88	09.85	101.89	59.71	223.68	92.87 to 96.69	119,400	113,284
<u>ALL</u>	265	94.39	98.37	94.08	14.00	104.56	37.93	307.15	92.91 to 95.79	118,371	111,361

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	145	94.28	97.08	93.86	11.68	103.43	41.46	307.15	92.40 to 96.10	127,281	119,464
2	53	94.17	99.36	96.38	12.51	103.09	71.66	187.85	91.16 to 98.22	105,996	102,155
3	25	93.47	99.54	95.85	18.80	103.85	37.93	223.68	87.12 to 99.71	52,712	50,527
4	7	98.65	125.03	97.90	38.05	127.71	67.03	265.92	67.03 to 265.92	54,214	53,075
5	5	99.03	100.25	103.66	11.50	96.71	80.89	122.22	N/A	67,200	69,660
6	30	94.39	95.31	91.06	17.96	104.67	59.71	150.74	86.15 to 100.71	175,383	159,704
<u>ALL</u>	265	94.39	98.37	94.08	14.00	104.56	37.93	307.15	92.91 to 95.79	118,371	111,361

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	257	94.39	98.19	94.26	13.56	104.17	37.93	307.15	92.91 to 95.79	119,038	112,211
06											
07	8	94.54	103.93	86.70	28.08	119.87	63.46	187.85	63.46 to 187.85	96,938	84,048
<u>ALL</u>	265	94.39	98.37	94.08	14.00	104.56	37.93	307.15	92.91 to 95.79	118,371	111,361

21 Custer
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 : 265
 Total Sales Price : 31,368,361
 Total Adj. Sales Price : 31,368,361
 Total Assessed Value : 29,510,636
 Avg. Adj. Sales Price : 118,371
 Avg. Assessed Value : 111,361

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 98
 COD : 14.00
 PRD : 104.56

COV : 25.97
 STD : 25.55
 Avg. Abs. Dev : 13.21
 MAX Sales Ratio : 307.15
 MIN Sales Ratio : 37.93

95% Median C.I. : 92.91 to 95.79
 95% Wgt. Mean C.I. : 91.99 to 96.17
 95% Mean C.I. : 95.29 to 101.45

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	187.85	187.85	187.85	00.00	100.00	187.85	187.85	N/A	4,000	7,514
Less Than 15,000	3	265.92	253.64	263.62	14.96	96.21	187.85	307.15	N/A	5,233	13,796
Less Than 30,000	18	119.29	140.27	121.48	38.92	115.47	80.89	307.15	91.75 to 187.85	20,750	25,207
Ranges Excl. Low \$											
Greater Than 4,999	264	94.38	98.03	94.07	13.68	104.21	37.93	307.15	92.91 to 95.79	118,804	111,754
Greater Than 14,999	262	94.33	96.59	93.99	12.23	102.77	37.93	223.68	92.87 to 95.67	119,667	112,478
Greater Than 29,999	247	94.17	95.31	93.75	11.16	101.66	37.93	182.31	92.60 to 95.31	125,485	117,639
Incremental Ranges											
0 TO 4,999	1	187.85	187.85	187.85	00.00	100.00	187.85	187.85	N/A	4,000	7,514
5,000 TO 14,999	2	286.54	286.54	289.53	07.20	98.97	265.92	307.15	N/A	5,850	16,938
15,000 TO 29,999	15	100.61	117.60	115.24	27.04	102.05	80.89	223.68	88.09 to 127.53	23,853	27,489
30,000 TO 59,999	45	93.71	96.08	96.46	12.88	99.61	37.93	150.74	89.13 to 98.22	46,556	44,908
60,000 TO 99,999	61	96.47	98.00	97.87	12.59	100.13	63.46	182.31	91.19 to 99.03	74,584	72,993
100,000 TO 149,999	64	95.04	96.67	96.41	09.48	100.27	59.34	141.48	92.40 to 97.45	123,993	119,546
150,000 TO 249,999	63	92.73	93.96	93.79	07.99	100.18	69.42	120.64	91.19 to 95.31	193,902	181,859
250,000 TO 499,999	14	87.18	80.94	82.77	18.54	97.79	41.46	109.18	61.20 to 99.88	299,915	248,246
500,000 TO 999,999											
1,000,000 +											
ALL	265	94.39	98.37	94.08	14.00	104.56	37.93	307.15	92.91 to 95.79	118,371	111,361

21 Custer
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 : 48
Total Sales Price : 6,068,316
Total Adj. Sales Price : 6,068,316
Total Assessed Value : 5,340,885
Avg. Adj. Sales Price : 126,423
Avg. Assessed Value : 111,268

MEDIAN : 93
WGT. MEAN : 88
MEAN : 94
COD : 29.52
PRD : 106.93

COV : 39.49
STD : 37.16
Avg. Abs. Dev : 27.39
MAX Sales Ratio : 226.12
MIN Sales Ratio : 46.30

95% Median C.I. : 72.48 to 98.96
95% Wgt. Mean C.I. : 72.59 to 103.44
95% Mean C.I. : 83.60 to 104.62

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	9	97.54	96.47	105.13	15.23	91.76	65.64	117.25	69.48 to 116.66	79,839	83,936
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	7	117.53	113.84	78.71	39.18	144.63	46.30	193.84	46.30 to 193.84	79,914	62,901
01-JUL-18 To 30-SEP-18	3	76.25	99.60	135.24	31.65	73.65	75.08	147.46	N/A	103,533	140,022
01-OCT-18 To 31-DEC-18	5	98.72	116.56	104.27	35.34	111.79	61.20	226.12	N/A	23,200	24,191
01-JAN-19 To 31-MAR-19	6	55.70	70.43	94.13	37.36	74.82	48.55	140.20	48.55 to 140.20	149,650	140,865
01-APR-19 To 30-JUN-19	2	95.58	95.58	94.94	02.24	100.67	93.44	97.71	N/A	42,500	40,352
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	4	77.21	79.17	65.01	14.53	121.78	63.51	98.77	N/A	365,392	237,545
01-JAN-20 To 31-MAR-20	6	84.52	86.73	93.13	28.68	93.13	56.00	117.52	56.00 to 117.52	108,083	100,660
01-APR-20 To 30-JUN-20	3	73.85	76.81	82.93	15.18	92.62	61.47	95.11	N/A	285,932	237,127
01-JUL-20 To 30-SEP-20	3	101.31	96.40	99.93	16.64	96.47	68.65	119.23	N/A	137,667	137,573
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	19	97.54	103.36	101.72	30.74	101.61	46.30	193.84	72.48 to 117.53	83,608	85,042
01-OCT-18 To 30-SEP-19	13	93.44	92.04	95.26	34.25	96.62	48.55	226.12	51.40 to 103.16	84,531	80,527
01-OCT-19 To 30-SEP-20	16	77.93	84.79	79.22	24.21	107.03	56.00	119.23	63.51 to 101.31	211,304	167,390
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	15	98.72	111.90	99.53	41.23	112.43	46.30	226.12	72.48 to 147.46	65,733	65,422
01-JAN-19 To 31-DEC-19	12	72.97	77.54	76.75	27.52	101.03	48.55	140.20	51.40 to 97.71	203,706	156,339
<u>ALL</u>	48	92.77	94.11	88.01	29.52	106.93	46.30	226.12	72.48 to 98.96	126,423	111,268

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	95.11	93.73	83.67	27.41	112.02	48.91	193.84	69.48 to 116.41	224,739	188,050
2	8	94.48	88.08	91.36	19.20	96.41	61.39	117.25	61.39 to 117.25	60,225	55,020
3	4	77.77	97.34	84.75	31.34	114.86	72.40	161.41	N/A	53,625	45,449
4	8	84.94	97.53	82.33	39.88	118.46	48.55	226.12	48.55 to 226.12	12,575	10,353
5	5	92.10	97.60	101.23	29.04	96.41	56.00	145.60	N/A	20,400	20,651
6	2	93.25	93.25	129.76	50.35	71.86	46.30	140.20	N/A	224,950	291,904
<u>ALL</u>	48	92.77	94.11	88.01	29.52	106.93	46.30	226.12	72.48 to 98.96	126,423	111,268

21 Custer
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 : 48
Total Sales Price : 6,068,316
Total Adj. Sales Price : 6,068,316
Total Assessed Value : 5,340,885
Avg. Adj. Sales Price : 126,423
Avg. Assessed Value : 111,268

MEDIAN : 93
WGT. MEAN : 88
MEAN : 94
COD : 29.52
PRD : 106.93

COV : 39.49
STD : 37.16
Avg. Abs. Dev : 27.39
MAX Sales Ratio : 226.12
MIN Sales Ratio : 46.30

95% Median C.I. : 72.48 to 98.96
95% Wgt. Mean C.I. : 72.59 to 103.44
95% Mean C.I. : 83.60 to 104.62

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	70.08	70.08	70.08	00.00	100.00	70.08	70.08	N/A	185,000	129,649
03	47	93.44	94.62	88.58	29.40	106.82	46.30	226.12	73.53 to 98.96	125,177	110,877
04											
<u>ALL</u>	<u>48</u>	<u>92.77</u>	<u>94.11</u>	<u>88.01</u>	<u>29.52</u>	<u>106.93</u>	<u>46.30</u>	<u>226.12</u>	<u>72.48 to 98.96</u>	<u>126,423</u>	<u>111,268</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	92.10	86.80	82.91	16.61	104.69	61.20	107.10	N/A	2,833	2,349
Less Than 15,000	8	95.44	103.59	98.85	33.74	104.80	56.00	226.12	56.00 to 226.12	6,075	6,005
Less Than 30,000	16	98.75	104.94	106.25	31.32	98.77	48.55	226.12	65.64 to 119.23	14,350	15,247
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	45	93.44	94.59	88.02	30.14	107.46	46.30	226.12	72.48 to 98.96	134,663	118,530
Greater Than 14,999	40	92.35	92.21	87.93	28.61	104.87	46.30	193.84	72.40 to 98.96	150,493	132,321
Greater Than 29,999	32	78.55	88.69	87.30	31.09	101.59	46.30	193.84	69.48 to 98.96	182,460	159,279
<u>Incremental Ranges</u>											
0 TO 4,999	3	92.10	86.80	82.91	16.61	104.69	61.20	107.10	N/A	2,833	2,349
5,000 TO 14,999	5	98.77	113.66	102.23	41.52	111.18	56.00	226.12	N/A	8,020	8,199
15,000 TO 29,999	8	108.13	106.29	108.24	27.43	98.20	48.55	161.41	48.55 to 161.41	22,625	24,488
30,000 TO 59,999	11	75.08	89.14	86.89	32.55	102.59	46.30	193.84	61.47 to 103.16	43,522	37,816
60,000 TO 99,999	6	77.77	80.77	78.70	20.30	102.63	48.91	116.41	48.91 to 116.41	73,250	57,648
100,000 TO 149,999	1	61.39	61.39	61.39	00.00	100.00	61.39	61.39	N/A	100,000	61,390
150,000 TO 249,999	6	83.81	85.49	87.29	29.83	97.94	51.40	117.25	51.40 to 117.25	183,667	160,328
250,000 TO 499,999	7	101.31	105.03	103.30	24.88	101.67	59.75	147.46	59.75 to 147.46	341,129	352,376
500,000 TO 999,999											
1,000,000 +	1	63.51	63.51	63.51	00.00	100.00	63.51	63.51	N/A	1,330,569	845,082
<u>ALL</u>	<u>48</u>	<u>92.77</u>	<u>94.11</u>	<u>88.01</u>	<u>29.52</u>	<u>106.93</u>	<u>46.30</u>	<u>226.12</u>	<u>72.48 to 98.96</u>	<u>126,423</u>	<u>111,268</u>

21 Custer
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 : 48
 Total Sales Price : 6,068,316
 Total Adj. Sales Price : 6,068,316
 Total Assessed Value : 5,340,885
 Avg. Adj. Sales Price : 126,423
 Avg. Assessed Value : 111,268

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 94
 COD : 29.52
 PRD : 106.93

COV : 39.49
 STD : 37.16
 Avg. Abs. Dev : 27.39
 MAX Sales Ratio : 226.12
 MIN Sales Ratio : 46.30

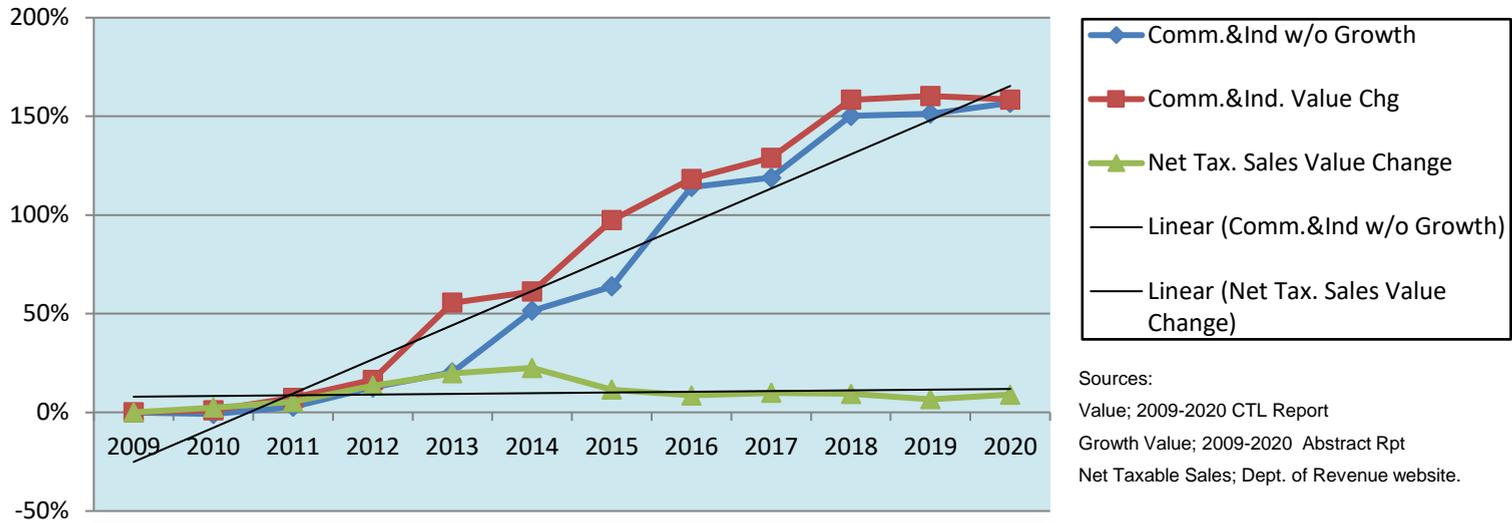
95% Median C.I. : 72.48 to 98.96
 95% Wgt. Mean C.I. : 72.59 to 103.44
 95% Mean C.I. : 83.60 to 104.62

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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
303	1	117.25	117.25	117.25	00.00	100.00	117.25	117.25	N/A	180,000	211,054
319	1	63.51	63.51	63.51	00.00	100.00	63.51	63.51	N/A	1,330,569	845,082
326	1	48.91	48.91	48.91	00.00	100.00	48.91	48.91	N/A	80,000	39,130
343	3	95.11	105.47	99.84	25.80	105.64	73.85	147.46	N/A	352,667	352,102
344	6	100.27	106.27	117.63	32.76	90.34	61.20	193.84	61.20 to 193.84	28,817	33,896
350	3	116.66	117.20	109.03	25.11	107.49	73.53	161.41	N/A	97,500	106,301
352	1	70.08	70.08	70.08	00.00	100.00	70.08	70.08	N/A	185,000	129,649
353	10	83.05	93.88	82.63	40.59	113.61	48.55	226.12	51.40 to 117.52	115,000	95,029
381	1	61.39	61.39	61.39	00.00	100.00	61.39	61.39	N/A	100,000	61,390
384	2	84.22	84.22	85.55	17.50	98.45	69.48	98.96	N/A	41,275	35,310
406	7	98.72	104.01	134.14	26.14	77.54	56.00	145.60	56.00 to 145.60	71,071	95,335
419	1	61.47	61.47	61.47	00.00	100.00	61.47	61.47	N/A	57,797	35,530
442	1	91.25	91.25	91.25	00.00	100.00	91.25	91.25	N/A	60,000	54,747
470	1	72.40	72.40	72.40	00.00	100.00	72.40	72.40	N/A	40,000	28,959
483	1	97.71	97.71	97.71	00.00	100.00	97.71	97.71	N/A	30,000	29,312
528	6	90.39	83.26	84.46	22.67	98.58	46.30	111.17	46.30 to 111.17	113,917	96,219
555	1	75.08	75.08	75.08	00.00	100.00	75.08	75.08	N/A	42,500	31,909
851	1	117.53	117.53	117.53	00.00	100.00	117.53	117.53	N/A	25,500	29,970
<u> </u> ALL <u> </u>	48	92.77	94.11	88.01	29.52	106.93	46.30	226.12	72.48 to 98.96	126,423	111,268

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 56,850,813	\$ 2,417,717		\$ 54,433,096	--	\$ 88,512,923	--
2009	\$ 61,362,153	\$ 3,798,058	6.19%	\$ 57,564,095	--	\$ 88,661,972	--
2010	\$ 62,016,021	\$ 1,164,811	1.88%	\$ 60,851,210	-0.83%	\$ 90,807,944	2.42%
2011	\$ 65,894,597	\$ 2,817,027	4.28%	\$ 63,077,570	1.71%	\$ 93,422,072	2.88%
2012	\$ 71,455,590	\$ 2,392,367	3.35%	\$ 69,063,223	4.81%	\$ 100,655,831	7.74%
2013	\$ 95,472,318	\$ 21,698,853	22.73%	\$ 73,773,465	3.24%	\$ 106,188,797	5.50%
2014	\$ 98,892,429	\$ 5,917,537	5.98%	\$ 92,974,892	-2.62%	\$ 108,634,566	2.30%
2015	\$ 121,121,620	\$ 20,596,128	17.00%	\$ 100,525,492	1.65%	\$ 98,875,022	-8.98%
2016	\$ 133,964,781	\$ 2,567,352	1.92%	\$ 131,397,429	8.48%	\$ 96,227,974	-2.68%
2017	\$ 140,550,666	\$ 6,201,846	4.41%	\$ 134,348,820	0.29%	\$ 97,368,869	1.19%
2018	\$ 158,555,742	\$ 4,996,535	3.15%	\$ 153,559,207	9.26%	\$ 96,977,333	-0.40%
2019	\$ 159,733,235	\$ 5,499,591	3.44%	\$ 154,233,644	-2.73%	\$ 94,549,841	-2.50%
2020	\$ 158,638,692	\$ 1,047,021	0.66%	\$ 157,591,671	-1.34%	\$ 96,648,259	2.22%
Ann %chg	10.04%			Average	2.33%	0.65%	0.75%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.83%	1.07%	2.42%
2011	2.80%	7.39%	5.37%
2012	12.55%	16.45%	13.53%
2013	20.23%	55.59%	19.77%
2014	51.52%	61.16%	22.53%
2015	63.82%	97.39%	11.52%
2016	114.13%	118.32%	8.53%
2017	118.94%	129.05%	9.82%
2018	150.25%	158.39%	9.38%
2019	151.35%	160.31%	6.64%
2020	156.82%	158.53%	9.01%

County Number	21
County Name	Custer

21 Custer
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 : 110
 Total Sales Price : 72,151,442
 Total Adj. Sales Price : 72,151,442
 Total Assessed Value : 51,595,164
 Avg. Adj. Sales Price : 655,922
 Avg. Assessed Value : 469,047

MEDIAN : 72
 WGT. MEAN : 72
 MEAN : 73
 COD : 16.09
 PRD : 101.61

COV : 20.60
 STD : 14.97
 Avg. Abs. Dev : 11.59
 MAX Sales Ratio : 113.12
 MIN Sales Ratio : 40.53

95% Median C.I. : 68.42 to 74.67
 95% Wgt. Mean C.I. : 66.99 to 76.03
 95% Mean C.I. : 69.86 to 75.46

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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	64.23	67.56	65.18	07.92	103.65	60.79	80.98	N/A	470,879	306,929
01-JAN-18 To 31-MAR-18	9	61.37	69.63	63.91	18.54	108.95	51.52	112.97	57.91 to 78.97	608,825	389,083
01-APR-18 To 30-JUN-18	17	68.23	67.37	66.90	12.49	100.70	48.26	87.67	59.09 to 77.76	762,813	510,358
01-JUL-18 To 30-SEP-18	3	63.70	65.21	68.38	22.15	95.36	44.80	87.13	N/A	532,000	363,786
01-OCT-18 To 31-DEC-18	20	66.96	67.87	66.85	14.35	101.53	40.53	90.46	59.31 to 74.79	522,449	349,261
01-JAN-19 To 31-MAR-19	11	72.11	68.32	67.18	14.81	101.70	45.22	95.02	54.84 to 81.21	488,156	327,965
01-APR-19 To 30-JUN-19	12	73.82	79.91	79.25	17.34	100.83	56.46	111.96	68.03 to 95.00	1,092,622	865,899
01-JUL-19 To 30-SEP-19	2	64.50	64.50	62.31	06.08	103.51	60.58	68.42	N/A	320,961	200,001
01-OCT-19 To 31-DEC-19	7	86.31	89.65	89.54	11.17	100.12	75.98	113.12	75.98 to 113.12	548,906	491,490
01-JAN-20 To 31-MAR-20	12	78.42	77.75	68.16	15.61	114.07	49.53	106.12	62.32 to 89.56	690,751	470,802
01-APR-20 To 30-JUN-20	9	75.64	76.94	77.96	10.70	98.69	61.00	88.00	61.14 to 87.66	736,489	574,177
01-JUL-20 To 30-SEP-20	4	71.04	76.34	76.97	11.18	99.18	65.86	97.40	N/A	473,212	364,250
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	33	65.41	67.81	66.12	14.91	102.56	44.80	112.97	60.79 to 71.58	664,447	439,300
01-OCT-18 To 30-SEP-19	45	70.80	71.04	72.31	15.56	98.24	40.53	111.96	65.24 to 73.30	657,158	475,191
01-OCT-19 To 30-SEP-20	32	78.94	79.95	76.09	13.90	105.07	49.53	113.12	74.67 to 87.66	645,394	491,083
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	49	65.96	67.86	66.42	15.19	102.17	40.53	112.97	61.37 to 70.80	622,290	413,355
01-JAN-19 To 31-DEC-19	32	73.83	77.09	77.68	17.19	99.24	45.22	113.12	69.51 to 81.95	717,670	557,463
<u>ALL</u>	110	72.04	72.66	71.51	16.09	101.61	40.53	113.12	68.42 to 74.67	655,922	469,047

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	86	72.04	71.91	71.04	15.63	101.22	40.53	113.12	65.96 to 75.17	663,603	471,434
2	2	69.48	69.48	68.95	05.21	100.77	65.86	73.09	N/A	642,050	442,663
3	2	77.40	77.40	77.42	30.66	99.97	53.67	101.13	N/A	677,643	524,640
4	9	70.47	74.47	71.80	14.25	103.72	53.81	112.97	64.31 to 87.00	787,678	565,536
5	11	75.98	76.81	75.23	17.77	102.10	54.84	106.12	56.40 to 97.40	486,648	366,129
<u>ALL</u>	110	72.04	72.66	71.51	16.09	101.61	40.53	113.12	68.42 to 74.67	655,922	469,047

21 Custer
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 MIN Sales Ratio : 40.53

95% Median C.I. : 68.42 to 74.67
 95% Wgt. Mean C.I. : 66.99 to 76.03
 95% Mean C.I. : 69.86 to 75.46

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	11	75.17	78.39	78.80	09.59	99.48	68.03	95.00	70.20 to 89.56	832,009	655,663
1	10	76.84	79.43	79.66	09.38	99.71	70.20	95.00	70.80 to 89.56	848,210	675,649
4	1	68.03	68.03	68.03	00.00	100.00	68.03	68.03	N/A	670,000	455,803
Dry											
County	1	53.45	53.45	53.45	00.00	100.00	53.45	53.45	N/A	308,100	164,686
1	1	53.45	53.45	53.45	00.00	100.00	53.45	53.45	N/A	308,100	164,686
Grass											
County	40	68.36	69.07	67.41	16.71	102.46	40.53	101.13	61.00 to 74.79	397,905	268,243
1	30	68.36	68.23	66.43	15.30	102.71	40.53	95.02	61.00 to 74.79	361,591	240,205
2	2	69.48	69.48	68.95	05.21	100.77	65.86	73.09	N/A	642,050	442,663
3	2	77.40	77.40	77.42	30.66	99.97	53.67	101.13	N/A	677,643	524,640
4	1	53.81	53.81	53.81	00.00	100.00	53.81	53.81	N/A	470,000	252,884
5	5	80.98	73.61	68.20	15.15	107.93	56.40	90.46	N/A	391,815	267,212
ALL	110	72.04	72.66	71.51	16.09	101.61	40.53	113.12	68.42 to 74.67	655,922	469,047

21 Custer
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 : 110
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 Total Assessed Value : 51,595,164
 Avg. Adj. Sales Price : 655,922
 Avg. Assessed Value : 469,047

MEDIAN : 72
 WGT. MEAN : 72
 MEAN : 73
 COD : 16.09
 PRD : 101.61

COV : 20.60
 STD : 14.97
 Avg. Abs. Dev : 11.59
 MAX Sales Ratio : 113.12
 MIN Sales Ratio : 40.53

95% Median C.I. : 68.42 to 74.67
 95% Wgt. Mean C.I. : 66.99 to 76.03
 95% Mean C.I. : 69.86 to 75.46

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	32	71.19	71.59	68.37	13.26	104.71	49.53	110.22	65.96 to 75.17	929,434	635,484
1	27	71.97	71.88	68.06	14.83	105.61	49.53	110.22	61.14 to 77.98	944,959	643,172
4	3	68.54	69.11	69.80	01.33	99.01	68.03	70.76	N/A	926,000	646,304
5	2	71.27	71.27	71.10	04.27	100.24	68.23	74.30	N/A	725,000	515,463
_____Dry_____											
County	4	62.99	63.85	64.20	10.68	99.45	53.45	75.98	N/A	394,088	252,997
1	3	60.79	59.81	60.38	06.43	99.06	53.45	65.18	N/A	396,767	239,556
5	1	75.98	75.98	75.98	00.00	100.00	75.98	75.98	N/A	386,053	293,319
_____Grass_____											
County	55	72.46	72.24	72.34	16.45	99.86	40.53	112.97	65.41 to 77.90	505,574	365,737
1	43	72.46	71.63	73.02	14.89	98.10	40.53	111.96	65.41 to 77.90	506,467	369,805
2	2	69.48	69.48	68.95	05.21	100.77	65.86	73.09	N/A	642,050	442,663
3	2	77.40	77.40	77.42	30.66	99.97	53.67	101.13	N/A	677,643	524,640
4	3	64.31	77.03	65.96	30.66	116.78	53.81	112.97	N/A	476,667	314,421
5	5	80.98	73.61	68.20	15.15	107.93	56.40	90.46	N/A	391,815	267,212
_____ALL_____	110	72.04	72.66	71.51	16.09	101.61	40.53	113.12	68.42 to 74.67	655,922	469,047

Custer County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	4373	4372	3997	3897	3649	3646	3598	3597	4043
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	3155
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	3472
Buffalo	1	4849	4841	4681	4569	3646	4280	3974	3973	4484
Dawson	1	4414	4418	4102	3873	3595	3449	3295	3135	4196
Custer	2	2100	2100	2100	2100	2100	2100	2100	2100	2100
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Logan	1	3675	3675	3500	3500	2955	2955	2600	2600	3181
Thomas	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Custer	3	3850	3697	3692	3445	3221	3212	2445	2446	3172
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	2816
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	2874
Custer	4	3698	3709	3700	3399	3000	2999	2800	2623	3401
Custer	5	3708	3707	3698	3398	2999	2999	2700	2620	3440
Dawson	1	4414	4418	4102	3873	3595	3449	3295	3135	4196
Lincoln	1	4398	4392	4173	4145	4023	3887	4013	3896	4239

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2150	2025	1950	1900	1725	1700	1700	1926
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	1695
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	1711
Buffalo	1	2280	2279	2125	2125	1980	1970	1850	1850	2033
Dawson	1	n/a	2201	2211	2005	1994	1800	1555	1540	1958
Custer	2	n/a	540	n/a	530	530	n/a	n/a	530	533
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	590
Logan	1	n/a	1440	1440	1440	1350	1350	1210	1210	1363
Thomas	1	n/a	n/a							
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	1375
Loup	1	n/a	830	830	830	775	700	700	700	769
Garfield	1	n/a	1450	1450	1270	1270	1060	1051	995	1232
Custer	4	n/a	1600	1550	1300	1300	1200	1130	1130	1379
Custer	5	n/a	1600	1500	1300	1300	1200	1130	1130	1375
Dawson	1	n/a	2201	2211	2005	1994	1800	1555	1540	1958
Lincoln	1	1675	1675	1675	1675	1675	1675	1675	1675	1675

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	893	1100	1046	755	1029	889	n/a	1746	995
Valley	1	1100	1100	1000	996	1000	997	635	665	991
Sherman	1	1395	1388	1345	1345	1220	n/a	n/a	1061	1337
Buffalo	1	1320	1319	1290	1275	1254	1230	1200	n/a	1277
Dawson	1	1075	1075	1065	1020	985	978	950	940	1051
Custer	2	531	530	531	530	539	531	n/a	n/a	531
Blaine	1	620	620	620	620	590	590	590	590	595
Logan	1	578	575	575	575	575	575	575	n/a	575
Thomas	1	510	510	510	510	510	510	510	510	510
Custer	3	849	961	800	752	796	632	n/a	2730	757
Loup	1	630	n/a	630	630	630	630	630	630	630
Garfield	1	825	n/a	752	825	635	645	813	700	689
Custer	4	792	826	822	750	819	621	n/a	2730	763
Custer	5	745	831	825	750	821	806	750	1314	808
Dawson	1	1075	1075	1065	1020	985	978	950	940	1051
Lincoln	1	1025	1025	1025	1025	1025	1025	1025	1025	1025

County	Mkt Area	CRP	TIMBER	WASTE
Custer	1	n/a	n/a	50
Valley	1	1008	1046	250
Sherman	1	1430	n/a	90
Buffalo	1	1223	514	475
Dawson	1	n/a	n/a	50
Custer	2	n/a	n/a	26
Blaine	1	n/a	n/a	25
Logan	1	n/a	n/a	15
Thomas	1	n/a	n/a	150
Custer	3	n/a	n/a	50
Loup	1	787	n/a	100
Garfield	1	803	n/a	191
Custer	4	n/a	n/a	50
Custer	5	n/a	n/a	50
Dawson	1	n/a	n/a	50
Lincoln	1	n/a	n/a	590

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.

AGRICULTURAL

Type : Qualified

Number of Sales :	20	Median :	73	COV :	21.90	95% Median C.I. :	68.03 to 83.73
Total Sales Price :	12,442,231	Wgt. Mean :	73	STD :	16.59	95% Wgt. Mean C.I. :	66.93 to 79.63
Total Adj. Sales Price :	12,442,231	Mean :	76	Avg. Abs. Dev :	12.57	95% Mean C.I. :	68.00 to 83.52
Total Assessed Value :	9,117,236						
Avg. Adj. Sales Price :	622,112	COD :	17.33	MAX Sales Ratio :	112.97		
Avg. Assessed Value :	455,862	PRD :	103.38	MIN Sales Ratio :	53.81		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	2	72.65	72.65	67.66	11.48	107.38	64.31	80.98	N/A	506,758	342,866
01/01/2018 To 03/31/2018	2	90.76	90.76	81.00	24.48	112.05	68.54	112.97	N/A	267,500	216,668
04/01/2018 To 06/30/2018	2	69.35	69.35	69.48	01.61	99.81	68.23	70.47	N/A	866,176	601,831
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018	3	83.73	81.65	74.88	07.85	109.04	70.76	90.46	N/A	772,112	578,150
01/01/2019 To 03/31/2019	2	55.62	55.62	55.39	01.40	100.42	54.84	56.40	N/A	354,900	196,567
04/01/2019 To 06/30/2019	3	68.03	66.28	66.69	08.78	99.39	56.46	74.36	N/A	894,475	596,499
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019	1	75.98	75.98	75.98		100.00	75.98	75.98	N/A	386,053	293,319
01/01/2020 To 03/31/2020	3	74.30	78.08	78.51	23.47	99.45	53.81	106.12	N/A	560,000	439,667
04/01/2020 To 06/30/2020	1	87.00	87.00	87.00		100.00	87.00	87.00	N/A	813,750	707,955
07/01/2020 To 09/30/2020	1	97.40	97.40	97.40		100.00	97.40	97.40	N/A	572,000	557,150
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	6	69.51	77.58	70.80	15.19	109.58	64.31	112.97	64.31 to 112.97	546,811	387,122
10/01/2018 To 09/30/2019	8	69.40	69.38	68.61	15.06	101.12	54.84	90.46	54.84 to 90.46	713,695	489,635
10/01/2019 To 09/30/2020	6	81.49	82.44	83.36	17.68	98.90	53.81	106.12	53.81 to 106.12	575,301	479,571
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	7	70.76	80.74	73.55	16.14	109.78	68.23	112.97	68.23 to 112.97	654,813	481,635
01/01/2019 To 12/31/2019	6	62.25	64.35	65.51	13.57	98.23	54.84	75.98	54.84 to 75.98	629,880	412,659

AGRICULTURAL

Type : Qualified

Number of Sales :	20	Median :	73	COV :	21.90	95% Median C.I. :	68.03 to 83.73
Total Sales Price :	12,442,231	Wgt. Mean :	73	STD :	16.59	95% Wgt. Mean C.I. :	66.93 to 79.63
Total Adj. Sales Price :	12,442,231	Mean :	76	Avg. Abs. Dev :	12.57	95% Mean C.I. :	68.00 to 83.52
Total Assessed Value :	9,117,236						
Avg. Adj. Sales Price :	622,112	COD :	17.33	MAX Sales Ratio :	112.97		
Avg. Assessed Value :	455,862	PRD :	103.38	MIN Sales Ratio :	53.81		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
4	9	70.47	74.47	71.80	14.25	103.72	53.81	112.97	64.31 to 87.00	787,678	565,536
5	11	75.98	76.81	75.23	17.77	102.10	54.84	106.12	56.40 to 97.40	486,648	366,129

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 Value
<u>Irrigated</u>											
County	1	68.03	68.03	68.03		100.00	68.03	68.03	N/A	670,000	455,803
4	1	68.03	68.03	68.03		100.00	68.03	68.03	N/A	670,000	455,803
<u>Grass</u>											
County	6	68.72	70.31	65.41	21.46	107.49	53.81	90.46	53.81 to 90.46	404,846	264,824
4	1	53.81	53.81	53.81		100.00	53.81	53.81	N/A	470,000	252,884
5	5	80.98	73.61	68.20	15.15	107.93	56.40	90.46	N/A	391,815	267,212
<u>ALL</u>											
10/01/2017 To 09/30/2020	20	72.53	75.76	73.28	17.33	103.38	53.81	112.97	68.03 to 83.73	622,112	455,862

AGRICULTURAL

Type : Qualified

Number of Sales :	20	Median :	73	COV :	21.90	95% Median C.I. :	68.03 to 83.73
Total Sales Price :	12,442,231	Wgt. Mean :	73	STD :	16.59	95% Wgt. Mean C.I. :	66.93 to 79.63
Total Adj. Sales Price :	12,442,231	Mean :	76	Avg. Abs. Dev :	12.57	95% Mean C.I. :	68.00 to 83.52
Total Assessed Value :	9,117,236						
Avg. Adj. Sales Price :	622,112	COD :	17.33	MAX Sales Ratio :	112.97		
Avg. Assessed Value :	455,862	PRD :	103.38	MIN Sales Ratio :	53.81		

What IF

80%MLU By Market Area

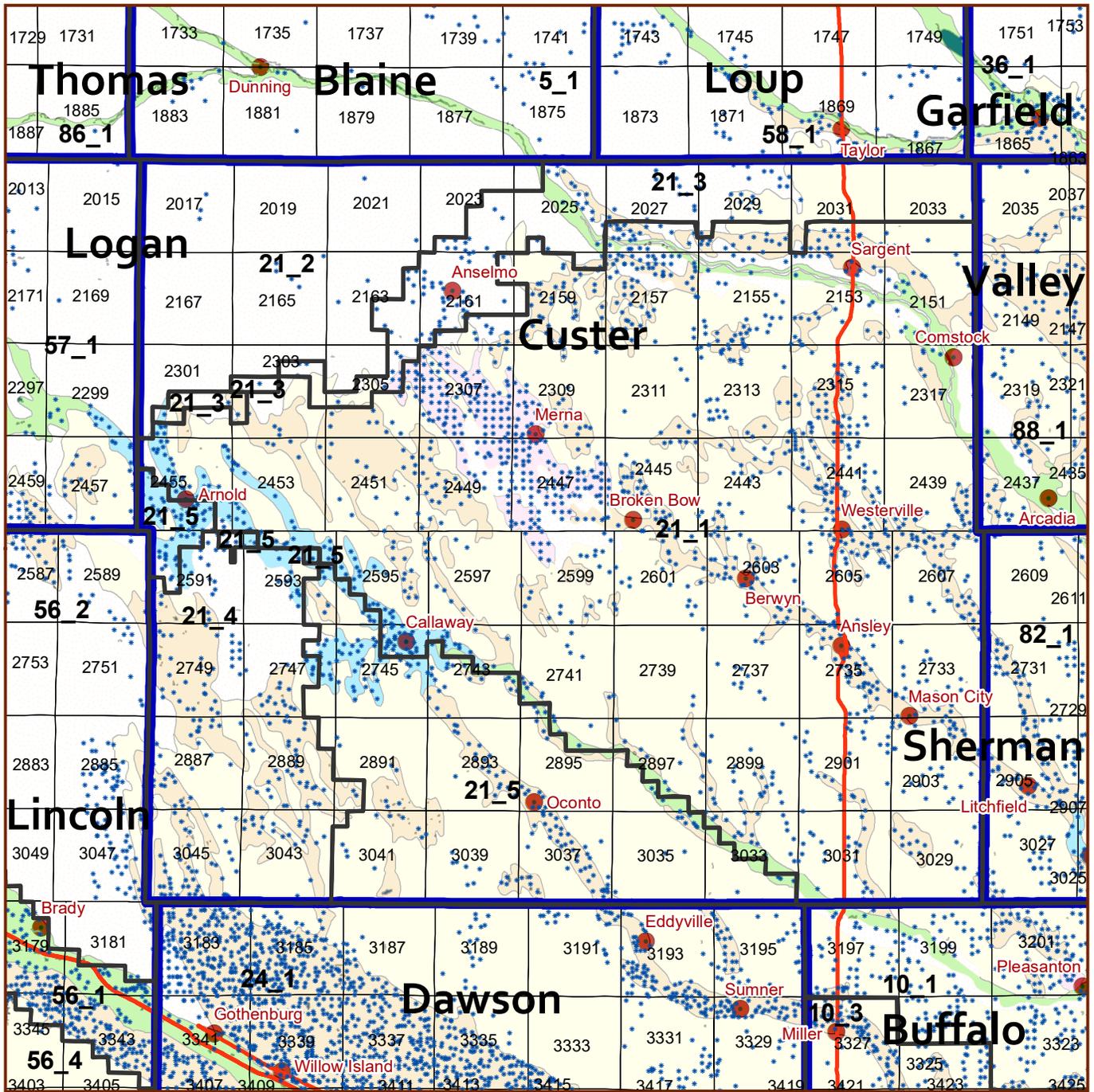
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	5	68.54	69.97	70.24	02.57	99.62	68.03	74.30	N/A	845,600	593,968
4	3	68.54	69.11	69.80	01.33	99.01	68.03	70.76	N/A	926,000	646,304
5	2	71.27	71.27	71.10	04.27	100.24	68.23	74.30	N/A	725,000	515,463
<u>Dry</u>											
County	1	75.98	75.98	75.98		100.00	75.98	75.98	N/A	386,053	293,319
5	1	75.98	75.98	75.98		100.00	75.98	75.98	N/A	386,053	293,319
<u>Grass</u>											
County	8	72.65	74.89	67.26	23.61	111.34	53.81	112.97	53.81 to 112.97	423,635	284,916
4	3	64.31	77.03	65.96	30.66	116.78	53.81	112.97	N/A	476,667	314,421
5	5	80.98	73.61	68.20	15.15	107.93	56.40	90.46	N/A	391,815	267,212
<u>ALL</u>											
10/01/2017 To 09/30/2020	20	72.53	75.76	73.28	17.33	103.38	53.81	112.97	68.03 to 83.73	622,112	455,862

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF

CUSTER COUNTY



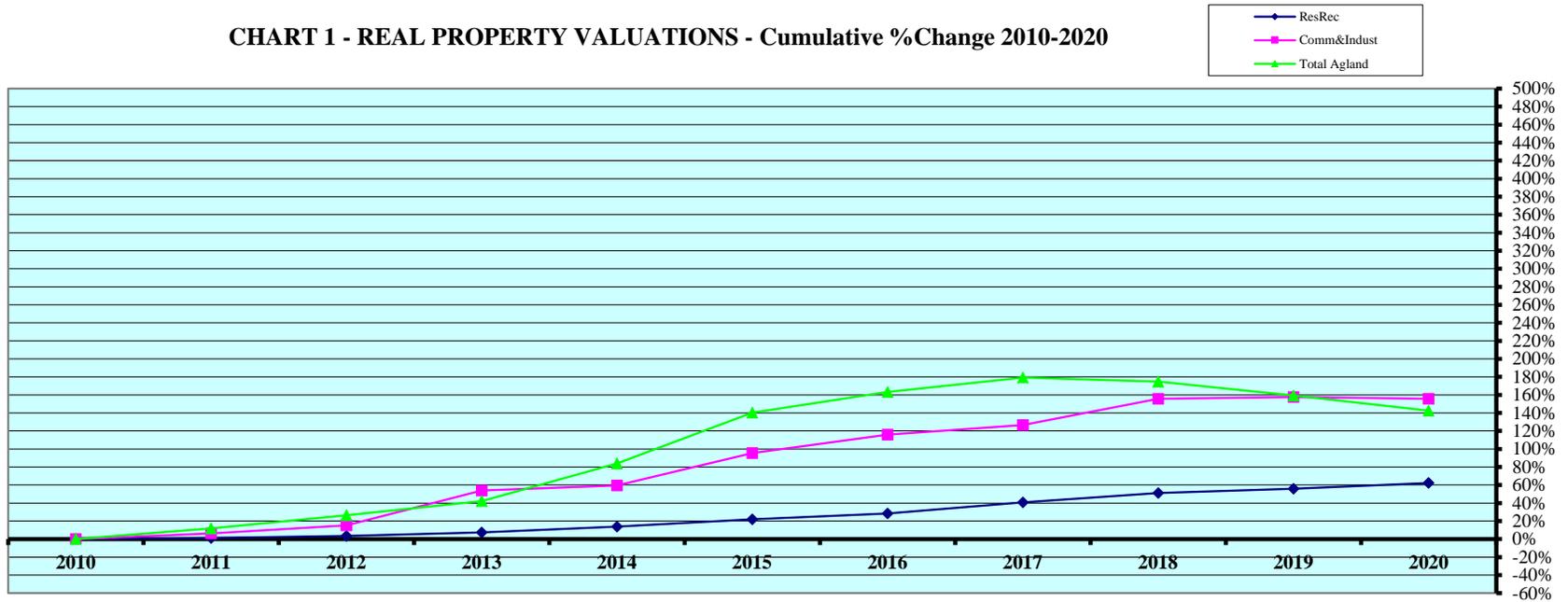
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	212,676,530	--	--	--	62,016,021	--	--	--	998,770,078	--	--	--
2011	215,564,008	2,887,478	1.36%	1.36%	65,894,597	3,878,576	6.25%	6.25%	1,115,974,878	117,204,800	11.73%	11.73%
2012	220,037,146	4,473,138	2.08%	3.46%	71,455,590	5,560,993	8.44%	15.22%	1,261,712,318	145,737,440	13.06%	26.33%
2013	228,243,419	8,206,273	3.73%	7.32%	95,472,318	24,016,728	33.61%	53.95%	1,420,070,927	158,358,609	12.55%	42.18%
2014	242,100,352	13,856,933	6.07%	13.84%	98,892,429	3,420,111	3.58%	59.46%	1,836,742,818	416,671,891	29.34%	83.90%
2015	259,107,974	17,007,622	7.03%	21.83%	121,121,620	22,229,191	22.48%	95.31%	2,398,726,828	561,984,010	30.60%	140.17%
2016	272,988,217	13,880,243	5.36%	28.36%	133,964,781	12,843,161	10.60%	116.02%	2,630,205,520	231,478,692	9.65%	163.34%
2017	299,602,321	26,614,104	9.75%	40.87%	140,550,666	6,585,885	4.92%	126.64%	2,788,830,275	158,624,755	6.03%	179.23%
2018	321,478,274	21,875,953	7.30%	51.16%	158,555,742	18,005,076	12.81%	155.67%	2,745,049,144	-43,781,131	-1.57%	174.84%
2019	331,659,238	10,180,964	3.17%	55.95%	159,733,235	1,177,493	0.74%	157.57%	2,589,557,019	-155,492,125	-5.66%	159.27%
2020	345,060,916	13,401,678	4.04%	62.25%	158,638,692	-1,094,543	-0.69%	155.80%	2,421,633,626	-167,923,393	-6.48%	142.46%

Rate Annual %chg: Residential & Recreational **4.96%**

Commercial & Industrial **9.85%**

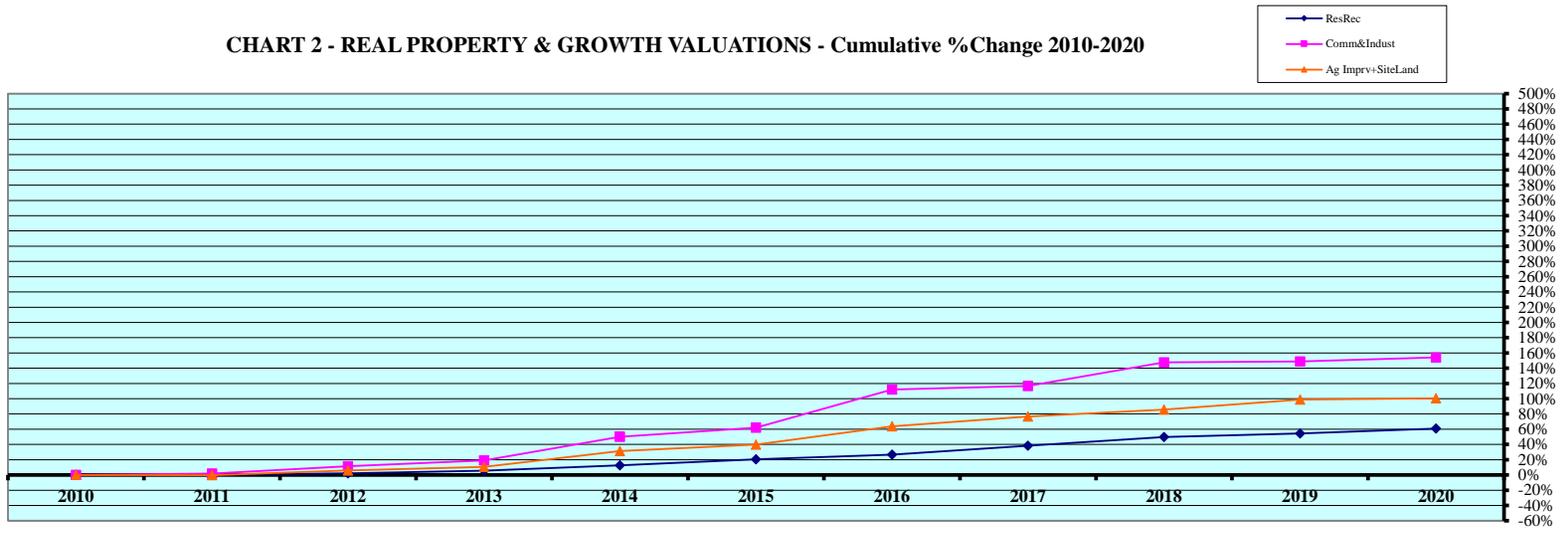
Agricultural Land **9.26%**

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

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2010	212,676,530	2,974,889	1.40%	209,701,641	--	--	62,016,021	1,164,811	1.88%	60,851,210	--	--	
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	0.22%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	1.71%	
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	2.15%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	11.36%	
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	5.71%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	18.96%	
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	12.52%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	49.92%	
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	20.63%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	62.10%	
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	26.79%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	111.88%	
2017	299,602,321	5,312,421	1.77%	294,289,900	7.80%	38.37%	140,550,666	6,201,846	4.41%	134,348,820	0.29%	116.64%	
2018	321,478,274	2,988,457	0.93%	318,489,817	6.30%	49.75%	158,555,742	4,996,535	3.15%	153,559,207	9.26%	147.61%	
2019	331,659,238	2,999,974	0.90%	328,659,264	2.23%	54.53%	159,733,235	5,499,591	3.44%	154,233,644	-2.73%	148.70%	
2020	345,060,916	3,061,069	0.89%	341,999,847	3.12%	60.81%	158,638,692	1,047,021	0.66%	157,591,671	-1.34%	154.11%	
Rate Ann%chg	4.96%			Resid & Recreat w/o growth			9.85%			C & I w/o growth			2.28%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	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	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	--	--
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	-0.33%
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	5.82%
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	10.66%
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	31.30%
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	39.70%
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	63.73%
2017	131,276,555	123,879,769	255,156,324	9,972,635	3.91%	245,183,689	3.46%	76.51%
2018	134,763,307	131,903,987	266,667,294	8,870,779	3.33%	257,796,515	1.03%	85.59%
2019	143,956,388	138,809,437	282,765,825	6,504,791	2.30%	276,261,034	3.60%	98.88%
2020	144,200,847	146,552,945	290,753,792	12,277,763	4.22%	278,476,029	-1.52%	100.48%
Rate Ann%chg	4.82%	11.62%	7.67%	Ag Imprv+Site w/o growth			3.61%	

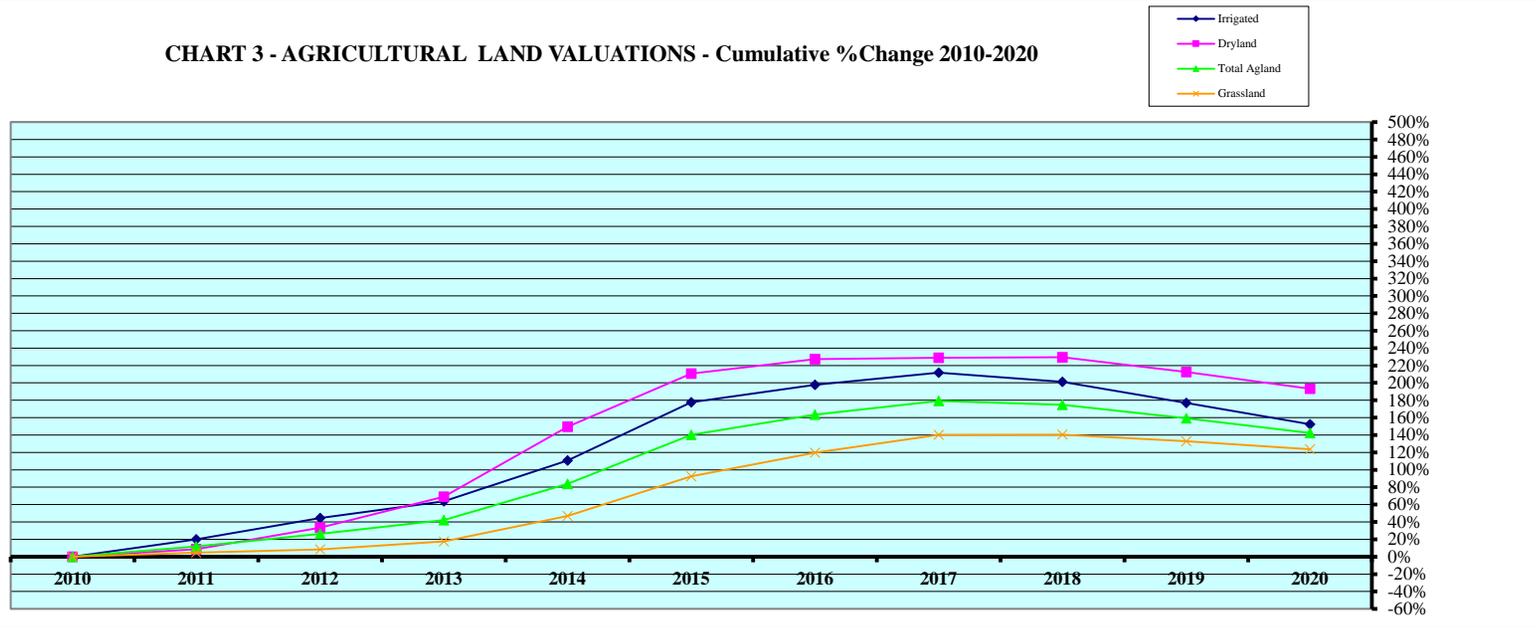
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 21
County CUSTER

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	430,052,040	--	--	--	92,753,865	--	--	--	475,855,612	--	--	--
2011	516,330,331	86,278,291	20.06%	20.06%	100,823,823	8,069,958	8.70%	8.70%	498,687,513	22,831,901	4.80%	4.80%
2012	621,591,602	105,261,271	20.39%	44.54%	123,727,480	22,903,657	22.72%	33.39%	516,251,196	17,563,683	3.52%	8.49%
2013	703,820,011	82,228,409	13.23%	63.66%	156,892,448	33,164,968	26.80%	69.15%	559,208,381	42,957,185	8.32%	17.52%
2014	906,219,601	202,399,590	28.76%	110.72%	231,343,898	74,451,450	47.45%	149.42%	699,014,392	139,806,011	25.00%	46.90%
2015	1,194,149,215	287,929,614	31.77%	177.68%	288,090,133	56,746,235	24.53%	210.60%	916,335,375	217,320,983	31.09%	92.57%
2016	1,280,583,842	86,434,627	7.24%	197.77%	303,669,459	15,579,326	5.41%	227.39%	1,045,809,707	129,474,332	14.13%	119.77%
2017	1,340,748,328	60,164,486	4.70%	211.76%	304,926,691	1,257,232	0.41%	228.75%	1,143,011,655	97,201,948	9.29%	140.20%
2018	1,295,264,781	-45,483,547	-3.39%	201.19%	305,639,427	712,736	0.23%	229.52%	1,143,999,868	988,213	0.09%	140.41%
2019	1,191,303,184	-103,961,597	-8.03%	177.01%	289,884,461	-15,754,966	-5.15%	212.53%	1,107,814,252	-36,185,616	-3.16%	132.80%
2020	1,084,890,280	-106,412,904	-8.93%	152.27%	272,061,139	-17,823,322	-6.15%	193.32%	1,064,536,360	-43,277,892	-3.91%	123.71%

Rate Ann.%chg: Irrigated **9.69%** Dryland **11.36%** Grassland **8.38%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	83,755	--	--	--	24,806	--	--	--	998,770,078	--	--	--
2011	83,531	-224	-0.27%	-0.27%	49,680	24,874	100.27%	100.27%	1,115,974,878	117,204,800	11.73%	11.73%
2012	97,360	13,829	16.56%	16.24%	44,680	-5,000	-10.06%	80.12%	1,261,712,318	145,737,440	13.06%	26.33%
2013	111,523	14,163	14.55%	33.15%	38,564	-6,116	-13.69%	55.46%	1,420,070,927	158,358,609	12.55%	42.18%
2014	113,809	2,286	2.05%	35.88%	51,118	12,554	32.55%	106.07%	1,836,742,818	416,671,891	29.34%	83.90%
2015	104,737	-9,072	-7.97%	25.05%	47,368	-3,750	-7.34%	90.95%	2,398,726,828	561,984,010	30.60%	140.17%
2016	108,066	3,329	3.18%	29.03%	34,446	-12,922	-27.28%	38.86%	2,630,205,520	231,478,692	9.65%	163.34%
2017	109,152	1,086	1.00%	30.32%	34,449	3	0.01%	38.87%	2,788,830,275	158,624,755	6.03%	179.23%
2018	110,252	1,100	1.01%	31.64%	34,816	367	1.07%	40.35%	2,745,049,144	-43,781,131	-1.57%	174.84%
2019	520,132	409,880	371.77%	521.02%	34,990	174	0.50%	41.05%	2,589,557,019	-155,492,125	-5.66%	159.27%
2020	110,857	-409,275	-78.69%	32.36%	34,990	0	0.00%	41.05%	2,421,633,626	-167,923,393	-6.48%	142.46%

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

Rate Ann.%chg: Total Agric Land **9.26%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	430,085,562	278,456	1,545			92,902,824	161,040	577			81,700,995	133,333	613		
2011	515,934,505	279,399	1,847	19.56%	19.56%	101,034,812	160,133	631	9.37%	9.37%	89,688,965	135,300	663	8.18%	9.46%
2012	620,646,764	280,346	2,214	19.89%	43.33%	124,283,233	158,675	783	24.14%	35.77%	89,574,800	130,628	686	3.44%	13.24%
2013	702,434,562	281,276	2,497	12.80%	61.69%	156,894,743	157,118	999	27.49%	73.10%	97,239,960	127,646	762	11.09%	25.80%
2014	905,781,541	282,018	3,212	28.61%	107.95%	231,795,040	157,284	1,474	47.58%	155.46%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,194,956,767	282,214	4,234	31.83%	174.14%	288,647,752	156,313	1,847	25.30%	220.09%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,283,048,478	282,250	4,546	7.36%	194.31%	303,739,938	156,016	1,947	5.43%	237.47%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,341,668,533	282,142	4,755	4.61%	207.88%	305,612,212	156,457	1,953	0.33%	238.59%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,296,272,110	282,118	4,595	-3.38%	197.49%	305,399,142	156,280	1,954	0.04%	238.74%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,191,753,396	282,005	4,226	-8.03%	173.61%	289,910,164	157,009	1,846	-5.51%	220.07%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,086,302,238	282,524	3,845	-9.02%	148.94%	272,335,955	156,585	1,739	-5.81%	201.48%	1,064,424,154	1,168,554	911	-29.35%	48.65%

Rate Annual %chg Average Value/Acre:

9.55%

11.67%

4.04%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	83,310	2,394	35			678,031	2,571	264			1,003,326,901	1,611,010	623		
2011	83,863	2,410	35	0.00%	0.00%	27,770	139	200	-24.17%	-24.17%	1,115,746,610	1,611,130	693	11.20%	11.20%
2012	97,143	2,210	44	26.27%	26.27%	44,680	223	200	0.00%	-24.17%	1,261,318,133	1,611,139	783	13.05%	25.70%
2013	111,284	2,280	49	11.04%	40.21%	38,638	38,638	200	0.00%	-24.17%	1,261,318,133	1,611,398	881	12.48%	41.39%
2014	114,396	2,341	49	0.14%	40.41%	51,118	197	260	30.00%	-1.43%	1,836,715,837	1,611,002	1,140	29.47%	83.06%
2015	104,723	2,134	49	0.41%	40.99%	47,368	182	260	0.00%	-1.43%	2,399,832,796	1,610,894	1,490	30.67%	139.20%
2016	108,221	2,206	49	-0.01%	40.98%	34,446	132	260	0.00%	-1.43%	2,632,542,406	1,610,647	1,634	9.71%	162.44%
2017	109,101	2,223	49	0.01%	40.99%	44,449	134	333	28.06%	26.23%	2,789,989,182	1,611,057	1,732	5.95%	178.07%
2018	110,252	2,245	49	0.08%	41.10%	44,816	135	332	-0.23%	25.94%	2,745,464,492	1,610,516	1,705	-1.56%	173.72%
2019	110,601	2,252	49	0.01%	41.11%	34,990	135	260	-21.73%	-1.43%	2,590,712,220	1,610,990	1,608	-5.66%	158.22%
2020	110,857	2,257	49	0.00%	41.12%	229,992	932	247	-5.08%	-6.44%	2,423,403,196	1,610,852	1,504	-6.45%	141.56%

21
CUSTER

Rate Annual %chg Average Value/Acre:

9.22%

(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
10,939	CUSTER	115,679,538	32,638,018	113,861,803	345,060,916	149,550,107	9,088,585	0	2,421,633,626	144,200,847	146,552,945	0	3,478,266,385
cnty sectorvalue % of total value:		3.33%	0.94%	3.27%	9.92%	4.30%	0.26%		69.62%	4.15%	4.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
145	ANSELMO	507,134	340,518	1,648,802	3,019,618	1,115,141	0	0	4,290	0	0	0	6,635,503
1.33%	%sector of county sector	0.44%	1.04%	1.45%	0.88%	0.75%			0.00%				0.19%
	%sector of municipality	7.64%	5.13%	24.85%	45.51%	16.81%			0.06%				100.00%
441	ANSLEY	641,850	908,155	2,421,251	12,169,524	3,334,312	0	0	8,726	0	7,914	0	19,491,732
4.03%	%sector of county sector	0.55%	2.78%	2.13%	3.53%	2.23%			0.00%		0.01%		0.56%
	%sector of municipality	3.29%	4.66%	12.42%	62.43%	17.11%			0.04%		0.04%		100.00%
597	ARNOLD	629,740	1,079,868	219,024	20,919,900	2,940,668	0	0	44,530	0	2,812	0	25,836,542
5.46%	%sector of county sector	0.54%	3.31%	0.19%	6.06%	1.97%			0.00%		0.00%		0.74%
	%sector of municipality	2.44%	4.18%	0.85%	80.97%	11.38%			0.17%		0.01%		100.00%
83	BERWYN	11,423	309,447	1,246,306	2,234,961	191,210	0	0	59,475	54,514	4,027	0	4,111,363
0.76%	%sector of county sector	0.01%	0.95%	1.09%	0.65%	0.13%			0.00%	0.04%	0.00%		0.12%
	%sector of municipality	0.28%	7.53%	30.31%	54.36%	4.65%			1.45%	1.33%	0.10%		100.00%
3,559	BROKEN BOW	6,663,417	2,386,926	3,237,640	136,998,393	62,316,652	421,669	0	67,426	0	0	0	212,092,123
32.53%	%sector of county sector	5.76%	7.31%	2.84%	39.70%	41.67%	4.64%		0.00%				6.10%
	%sector of municipality	3.14%	1.13%	1.53%	64.59%	29.38%	0.20%		0.03%				100.00%
574	CALLAWAY	1,541,646	440,310	114,133	24,887,229	7,499,362	0	0	118,942	0	2,728	0	34,604,350
5.25%	%sector of county sector	1.33%	1.35%	0.10%	7.21%	5.01%			0.00%		0.00%		0.99%
	%sector of municipality	4.46%	1.27%	0.33%	71.92%	21.67%			0.34%		0.01%		100.00%
93	COMSTOCK	3,058	109,018	8,068	2,444,468	209,421	0	0	8,740	0	0	0	2,782,773
0.85%	%sector of county sector	0.00%	0.33%	0.01%	0.71%	0.14%			0.01%				1.86%
	%sector of municipality	0.11%	3.92%	0.29%	87.84%	7.53%			0.31%				100.00%
171	MASON CITY	153,823	447,687	1,753,836	3,538,614	311,739	0	0	53,440	54,630	56,985	0	6,370,754
1.56%	%sector of county sector	0.13%	1.37%	1.54%	1.03%	0.21%			0.59%	0.60%	0.63%		70.10%
	%sector of municipality	2.41%	7.03%	27.53%	55.54%	4.89%			0.84%	0.86%	0.89%		100.00%
363	MERNA	493,360	350,123	1,380,609	11,941,589	2,548,018	0	0	328,034	0	178,228	0	17,219,961
3.32%	%sector of county sector	0.43%	1.07%	1.21%	3.46%	1.70%			0.01%		0.01%		0.71%
	%sector of municipality	2.87%	2.03%	8.02%	69.35%	14.80%			1.90%		1.04%		100.00%
151	OCONTO	71,582	255,766	56,640	3,162,794	358,197	0	0	11,107	0	44,514	0	3,960,600
1.38%	%sector of county sector	0.06%	0.78%	0.05%	0.92%	0.24%			0.00%		0.03%		0.11%
	%sector of municipality	1.81%	6.46%	1.43%	79.86%	9.04%			0.28%		1.12%		100.00%
525	SARGENT	597,338	413,032	38,636	13,098,680	6,223,745	0	0	460,268	0	0	0	20,831,699
4.80%	%sector of county sector	0.52%	1.27%	0.03%	3.80%	4.16%			0.02%				0.60%
	%sector of municipality	2.87%	1.98%	0.19%	62.88%	29.88%			2.21%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
6,702	Total Municipalities	11,314,371	7,040,850	12,124,945	234,415,770	87,048,465	421,669	0	1,164,978	109,144	297,208	0	353,937,400
61.27%	%all municip.sectors of cnty	9.78%	21.57%	10.65%	67.93%	58.21%	4.64%		0.05%	0.08%	0.20%		10.18%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 14,636	Value : 3,175,512,721	Growth 6,452,281	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	594	2,720,848	156	1,656,131	70	889,588	820	5,266,567	
02. Res Improve Land	3,247	32,597,138	305	12,220,042	321	16,097,192	3,873	60,914,372	
03. Res Improvements	3,284	207,269,966	306	42,713,370	348	46,476,963	3,938	296,460,299	
04. Res Total	3,878	242,587,952	462	56,589,543	418	63,463,743	4,758	362,641,238	2,756,064
% of Res Total	81.50	66.89	9.71	15.60	8.79	17.50	32.51	11.42	42.71
05. Com UnImp Land	146	1,517,657	15	205,464	16	35,750,518	177	37,473,639	
06. Com Improve Land	543	15,499,590	44	1,915,946	16	902,208	603	18,317,744	
07. Com Improvements	562	68,140,975	47	11,223,694	22	13,744,510	631	93,109,179	
08. Com Total	708	85,158,222	62	13,345,104	38	50,397,236	808	148,900,562	181,280
% of Com Total	87.62	57.19	7.67	8.96	4.70	33.85	5.52	4.69	2.81
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	176,701	2	359,931	0	0	4	536,632	
11. Ind Improvements	2	244,968	2	8,306,985	0	0	4	8,551,953	
12. Ind Total	2	421,669	2	8,666,916	0	0	4	9,088,585	0
% of Ind Total	50.00	4.64	50.00	95.36	0.00	0.00	0.03	0.29	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,878	242,587,952	462	56,589,543	418	63,463,743	4,758	362,641,238	2,756,064
% of Res & Rec Total	81.50	66.89	9.71	15.60	8.79	17.50	32.51	11.42	42.71
Com & Ind Total	710	85,579,891	64	22,012,020	38	50,397,236	812	157,989,147	181,280
% of Com & Ind Total	87.44	54.17	7.88	13.93	4.68	31.90	5.55	4.98	2.81
17. Taxable Total	4,588	328,167,843	526	78,601,563	456	113,860,979	5,570	520,630,385	2,937,344
% of Taxable Total	82.37	63.03	9.44	15.10	8.19	21.87	38.06	16.40	45.52

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	12	95,049	2,221,333	0	0	0
19. Commercial	23	2,232,070	17,991,467	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	12	95,049	2,221,333
19. Commercial	0	0	0	23	2,232,070	17,991,467
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				35	2,327,119	20,212,800

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	510	54	537	1,101

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	41	983,847	18	1,273,653	6,808	1,652,807,124	6,867	1,655,064,624
28. Ag-Improved Land	7	196,504	20	1,292,074	2,101	750,522,805	2,128	752,011,383
29. Ag Improvements	10	405,613	20	2,601,965	2,169	244,798,751	2,199	247,806,329

30. Ag Total				9,066	2,654,882,336
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	3	3.00	46,130	13	13.94	321,265	
33. HomeSite Improvements	3	3.00	135,765	14	13.94	2,057,564	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	25.98	51,087	
36. FarmSite Improv Land	4	4.00	36,000	19	47.34	272,160	
37. FarmSite Improvements	10	0.00	269,848	19	0.00	544,401	
38. FarmSite Total							
39. Road & Ditches	0	2.21	0	0	11.13	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	14	14.00	280,000	14	14.00	280,000	
32. HomeSite Improv Land	1,254	1,339.51	26,465,917	1,270	1,356.45	26,833,312	
33. HomeSite Improvements	1,285	1,311.51	121,991,969	1,302	1,328.45	124,185,298	3,514,937
34. HomeSite Total				1,316	1,370.45	151,298,610	
35. FarmSite UnImp Land	46	148.60	807,829	52	174.58	858,916	
36. FarmSite Improv Land	1,666	2,462.85	23,519,986	1,689	2,514.19	23,828,146	
37. FarmSite Improvements	2,063	0.00	122,806,782	2,092	0.00	123,621,031	0
38. FarmSite Total				2,144	2,688.77	148,308,093	
39. Road & Ditches	0	15,239.18	0	0	15,252.52	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				3,460	19,311.74	299,606,703	3,514,937

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	2,512.94	826,195	14	2,512.94	826,195

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	56,208.85	28.47%	245,789,364	30.79%	4,372.79
46. 1A	39,993.03	20.26%	174,853,517	21.91%	4,372.10
47. 2A1	9,847.06	4.99%	39,361,260	4.93%	3,997.26
48. 2A	29,612.74	15.00%	115,396,749	14.46%	3,896.86
49. 3A1	4,035.28	2.04%	14,726,128	1.84%	3,649.34
50. 3A	8,086.19	4.10%	29,483,973	3.69%	3,646.21
51. 4A1	17,984.50	9.11%	64,699,797	8.11%	3,597.53
52. 4A	31,662.02	16.04%	113,880,612	14.27%	3,596.76
53. Total	197,429.67	100.00%	798,191,400	100.00%	4,042.92
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	30,896.50	31.25%	66,441,703	34.90%	2,150.46
56. 2D1	5,120.69	5.18%	10,369,506	5.45%	2,025.02
57. 2D	24,290.65	24.57%	47,367,365	24.88%	1,950.02
58. 3D1	2,080.61	2.10%	3,953,159	2.08%	1,900.00
59. 3D	9,342.85	9.45%	16,119,365	8.47%	1,725.32
60. 4D1	9,637.01	9.75%	16,385,461	8.61%	1,700.26
61. 4D	17,485.49	17.69%	29,727,217	15.62%	1,700.11
62. Total	98,853.80	100.00%	190,363,776	100.00%	1,925.71
Grass					
63. 1G1	42,590.41	6.89%	38,018,489	6.18%	892.65
64. 1G	10,297.46	1.67%	11,327,206	1.84%	1,100.00
65. 2G1	379,832.32	61.44%	397,374,938	64.62%	1,046.19
66. 2G	73,573.76	11.90%	55,519,416	9.03%	754.61
67. 3G1	92,506.06	14.96%	95,193,969	15.48%	1,029.06
68. 3G	19,081.16	3.09%	16,957,047	2.76%	888.68
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	289.42	0.05%	505,300	0.08%	1,745.91
71. Total	618,170.59	100.00%	614,896,365	100.00%	994.70
Irrigated Total					
Irrigated Total	197,429.67	21.55%	798,191,400	49.77%	4,042.92
Dry Total					
Dry Total	98,853.80	10.79%	190,363,776	11.87%	1,925.71
Grass Total					
Grass Total	618,170.59	67.46%	614,896,365	38.34%	994.70
72. Waste	1,316.11	0.14%	65,880	0.00%	50.06
73. Other	574.50	0.06%	110,965	0.01%	193.15
74. Exempt	5,624.40	0.61%	0	0.00%	0.00
75. Market Area Total	916,344.67	100.00%	1,603,628,386	100.00%	1,750.03

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2.36	0.14%	4,956	0.14%	2,100.00
46. 1A	77.05	4.47%	161,805	4.47%	2,100.00
47. 2A1	4.73	0.27%	9,933	0.27%	2,100.00
48. 2A	104.62	6.07%	219,702	6.07%	2,100.00
49. 3A1	716.95	41.63%	1,505,595	41.63%	2,100.00
50. 3A	68.76	3.99%	144,396	3.99%	2,100.00
51. 4A1	102.90	5.97%	216,090	5.97%	2,100.00
52. 4A	644.93	37.45%	1,354,353	37.45%	2,100.00
53. Total	1,722.30	100.00%	3,616,830	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	128.16	27.34%	69,207	27.71%	540.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	41.10	8.77%	21,784	8.72%	530.02
58. 3D1	73.28	15.63%	38,838	15.55%	529.99
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	226.23	48.26%	119,903	48.01%	530.00
62. Total	468.77	100.00%	249,732	100.00%	532.74
Grass					
63. 1G1	5,299.46	3.11%	2,813,982	3.11%	530.99
64. 1G	608.71	0.36%	322,621	0.36%	530.01
65. 2G1	5,619.91	3.29%	2,985,855	3.30%	531.30
66. 2G	21.35	0.01%	11,316	0.01%	530.02
67. 3G1	6,632.09	3.89%	3,576,692	3.95%	539.30
68. 3G	152,392.77	89.34%	80,857,548	89.28%	530.59
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	170,574.29	100.00%	90,568,014	100.00%	530.96
Irrigated Total					
Irrigated Total	1,722.30	1.00%	3,616,830	3.83%	2,100.00
Dry Total					
Dry Total	468.77	0.27%	249,732	0.26%	532.74
Grass Total					
Grass Total	170,574.29	98.67%	90,568,014	95.90%	530.96
72. Waste	55.29	0.03%	1,436	0.00%	25.97
73. Other	51.06	0.03%	2,815	0.00%	55.13
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,871.71	100.00%	94,438,827	100.00%	546.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,435.06	13.57%	9,373,963	16.47%	3,849.58
46. 1A	3,665.58	20.43%	13,552,499	23.82%	3,697.23
47. 2A1	211.00	1.18%	779,023	1.37%	3,692.05
48. 2A	3,270.37	18.23%	11,265,226	19.80%	3,444.63
49. 3A1	1,497.58	8.35%	4,824,307	8.48%	3,221.40
50. 3A	425.76	2.37%	1,367,705	2.40%	3,212.38
51. 4A1	2,903.79	16.18%	7,099,459	12.48%	2,444.89
52. 4A	3,532.45	19.69%	8,640,432	15.18%	2,446.02
53. Total	17,941.59	100.00%	56,902,614	100.00%	3,171.55
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,228.94	21.02%	3,064,837	21.02%	1,375.02
56. 2D1	411.71	3.88%	566,104	3.88%	1,375.01
57. 2D	3,396.96	32.03%	4,670,865	32.03%	1,375.01
58. 3D1	627.79	5.92%	863,221	5.92%	1,375.02
59. 3D	423.70	4.00%	582,593	4.00%	1,375.01
60. 4D1	940.98	8.87%	1,293,860	8.87%	1,375.01
61. 4D	2,574.99	24.28%	3,540,677	24.28%	1,375.03
62. Total	10,605.07	100.00%	14,582,157	100.00%	1,375.02
Grass					
63. 1G1	2,667.77	2.67%	2,264,710	3.00%	848.92
64. 1G	8,171.77	8.19%	7,853,074	10.40%	961.00
65. 2G1	37,678.03	37.77%	30,152,571	39.94%	800.27
66. 2G	13,797.47	13.83%	10,372,351	13.74%	751.76
67. 3G1	7,188.76	7.21%	5,724,626	7.58%	796.33
68. 3G	30,251.64	30.32%	19,117,546	25.32%	631.95
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	5.79	0.01%	15,807	0.02%	2,730.05
71. Total	99,761.23	100.00%	75,500,685	100.00%	756.81
Irrigated Total					
	17,941.59	13.97%	56,902,614	38.71%	3,171.55
Dry Total					
	10,605.07	8.26%	14,582,157	9.92%	1,375.02
Grass Total					
	99,761.23	77.70%	75,500,685	51.36%	756.81
72. Waste	79.40	0.06%	3,978	0.00%	50.10
73. Other	9.58	0.01%	479	0.00%	50.00
74. Exempt	309.65	0.24%	0	0.00%	0.00
75. Market Area Total	128,396.87	100.00%	146,989,913	100.00%	1,144.81

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,007.75	12.62%	14,821,315	13.72%	3,698.16
46. 1A	10,447.86	32.90%	38,749,982	35.88%	3,708.89
47. 2A1	1,650.56	5.20%	6,106,376	5.65%	3,699.58
48. 2A	6,531.86	20.57%	22,202,348	20.56%	3,399.09
49. 3A1	334.63	1.05%	1,003,890	0.93%	3,000.00
50. 3A	4,654.31	14.66%	13,956,715	12.92%	2,998.66
51. 4A1	1,930.26	6.08%	5,404,728	5.00%	2,800.00
52. 4A	2,194.56	6.91%	5,755,983	5.33%	2,622.84
53. Total	31,751.79	100.00%	108,001,337	100.00%	3,401.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	9,601.39	34.21%	15,362,224	39.71%	1,600.00
56. 2D1	1,195.30	4.26%	1,852,746	4.79%	1,550.03
57. 2D	9,177.34	32.70%	11,930,542	30.84%	1,300.00
58. 3D1	211.00	0.75%	274,300	0.71%	1,300.00
59. 3D	5,211.91	18.57%	6,254,292	16.17%	1,200.00
60. 4D1	960.36	3.42%	1,085,218	2.80%	1,130.01
61. 4D	1,708.62	6.09%	1,930,797	4.99%	1,130.03
62. Total	28,065.92	100.00%	38,690,119	100.00%	1,378.54
Grass					
63. 1G1	7,783.32	7.68%	6,160,669	7.96%	791.52
64. 1G	4,240.50	4.18%	3,502,481	4.53%	825.96
65. 2G1	40,524.12	39.98%	33,313,359	43.06%	822.06
66. 2G	26,179.32	25.83%	19,639,193	25.38%	750.18
67. 3G1	3,545.34	3.50%	2,901,986	3.75%	818.54
68. 3G	19,070.73	18.82%	11,838,396	15.30%	620.76
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	6.03	0.01%	16,462	0.02%	2,730.02
71. Total	101,349.36	100.00%	77,372,546	100.00%	763.42
Irrigated Total					
Irrigated Total	31,751.79	19.67%	108,001,337	48.20%	3,401.43
Dry Total					
Dry Total	28,065.92	17.39%	38,690,119	17.27%	1,378.54
Grass Total					
Grass Total	101,349.36	62.79%	77,372,546	34.53%	763.42
72. Waste	106.68	0.07%	5,338	0.00%	50.04
73. Other	141.88	0.09%	18,025	0.01%	127.04
74. Exempt	638.89	0.40%	0	0.00%	0.00
75. Market Area Total	161,415.63	100.00%	224,087,365	100.00%	1,388.26

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	8,650.38	25.58%	32,074,999	27.57%	3,707.93
46. 1A	9,702.42	28.69%	35,964,400	30.91%	3,706.75
47. 2A1	1,814.74	5.37%	6,711,088	5.77%	3,698.10
48. 2A	6,277.69	18.56%	21,331,698	18.33%	3,398.02
49. 3A1	254.94	0.75%	764,606	0.66%	2,999.16
50. 3A	1,740.61	5.15%	5,220,802	4.49%	2,999.41
51. 4A1	2,371.98	7.01%	6,404,346	5.50%	2,700.00
52. 4A	3,005.03	8.89%	7,872,260	6.77%	2,619.69
53. Total	33,817.79	100.00%	116,344,199	100.00%	3,440.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,469.38	35.51%	10,351,008	41.30%	1,600.00
56. 2D1	1,223.93	6.72%	1,835,895	7.33%	1,500.00
57. 2D	4,591.26	25.20%	5,968,638	23.82%	1,300.00
58. 3D1	571.66	3.14%	743,158	2.97%	1,300.00
59. 3D	1,437.28	7.89%	1,724,736	6.88%	1,200.00
60. 4D1	1,563.64	8.58%	1,766,929	7.05%	1,130.01
61. 4D	2,363.03	12.97%	2,670,260	10.66%	1,130.02
62. Total	18,220.18	100.00%	25,060,624	100.00%	1,375.43
Grass					
63. 1G1	11,743.44	6.56%	8,750,017	6.05%	745.10
64. 1G	3,383.49	1.89%	2,812,012	1.94%	831.10
65. 2G1	114,921.83	64.21%	94,854,170	65.56%	825.38
66. 2G	24,691.62	13.80%	18,524,232	12.80%	750.22
67. 3G1	18,794.54	10.50%	15,429,535	10.66%	820.96
68. 3G	3,007.02	1.68%	2,424,945	1.68%	806.43
69. 4G1	2,339.80	1.31%	1,754,855	1.21%	750.00
70. 4G	98.00	0.05%	128,775	0.09%	1,314.03
71. Total	178,979.74	100.00%	144,678,541	100.00%	808.35
Irrigated Total					
	33,817.79	14.58%	116,344,199	40.66%	3,440.33
Dry Total					
	18,220.18	7.86%	25,060,624	8.76%	1,375.43
Grass Total					
	178,979.74	77.17%	144,678,541	50.56%	808.35
72. Waste	694.27	0.30%	34,751	0.01%	50.05
73. Other	202.49	0.09%	13,027	0.00%	64.33
74. Exempt	723.73	0.31%	0	0.00%	0.00
75. Market Area Total	231,914.47	100.00%	286,131,142	100.00%	1,233.78

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	212.52	874,971	243.96	1,021,875	282,206.66	1,081,159,534	282,663.14	1,083,056,380
77. Dry Land	50.46	100,208	246.68	509,253	155,916.60	268,336,947	156,213.74	268,946,408
78. Grass	121.89	123,042	380.45	389,136	1,168,332.87	1,002,503,973	1,168,835.21	1,003,016,151
79. Waste	0.00	0	19.00	951	2,232.75	110,432	2,251.75	111,383
80. Other	0.00	0	0.00	0	979.51	145,311	979.51	145,311
81. Exempt	77.76	0	349.93	0	7,030.87	0	7,458.56	0
82. Total	384.87	1,098,221	890.09	1,921,215	1,609,668.39	2,352,256,197	1,610,943.35	2,355,275,633

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	282,663.14	17.55%	1,083,056,380	45.98%	3,831.62
Dry Land	156,213.74	9.70%	268,946,408	11.42%	1,721.66
Grass	1,168,835.21	72.56%	1,003,016,151	42.59%	858.13
Waste	2,251.75	0.14%	111,383	0.00%	49.47
Other	979.51	0.06%	145,311	0.01%	148.35
Exempt	7,458.56	0.46%	0	0.00%	0.00
Total	1,610,943.35	100.00%	2,355,275,633	100.00%	1,462.05

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Anselmo	38	43,803	90	292,229	91	2,662,402	129	2,998,434	0
83.2 Ansley	51	367,380	257	1,744,784	259	10,824,944	310	12,937,108	302,602
83.3 Area 1	206	2,201,667	552	23,400,694	571	76,675,070	777	102,277,431	1,166,653
83.4 Area 2	0	0	2	37,393	4	716,292	4	753,685	0
83.5 Area 3	25	63,744	15	381,910	17	987,398	42	1,433,052	74,511
83.6 Area 4	2	40,460	28	2,199,887	29	3,329,818	31	5,570,165	0
83.7 Area 5	13	227,303	52	2,221,835	56	6,022,427	69	8,471,565	0
83.8 Arnold	48	285,546	350	3,372,995	352	19,988,197	400	23,646,738	306,028
83.9 Berwyn	24	36,155	59	205,169	60	2,078,664	84	2,319,988	73,624
83.10 Broken Bow	113	1,094,507	1,376	19,463,290	1,400	120,041,821	1,513	140,599,618	457,760
83.11 Callaway	72	344,785	294	2,698,420	295	22,372,054	367	25,415,259	183,509
83.12 Comstock	71	101,262	83	374,151	83	1,960,007	154	2,435,420	0
83.13 Mason City	47	148,079	110	700,636	110	2,479,274	157	3,327,989	16,015
83.14 Merna	23	113,325	190	1,277,628	192	10,997,906	215	12,388,859	81,520
83.15 Oconto	18	19,520	98	478,801	98	2,992,008	116	3,490,329	32,138
83.16 Sargent	69	179,031	317	2,064,550	319	12,290,224	388	14,533,805	22,339
83.17 [none]	0	0	0	0	2	41,793	2	41,793	39,365
84 Residential Total	820	5,266,567	3,873	60,914,372	3,938	296,460,299	4,758	362,641,238	2,756,064

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	53	0	0	1	239,579	1	552,275	1	791,854	0
85.2	57	1	6,425	0	0	0	0	1	6,425	1
85.3	Anselmo	8	9,150	13	38,252	16	902,233	24	949,635	0
85.4	Ansley	8	42,297	44	308,721	46	3,008,233	54	3,359,251	1
85.5	Area 1	30	35,988,117	62	3,857,951	69	37,583,779	99	77,429,847	19,129
85.6	Area 3	2	243,649	0	0	0	0	2	243,649	0
85.7	Area 4	1	20,760	0	0	0	0	1	20,760	0
85.8	Area 5	2	30,890	9	162,872	9	2,302,555	11	2,496,317	148,754
85.9	Arnold	18	60,561	54	342,796	54	2,748,391	72	3,151,748	0
85.10	Berwyn	1	2,091	8	19,129	9	169,990	10	191,210	0
85.11	Broken Bow	41	903,330	253	13,145,484	260	42,009,995	301	56,058,809	1,873
85.12	Callaway	4	13,453	40	188,979	42	3,541,882	46	3,744,314	1
85.13	Comstock	11	4,177	17	25,491	18	179,753	29	209,421	0
85.14	Mason City	6	3,737	17	34,682	18	271,841	24	310,260	1
85.15	Merna	11	21,916	21	93,527	23	2,658,884	34	2,774,327	0
85.16	Oconto	9	4,143	9	20,800	9	333,254	18	358,197	0
85.17	Sargent	24	118,943	59	376,113	61	5,398,067	85	5,893,123	11,520
86	Commercial Total	177	37,473,639	607	18,854,376	635	101,661,132	812	157,989,147	181,280

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	42,590.41	6.89%	38,018,489	6.18%	892.65
88. 1G	10,297.46	1.67%	11,327,206	1.84%	1,100.00
89. 2G1	379,832.32	61.44%	397,374,938	64.62%	1,046.19
90. 2G	73,573.76	11.90%	55,519,416	9.03%	754.61
91. 3G1	92,506.06	14.96%	95,193,969	15.48%	1,029.06
92. 3G	19,081.16	3.09%	16,957,047	2.76%	888.68
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	289.42	0.05%	505,300	0.08%	1,745.91
95. Total	618,170.59	100.00%	614,896,365	100.00%	994.70
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	618,170.59	100.00%	614,896,365	100.00%	994.70
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	618,170.59	100.00%	614,896,365	100.00%	994.70

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,299.46	3.11%	2,813,982	3.11%	530.99
88. 1G	608.71	0.36%	322,621	0.36%	530.01
89. 2G1	5,619.91	3.29%	2,985,855	3.30%	531.30
90. 2G	21.35	0.01%	11,316	0.01%	530.02
91. 3G1	6,632.09	3.89%	3,576,692	3.95%	539.30
92. 3G	152,392.77	89.34%	80,857,548	89.28%	530.59
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	170,574.29	100.00%	90,568,014	100.00%	530.96
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	170,574.29	100.00%	90,568,014	100.00%	530.96
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	170,574.29	100.00%	90,568,014	100.00%	530.96

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,667.77	2.67%	2,264,710	3.00%	848.92
88. 1G	8,171.77	8.19%	7,853,074	10.40%	961.00
89. 2G1	37,678.03	37.77%	30,152,571	39.94%	800.27
90. 2G	13,797.47	13.83%	10,372,351	13.74%	751.76
91. 3G1	7,188.76	7.21%	5,724,626	7.58%	796.33
92. 3G	30,251.64	30.32%	19,117,546	25.32%	631.95
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	5.79	0.01%	15,807	0.02%	2,730.05
95. Total	99,761.23	100.00%	75,500,685	100.00%	756.81
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	99,761.23	100.00%	75,500,685	100.00%	756.81
CRP Total					
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total					
114. Market Area Total	99,761.23	100.00%	75,500,685	100.00%	756.81

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,783.32	7.68%	6,160,669	7.96%	791.52
88. 1G	4,240.50	4.18%	3,502,481	4.53%	825.96
89. 2G1	40,524.12	39.98%	33,313,359	43.06%	822.06
90. 2G	26,179.32	25.83%	19,639,193	25.38%	750.18
91. 3G1	3,545.34	3.50%	2,901,986	3.75%	818.54
92. 3G	19,070.73	18.82%	11,838,396	15.30%	620.76
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.03	0.01%	16,462	0.02%	2,730.02
95. Total	101,349.36	100.00%	77,372,546	100.00%	763.42
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	101,349.36	100.00%	77,372,546	100.00%	763.42
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	101,349.36	100.00%	77,372,546	100.00%	763.42

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,743.44	6.56%	8,750,017	6.05%	745.10
88. 1G	3,383.49	1.89%	2,812,012	1.94%	831.10
89. 2G1	114,921.83	64.21%	94,854,170	65.56%	825.38
90. 2G	24,691.62	13.80%	18,524,232	12.80%	750.22
91. 3G1	18,794.54	10.50%	15,429,535	10.66%	820.96
92. 3G	3,007.02	1.68%	2,424,945	1.68%	806.43
93. 4G1	2,339.80	1.31%	1,754,855	1.21%	750.00
94. 4G	98.00	0.05%	128,775	0.09%	1,314.03
95. Total	178,979.74	100.00%	144,678,541	100.00%	808.35
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	178,979.74	100.00%	144,678,541	100.00%	808.35
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	178,979.74	100.00%	144,678,541	100.00%	808.35

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

21 Custer

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	345,060,916	362,641,238	17,580,322	5.09%	2,756,064	4.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	144,200,847	151,298,610	7,097,763	4.92%	3,514,937	2.48%
04. Total Residential (sum lines 1-3)	489,261,763	513,939,848	24,678,085	5.04%	6,271,001	3.76%
05. Commercial	149,550,107	148,900,562	-649,545	-0.43%	181,280	-0.56%
06. Industrial	9,088,585	9,088,585	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	158,638,692	157,989,147	-649,545	-0.41%	181,280	-0.52%
08. Ag-Farmsite Land, Outbuildings	146,552,945	148,308,093	1,755,148	1.20%	0	1.20%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	146,552,945	148,308,093	1,755,148	1.20%	0	1.20%
12. Irrigated	1,084,890,280	1,083,056,380	-1,833,900	-0.17%		
13. Dryland	272,061,139	268,946,408	-3,114,731	-1.14%		
14. Grassland	1,064,536,360	1,003,016,151	-61,520,209	-5.78%		
15. Wasteland	110,857	111,383	526	0.47%		
16. Other Agland	34,990	145,311	110,321	315.29%		
17. Total Agricultural Land	2,421,633,626	2,355,275,633	-66,357,993	-2.74%		
18. Total Value of all Real Property (Locally Assessed)	3,216,087,026	3,175,512,721	-40,574,305	-1.26%	6,452,281	-1.46%

2021 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$302,402
7.	Adopted budget, or granted budget if different from above:
	\$302,402
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$63,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500
12.	Amount of last year's assessor's budget not used:
	\$28,439.24- Assessor Office and \$50,087.39 for appraisal staff and contracted services

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Personal Property software:
	TerraScan
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The maintenance of the cadastral maps is shared between the County Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, custer.gworks.com
8.	Who maintains the GIS software and maps?
	The office staff has all be trained to maintain the GIS system, the vendor will also assist with maintenance.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2021 Residential Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister and staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><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>Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Arnold, Callaway and Merna - Callaway is a unique small town in that it contains a hospital, nursing home, and assisted living complex as well as its own school system. These services provide jobs and a demand for housing. Arnold and Merna are within commuting distance to larger communities and have a viable residential market similar to Callaway.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Ansley, Anselmo, and Sargent - These communities are all located within easy commuting distance of jobs and services in larger communities. The residential market is softer than groups one and two but still relatively stable.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Comstock and Oconto - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Mason City and Berwyn- 2nd grouping of the smaller communities, not within easy commuting distance to jobs. There is some sales activity but the market is sporadic.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.	2	Arnold, Callaway and Merna - Callaway is a unique small town in that it contains a hospital, nursing home, and assisted living complex as well as its own school system. These services provide jobs and a demand for housing. Arnold and Merna are within commuting distance to larger communities and have a viable residential market similar to Callaway.	3	Ansley, Anselmo, and Sargent - These communities are all located within easy commuting distance of jobs and services in larger communities. The residential market is softer than groups one and two but still relatively stable.	4	Comstock and Oconto - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized.	5	Mason City and Berwyn- 2nd grouping of the smaller communities, not within easy commuting distance to jobs. There is some sales activity but the market is sporadic.	6	Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.	AG	Agricultural homes and outbuildings
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6	Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.																
AG	Agricultural homes and outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used to estimate the market value of residential properties in the county.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The physical depreciation table is Marshall & Swift depreciation developed with the help of the contract appraiser; economic depreciation is developed using local market information.																
5.	Are individual depreciation tables developed for each valuation group?																
	The physical depreciation table is the same; however, economic depreciation is developed by area.																
6.	Describe the methodology used to determine the residential lot values?																
	Lot values are established using a price per square foot analysis.																
7.	How are rural residential site values developed?																

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

8. Are there form 191 applications on file?

No

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

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

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

In Custer County, all appraisal tables are updated at least once during the six-year inspection cycle; this includes updated costing, updated depreciation, and a land study. Due to the size of the county, the review work is divided by location rather than by valuation grouping. Therefore, a portion of the rural is reviewed and revalued each year as are some of the towns/villages. For the 2021 assessment year, a market study was completed for all towns and valuation groups were rearranged to better fit the current market. The county assessor and staff have established depreciation tables from the local market. These tables have been entered into the CAMA system so that all properties are table driven.

2021 Commercial Assessment Survey for Custer County

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

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2011	2019	2020
	2	2017	2011	2011	2017
	3	2017	2011	2011-17	2017
	4	2017	2011	2011	2017
	5	2017	2011	2011	2017
	6	2017	2011	2011	2017

Commercial parcels within the town of Broken Bow were physically inspected pending a reappraisal of the county that will be put on for the 2022 assessment year.

2021 Agricultural Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister.																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
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	The updated soil conversion was completed for the 2017 assessment year. Continual review of land use by county assessors office on GIS.																
3.	Describe the process used to determine and monitor market areas.																
	When the market areas were established, factors such as soil type, irrigation potential, land use, and topography were considered.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.																
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																
	Farm home sites and rural residential home sites are valued using the same tables; however, there are two home site values used. One value exists for the majority of the county, but a lower value is used in the more remote areas of the Sandhills.																
6.	What separate market analysis has been conducted where intensive use is identified in the county?																
	Areas of intensive use are valued based on the dry land value.																
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																

	Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	Yes, Canyon Grass- used to distinguish canyons from flatter rangeland, Sandy soils- used to spot areas outside of market area 2, No water irrigation- used on parcels with no wells. Frequently flooded- grassland areas that are often flooded.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

CUSTER COUNTY
PLAN OF ASSESSMENT
& METHODOLOGY
FOR 2020 &
ASSESSMENT YEARS 2021, 2022 AND 2023

INTRODUCTION

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2020. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

Assessment levels required for real property are as follows:

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

GENERAL DESCRIPTION OF REAL PROPERTY IN CUSTER COUNTY

Per the 2020 county abstract, Custer County consists of the following real property types;

<i>Residential</i>	<i>4719</i>
<i>Commercial</i>	<i>832</i>
<i>Recreational</i>	<i>0</i>
<i>Agricultural</i>	<i>9040</i>
<i>Special Value</i>	<i>0</i>

Agricultural land-taxable acres were 1,610,852.25

CURRENT RESOURCES

A. Staff/Budget/Training

Assessor/\$61,176/I hold the assessor's certificate passing the test in 2015. I have attended IAAO courses and classes of the PA&T. Attend several webinars. I am required to complete 60 credit hours in a four-year period to keep my assessors certificate current.

Deputy Assessor/\$45,882/she also holds the assessor's certificate, passing the test in February 2019. Deputy is required to complete 60 credit hours to keep her license current.

*Sales Clerk/ hold an assessor's certificate/ passing the test in May 2019
2 full time clerks and 1 part-time data collector. The Sales clerk also holds her assessor's certificate and is required to complete 60 credit hours.*

B. Budgets

The assessor maintains two budgets: the assessor's office budget and the reappraisal budget. The assessor's office budget will be \$253,571.00, The reappraisal budget will be \$54,200.

C. G Works is also a reliable tool controlled by the assessor's office to keep track of land acres, soil types, sales references, situs and with many other available methods to collect data information. A helpful tool to explain practices to the property owners and county board members. We are currently using 2018 imagery from FSA Imagery. This should update to the 2020 imagery this fall.

D. The county uses the TERRA SCAN software package. The office has seven terminals and one of the seven terminals main use is for G Works updating and sales research.

E. The Cadastral Maps were flown in the 1970's and are showing wear, the maps are kept current with monthly land and residential sales. Plans are in place to attach the Cadastral to a layer to the G Works data in the 1st part of August 2020

CURRENT ASSESSMENT PROCEDURES FOR REAL PROPERTY

- A. Discovery: The County has zoning and a zoning administrator for the rural areas, the city and villages have their own zoning inside the city limits and sub areas. Before any construction is allowed, the property owner must file a permit with the zoning administrator in their area and in turn the assessor is notified. At the beginning of the year each property is reviewed for %of completion and valued**

accordingly. The villages and Broken Bow City have their own zoning policies and controlled by their area and one mile perimeter of the villages.

- B. *Data Collection: The part-time lister travels throughout the different areas each year, measuring each home and outbuildings, taking new pictures, and interviewing each property owner as to the interior work. In new construction & remodeling the property is inspected inside and out if owner allows. Within a six-year rotation, the county assessor is required to physical review each property in Custer County. The county just shy of 16,000 parcels, the county is divided in 6 parts to review a portion each year to stay within required statues.*

- C. *Review assessment sales ratio studies before assessment actions: The area Field Liaison works with the assessor and staff with the help of an excel program entering sales data to address any problem areas.*

- D. *Approaches to Value:*
 - 1. *Market Approach: sales comparison: Using the sales of the various styles, conditions, and ages, using this information to adjust the depreciation.*
 - 2. *Cost Approach: The RCN (replacement cost new) is figured with the 2017 Marshal and Swift values from the Tarascan software system.*
 - 3. *Income Approach: income and expense data collection/analysis from the market is done by the Commercial Appraiser that is hired to value commercial and industrial properties.*
 - 4. *Sales of agricultural land are mapped out and when a trend in sales indicate a market area change is required will be the only time areas are changed. One market area is set with soil type boundaries and one with natural boundaries such as rivers.*

After assessment action, a review of the sales ratio completed.

Notices of valuation changes were mailed to all property owners that had a change of value on June 1 and a publication was noted in the local newspapers to notify landowners of value change.

LEVEL OF VALUE, QUALITY and UNIFORMITY OF ASSESSMENT YEAR 2020

PROPERTY CLASS	MEDIAN
<i>Residential</i>	96%
<i>Commercial</i>	94%
<i>Agricultural Land</i>	71%
<i>Special Value Ag-land</i>	00%

For more information regarding statistical measures see 2020 Reports & Opinions at <https://revenue.nebraska.gov/PAD>

ACTION TAKEN

2019 Review began with the six-year cycle taking pictures and using the 2017 Marshall & Swift RCN with the aid of the Terra Scan system for the townships of Custer, Wood River, Loup, Grant, Delight, Wayne, Elim and the villages of Oconto and Callaway. Value applied to the 2019 Tax List.

Commercial pick up for 2019 work was completed by Stanard Appraisal using 2011 Marshall & Swift costing.

2020 The six-year review continued with residential properties. Using the 2017 Marshal & Swift RCN with the aid of the Terra Scan system, in the 2nd year of the six-year cycle for 2020 tax year review a desk review of Broken Bow City, physical review of Anselmo Village, Merna Village and Arnold Village, townships were Arnold, Cliff, Kilfoil.

To equalize a desk review of Broken Bow City was completed to create a table to use for all Custer County residential properties. A grading of condition and quality review on each Broken Bow City property. Outbuildings moved from farm working files into residential files and farm working file deleted to combine working files from two files to one eliminating extra confusion and upkeep of two files, unless files were categorized under agricultural land use.

The study was completed using Broken Bow City 141 sales to the property values of these sales. A vacant land sales study was the 1st step to get a land value for our Broken Bow Properties. Then the Improvements were separated from the land value prior to the desk review

After the condition & quality grading was completed and the sales file was updated to show the new A/S ratio for the 2020 values a table was created and put into the Terra Scan (Harris) programming using 2017 Marshall & Swift costing for Broken Bow City. A statistic report showed that the table was comparable to the market and the property values on the A/S ratio. The stats showed after the grading of condition and quality the overall value at .88% The land value/residential value showed low and a need to increase the land/residential ratio to 0.149827, putting the Median at 96%, COD at .07% and PRD .99% for Broken Bow City using 141 arm length qualified sales.

Table created based off Broken Bow City A/S Ratio being used is as follows:

**RESIDENTIAL DEPRECIATION TABLE
FOR CUSTER COUNTY
BASED OFF BROKEN BOW CITY A/S RATIO**

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
1	5%	7%	9%	2%	1%	0%	
2	6%	8%	10%	3%	2%	0%	
3	8%	10%	12%	4%	3%	1%	
4	11%	13%	15%	5%	4%	1%	
5	13%	16%	18%	6%	5%	1%	
6	15%	18%	20%	6%	5%	1%	
7	14%	17%	19%	6%	4%	1%	
8	16%	19%	21%	7%	4%	1%	
9	18%	21%	23%	8%	4%	1%	
10	19%	22%	24%	8%	5%	1%	
11	19%	22%	24%	8%	5%	1%	
12	21%	24%	26%	9%	5%	1%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
73	78%	64%	49%	34%	20%	5%	
74	80%	65%	50%	35%	20%	5%	
75	82%	66%	51%	36%	20%	5%	
76	82%	66%	51%	36%	20%	5%	
77	83%	67%	52%	36%	21%	5%	
78	83%	67%	52%	36%	21%	5%	
79	85%	69%	53%	37%	21%	5%	
80	85%	69%	53%	37%	21%	5%	
81	85%	69%	53%	37%	21%	5%	
82	85%	69%	53%	37%	21%	5%	
83	86%	70%	54%	38%	22%	5%	
84	86%	70%	54%	38%	22%	5%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
13	21%	17%	13%	9%	5%	1%	
14	22%	18%	14%	10%	6%	1%	
15	24%	20%	15%	11%	6%	2%	
16	24%	20%	15%	11%	6%	2%	
17	26%	21%	16%	11%	6%	2%	
18	27%	22%	17%	12%	7%	2%	
19	29%	23%	18%	13%	7%	2%	
20	32%	26%	20%	14%	8%	2%	
21	34%	27%	21%	15%	8%	2%	
22	34%	27%	21%	15%	8%	2%	
23	35%	29%	22%	15%	9%	2%	
24	35%	29%	22%	15%	9%	2%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
85	86%	70%	54%	38%	22%	5%	
86	88%	72%	55%	39%	22%	6%	
87	88%	72%	55%	39%	22%	6%	
88	90%	73%	56%	39%	22%	6%	
89	90%	73%	56%	39%	22%	6%	
90	90%	73%	56%	39%	22%	6%	
91	90%	73%	56%	39%	22%	6%	
92	91%	74%	57%	40%	23%	6%	
93	91%	74%	57%	40%	23%	6%	
94	93%	75%	58%	41%	23%	6%	
95	93%	75%	58%	41%	23%	6%	
96	93%	75%	58%	41%	23%	6%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
25	37%	30%	23%	16%	9%	2%	
26	37%	30%	23%	16%	9%	2%	
27	38%	31%	24%	17%	10%	2%	
28	38%	31%	24%	17%	10%	2%	
29	40%	33%	25%	18%	10%	3%	
30	42%	36%	26%	18%	10%	3%	
31	42%	36%	26%	18%	10%	3%	
32	43%	35%	27%	19%	11%	3%	
33	43%	35%	27%	19%	11%	3%	
34	45%	36%	28%	20%	11%	3%	
35	46%	38%	29%	20%	12%	3%	
36	46%	38%	29%	20%	12%	3%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
97	94%	77%	59%	41%	24%	6%	
98	94%	77%	59%	41%	24%	6%	
99	96%	78%	60%	42%	24%	6%	
100	96%	78%	60%	42%	24%	6%	
101	96%	78%	60%	42%	24%	6%	
102	96%	79%	61%	43%	24%	6%	
103	96%	79%	61%	43%	24%	6%	
104	96%	81%	62%	43%	25%	6%	
105	96%	81%	62%	43%	25%	6%	
106	96%	81%	62%	43%	25%	6%	
107	96%	82%	63%	44%	25%	6%	
108	96%	82%	63%	44%	25%	6%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
37	48%	39%	30%	21%	12%	3%	
38	48%	39%	30%	21%	12%	3%	
39	50%	40%	31%	22%	12%	3%	
40	51%	42%	32%	22%	13%	3%	
41	51%	42%	32%	22%	13%	3%	
42	51%	42%	32%	22%	13%	3%	
43	53%	43%	33%	23%	13%	3%	
44	54%	44%	34%	24%	14%	3%	
45	56%	46%	35%	25%	14%	4%	
46	56%	46%	35%	25%	14%	4%	
47	58%	47%	36%	25%	14%	4%	
48	58%	47%	36%	25%	14%	4%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
109	96%	83%	64%	45%	26%	6%	
110	96%	83%	64%	45%	26%	6%	
111	96%	83%	64%	45%	26%	6%	
112	96%	85%	65%	46%	26%	7%	
113	96%	85%	65%	46%	26%	7%	
114	96%	85%	65%	46%	26%	7%	
115	96%	86%	66%	46%	26%	7%	
116	96%	86%	66%	46%	26%	7%	
117	96%	86%	66%	46%	26%	7%	
118	96%	87%	67%	47%	27%	7%	
119	96%	87%	67%	47%	27%	7%	
120	96%	87%	67%	47%	27%	7%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
49	59%	48%	37%	26%	15%	4%	
50	59%	48%	37%	26%	15%	4%	
51	61%	49%	38%	27%	15%	4%	
52	62%	51%	39%	27%	16%	4%	
53	62%	51%	39%	27%	16%	4%	
54	64%	52%	40%	28%	16%	4%	
55	66%	53%	41%	28%	16%	4%	
56	66%	53%	41%	29%	16%	4%	
57	67%	55%	42%	29%	17%	4%	
58	67%	55%	42%	29%	17%	4%	
59	69%	56%	43%	30%	17%	4%	
60	70%	57%	44%	31%	18%	4%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
121	96%	87%	67%	47%	27%	7%	
122	96%	87%	67%	47%	27%	7%	
123	96%	87%	67%	47%	27%	7%	
124	96%	87%	67%	47%	27%	7%	
125	96%	87%	67%	47%	27%	7%	
126	96%	87%	67%	47%	27%	7%	
127	96%	88%	68%	48%	27%	7%	
128	96%	88%	68%	48%	27%	7%	
129	96%	88%	68%	48%	27%	7%	
130	96%	88%	68%	48%	27%	7%	
131	96%	88%	68%	48%	27%	7%	
132	96%	88%	68%	48%	27%	7%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
61	70%	57%	44%	31%	18%	4%	
62	70%	57%	44%	31%	18%	4%	
63	72%	59%	45%	32%	18%	5%	
64	72%	59%	45%	32%	18%	5%	
65	72%	59%	45%	32%	18%	5%	
66	74%	60%	46%	32%	18%	5%	
67	74%	60%	46%	32%	18%	5%	
68	75%	61%	47%	33%	19%	5%	
69	75%	61%	47%	33%	19%	5%	
70	77%	62%	48%	34%	19%	5%	
71	77%	62%	48%	34%	19%	5%	

Depreciation							
Eff Age	Cnd 10	Cnd 20	Cnd 30	Cnd 40	Cnd 50	Cnd 60	
133	96%	88%	68%	48%	27%	7%	
134	96%	88%	68%	48%	27%	7%	
135	96%	88%	68%	48%	27%	7%	
136	96%	88%	68%	48%	27%	7%	
137	96%	89%	69%	48%	27%	7%	
138	96%	89%	69%	48%	27%	7%	
139	96%	89%	69%	48%	27%	7%	
140	96%	89%	69%	48%	27%	7%	
141	96%	89%	69%	48%	27%	7%	
142	96%	89%	69%	48%	27%	7%	
143	96%	89%	69%	48%	27%	7%	
144	96%	89%	69%	48%	27%	7%	
145	96%	89%	69%	48%	27%	7%	
146	96%	89%	69%	48%	27%	7%	
147	96%	89%	69%	48%	27%	7%	

Two Neighborhoods were created in Broken Bow City to divide the older-established sections of town from the new sub-divisions to make a more equal land to building ratio.

The 1000 NBHD is identified as the older-established sections of town. Residential land is valued by the square foot. The values are tiered as follows.

Improved lots up to 24,000 SF.....	\$1.00
Over 24,000 to 43,560 SF.....	\$.60
Over 43,560 SF.....	\$.05
Vacant Lots 1 st 24,000 SF.....	\$.50
Vacant Lots after 24,000 SF.....	\$.25

The 1001 NBHD based on the newer sub-division's value tiered as follows.

Improved lots up to 24,000 sf.....	\$1.50
From 24,000 to 43,560 sf.....	\$.60
Over 43,560 sf.....	\$.40
Vacant Lots up to 24,000 SF.....	\$.70
Vacant Lost after 24,000 SF.....	...\$.30

Drainage problems and unbuildable properties received an additional 75% functional depreciation in both neighborhoods.

Using the same procedure as Broken Bow City, Anselmo Village and Merna Village were graded by condition and quality. The new table based off Broken Bow City and 2017 Marshall & Swift, Merna updated stats showed the need for a 15% economic to bring the median to 95% using a total of 11 good sales in the last three years and Anselmo Village a 25% economic adjustment with only 2 sales is at a 98% ratio.

Arnold Village adjustment of 10% economic for a ratio of 94%. Arnold Village was based off the previous assessors' values for not having enough time left in the year to implement the new tables in Arnold Village.

The sales also showed Arnold Village was comparable with Callaway Village. Arnold Village was no longer a fit for the #3 grouping and moved into the #2 grouping which then consisted of Callaway Village and Arnold Village.

New Commercial building construction and prior buildings completed were measured and valued by Stanard Appraisal using 2011 Marshall & Swift Costing.

In the agricultural area, an inventory on all the LVG codes for best use of the land was done by the state. The update of the LVG codes were implemented into the Terra Scan program. Land showed a decrease for the most part, which allowed a decrease in values in the ag land for 2020 year. Ag land is 71% of the market value for 2020.

Economic depreciation for each village

<i>ANSELMO</i>	<i>25%</i>
<i>ANSLEY</i>	<i>25%</i>
<i>ARNOLD</i>	<i>10%</i>
<i>BERWYN</i>	<i>.25%</i>
<i>BROKEN BOW</i>	<i>0%</i>
<i>CALLAWAY</i>	<i>24%</i>
<i>COMSTOCK</i>	<i>35%</i>
<i>MASON CITY</i>	<i>35%</i>
<i>MERNA</i>	<i>15%</i>
<i>OCONTO</i>	<i>50%</i>
<i>SARGENT</i>	<i>35%</i>
<i>RURAL HOMES</i>	<i>24%</i>
<i>RURAL OUTBLDS</i>	<i>35%</i>

Villages group by same characteristic.

- 1. BROKEN BOW*
- 2. CALLAWAY & ARNOLD*
- 3. ANSLEY, MERNA*
- 4. ANSELMO, MASON CITY, OCONTO & SARGENT*
- 5. BERWYN & COMSTOCK*
- 6. RURAL*

Projected plan for Custer County assessment for the following three years are as follows:

After completion of my first year as Assessor, hiring and educating three new employees with helping two of the three successfully passing the assessor test qualifying them to become a certified assessor, plus keeping current with my responsibilities, I have a better understanding of the assessor roll and made changes as needed, the decision to move the Sales back into the Assessor's office from the Register of Deeds office was a good decision and made aware of how important the sale activity plays in values of Custer County property. The sales had previously been completed by the ROD's office personal for the Assessor, the hands on was very difficult. Moving the sales into the Assessor's Office has created a better relationship and handle of the sales activity of Custer County. Sales are being completed at a faster pace allowing our Terra Scan files and State Sales file to be current and up to date. The Sales Clerk is reaching out to the assessor and has been responsible for researching the 521's, consulting with the assessor of qualifying or disqualified sales and making a complete thorough review on sales. The Sales Clerk is responsible for verifying the deeds for accuracy and updating the Terra Scan program with new ownership and verifying the working files are correct. Updating all changes on the cadastral and the G Works program.

Commercial properties are due for the six-year review and a perfect time to bring in a new appraiser company willing to create and implement a table driven by code, age, condition & quality into the Terra Scan system based off commercial sales of land and buildings within Custer County. The Custer County Board approved contracting Central Plains Valuation LLC for commercial appraisal valuation. Central Plains Valuation LLC will complete a mass appraisal of Broken Bow City & Broken Bow TWP commercial businesses. The County Assessor's office is to notify the commercial business by mail of a inspection to take place in Broken Bow City and Broken Bow Township around November 9, 2021. This will allow the owners time to contact our office of concerns. The appraisers will inspect the exterior & interior (when possible) properties, take new digital photos of each parcel, check & adjust the quality & condition if needed, pick up any improvements not listed in the County Records, develop an appropriate depreciation table using the three year sales history and develop commercial land values for Custer County, plus review approximately 50 exempt permissive parcels within Custer County for 2021 tax year for Broken Bow City. The assessor and office personnel will be responsible for entering the data provided.

The new depreciation table for outbuildings has been created and implemented in the farm files Terra Scan program to reflect the values of the prior assessor who hand enter values for 2021. This depreciation table will automatically feed into the terra scan program when entering the correct age of outbuilding, condition & quality and size of manufactured for cost of replacement, then depreciated out.

The agricultural land market analysis will be based on three years of sales to determine market value of agricultural land. G Works mapping is used for inspecting land use.

. The office personnel will continue to update land use as needed by using the G Works mapping, a field examination or owner notification to supply FSA maps may be asked for verification. The G Works mapping is updated every two years, at the end of 2020 new updated mapping should be available to help identify changes in land use

The office continues to work closely with Lower Loup and Central Platte Natural Resources District updating certified irrigation land acres. The Assessor Sales Clerk notifies Lower Loup NRD when 521's shows a change of ownership to keep records current with irrigation certifications.

After the CTL is completed in the fall of 2020 and statements produced for the Treasurer's Office, the Assessors Office is interested to changing to the MIP's programing. Changing to the MIP's program will hopefully take place later in the 2021-2022 budget year. In researching the program and listening to other Nebraska counties that are using the MIP's program, the upgrade for our county would be a plus, getting little support help from the Terra Scan Programmers it has made it difficult to complete daily task.

The Cadastral maps flown in the 1970's is becoming fragile with need to be replaced. In 2020 the cadastral maps for the villages and city were implemented into a layer on the Custer County G Works. This layer is an outdated version, but has shown to be very useful tool. In time if budget allows a plan is being made to update the cadastral in G Works and eliminate the time consumed of hand entering updating of the cadastral maps.

2021: *The 3rd year of the 6th year review will consist of townships: Hayes, Ryno, Triumph and Victoria continuing to use the 2017 Marshall & Swift Costing for Residential and Outbuildings. This will be an inspection of agricultural residential and outbuilding properties with a follow up of updating the records with values and current pictures.*

Merna Village is showing higher sales more comparable with Arnold Village and Callaway Village, may need to move Merna Village into Group #2 with Callaway and Arnold Villages and regroup #3 putting Ansley Village with Anselmo Village and Sargent Village. #4 Group would consist of Mason City Village and Oconto Village, leaving #5 grouping with Berwyn Village and Comstock Village.

The 6th year commercial review for Broken Bow City plus new or unfinished building permits from prior year buildings constructed in Custer County will be inspected by Central Plains Valuation LLC using 2020 Marshall & Swift cost. This process will start November 9, 2020.

The office continues to analysis the agricultural land use with G Works or conducting physical inspection when necessary. An analysis of the agricultural market base on three years of sale to determine market value of agricultural land will also be conducted.

2022: *The 4th year of the 6th year review will consist of townships: Milburn, West Union, Sargent, Corner, Comstock and villages of Sargent & Comstock for a physical residential and outbuilding review will be completed using 2017 Marshall & Swift Costing. The Village commercial properties will be completed. Agricultural land will continue to be inspected using G Works mapping. Inspect all new construction of commercial, residential and outbuildings for new value and pictures.*

2023: *The 5th year of the 6th year review will continue with Lillian, Douglas Grove, Garfield, Spring Creek Westerville and Myrtle inspection of Residential and Out buildings. Inspect all new building constructions and follow up on building completions from prior year completed using 2020 Marshall & Swift Costing. Agricultural land inspected with assistance from G Works mapping.*

2024: *The 6th year of the 6th year inspection for townships to complete will be: Broken Bow City, Berwyn, Ansley, Algernon, Elk Creek. Commercial and residential inspections of permits to be valued using Marshall & Swift costing or advancing to current Marshall & Swift Costing in preparing for revalue for 2022 Commercial Valuations.*

This concludes the Methodology & Three-Year Plan for Custer County.

Respectfully submitted by Lana S Lymer
Custer County Assessor.