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DEPARTMENT OF REVENUE

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

DUNDY 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 Dundy 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 Dundy 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: Tish Burrell, Dundy 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.

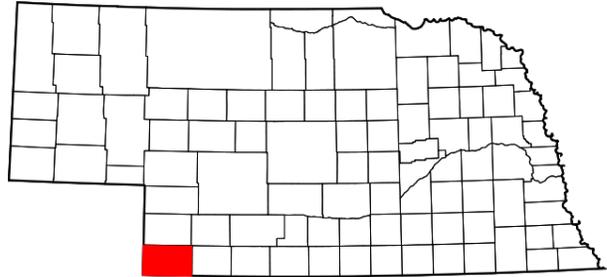
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

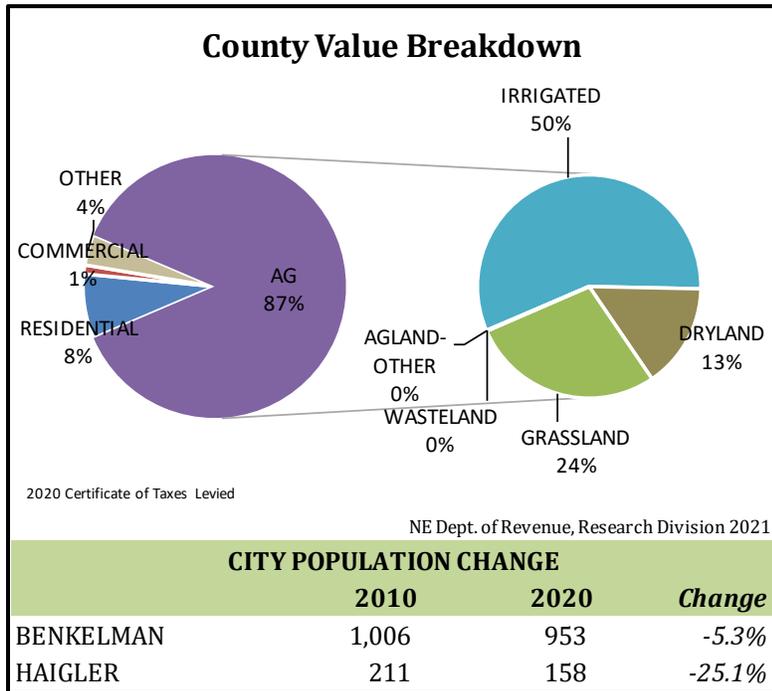
**Further information may be found in Exhibit 94*

County Overview

With a total area of 920 square miles, Dundy County has 1,693 residents, per the Census Bureau Quick Facts for 2019, reflecting an overall population decline from the 2010 U.S. Census of 16%. Reports indicate that 70% of county residents are homeowners and 76% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$53,995 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there are 52 employer establishments with total employment of 344.



Agricultural land is largest contributor to the valuation base of Dundy County. Grassland and irrigated land make up a majority of the land in the county. Dundy County is included in the Upper Republican Natural Resources District (NRD).

2021 Residential Correlation for Dundy County

Assessment Actions

The Dundy County Assessor reviewed all rural improved parcels this year, which included updating the quality and condition of properties. Several buildings had previously been documented with pictures in the Computer-Assisted Mass Appraisal (CAMA) file but had no value assigned. Lot models for land were consolidated from every township/range into two codes: Rural Residential Non Ag or Ag Related Home. Both are now being valued at \$15,000 for the first acre to account for installation of water, electric and sewer, which was increased from the previous value of \$5,000 or \$2,500 respectively.

Additionally, the assessor has identified modular homes which are now valued as stick built.

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 Dundy County Assessor maintains acceptable sales qualification and verification practices. Review of qualified and nonqualified sales supported that qualification determinations appear to have been made without bias. The county does not send out questionnaires; however, the assessor's office frequently contacts buyers or sellers regarding any questions of a particular sale. Costing and depreciation tables were updated for Valuation Groups 1 and 2 for 2019 in conjunction with review work completed by members of the county assessor's staff. The costing and depreciation tables for the third valuation group, rural residential, was updated this year during the review process. Residential rural properties are valued using the same cost and depreciation as Valuation Group 1. The county is up-to-date with the six-year inspection cycle requirements.

The assessor has provided a Valuation Methodology to the Property Assessment Division (Division). An updated three-year plan was provided to the Division, which included a more detailed explanation of planned assessment actions.

Description of Analysis

Dundy County has identified three valuation groups, as show below.

Valuation Group	Description
1	Benkelman
2	Haigler, Max and Parks
3	Rural Residential

2021 Residential Correlation for Dundy County

A review of the overall statistical profile for residential property in Dundy County indicates that the median is within the acceptable range. A wide range of sales ratios influence the other measures of central tendency as well as the high COD and PRD. However, the majority of the sales are in the county seat and Valuation Group 1 of Benkelman and the statistics for that group is much more stable with both the median and mean within range. The PRD is high and the sales price substrata demonstrates a clearly regressive pattern. The County Assessor should makes adjustments in the next appraisal model. However, the PRD is not a single indicator of assessment uniformity.

Comparison of the statistics and the County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied (CTL) Report indicated that both the sold properties and the abstract changed similarly. The residential class increased approximately 19% this year.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments appear to be uniform and proportionate across the residential class. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	42	91.89	99.54	88.23	23.51	112.82
2	11	99.50	116.45	86.93	42.22	133.96
3	1	58.90	58.90	58.90	00.00	100.00
____ALL____	54	91.89	102.24	86.32	28.41	118.44

Level of Value

Based on analysis of all available information, the level of value for the residential property in Dundy County is 92%.

2021 Commercial Correlation for Dundy County

Assessment Actions

The Dundy County Assessor has started a two-year commercial review project. This past year, all commercial properties were reviewed for occupancy code changes and updates. The commercial land is being analyzed to simplify codes and to update values. The assessor has identified updating costing tables as the next step of the review process. Severed minerals are now valued at \$25 per acre; the previous values ranged from \$25-50 per acre.

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.

Review of qualified and non-qualified sales shows that Dundy County qualified sales to be used for measurement are slightly lower than the state average. Further review revealed no apparent bias in the qualification determination process. The county does not use sales questionnaires; the practice is to contact parties directly with any questions.

Limited commercial sale activity supports the single valuation group for the county. The county is up-to-date with the six-year inspection and review cycle. In 2017 the commercial valuation group was physically reviewed and depreciation was updated at that time. Cost tables were updated in 2013.

Description of Analysis

Like its neighboring counties, Dundy County has a very limited and sporadic commercial market. A wide range of sales prices and sales ratios is typical and this year is no different. The median and mean for the commercial group are both within range; however, the hypothetical removal of one sale on the high and low ends of the sales ratios results a 13-point median spread, which shows the unreliability of the statistics from such a small and diverse sample.

A comparison of the 2021 County Abstract of Assessment for Real Property Form 45, to the 2020 Certificate of Taxes Levied (CTL) reveals less than one percent change excluding growth, which supports the stated assessment actions of no valuation change for commercial properties in Dundy County.

Equalization and Quality of Assessment

A review of the statistics with limited sales, along with all other information available, as well as the assessment practices suggest that commercial property within Dundy County are valued within

2021 Commercial Correlation for Dundy County

the acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property complies with generally accepted mass appraisal techniques.

Level of Value

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

2021 Agricultural Correlation for Dundy County

Assessment Actions

The Dundy County Assessor reviewed all rural improved parcels this year, which included updating the quality and condition of properties. Parcels were reviewed for feedlots/corrals for intensive use parcels. Several buildings had previously been documented with pictures in CAMA (Computer-Assisted Mass Appraisal) file but had no value assigned. Lot models for land were consolidated from every township/range into two codes: Rural Residential Non Ag or Ag Related Home. Both are now being valued at \$15,000 for the first acre to account for installation of water, electric and sewer which was increased from the previous value of \$5,000 or \$2,500 respectively.

Grassland was increased from \$525 to \$535 and no changes were made to dryland or irrigated values.

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 agricultural land in Dundy County is in a single market area as there are not any differentiating factors in the county to require multiple market areas. The entire county was reviewed by the assessor's office in 2020. Agricultural sales in the county are qualified at a typical rate and sales that are not included in the measurement study have sufficient explanation for disqualification.

As part of the physical inspection, depreciation tables and lot values for agricultural homes were updated in 2020. Costing is from 2019.

Description of Analysis

Review of the sales file statistics show that all three measures of central tendency are within the acceptable range, as well as the COD. Dundy County has a fairly equal number of sales when sorted by 80% Majority Land Use (MLU) and all three subclasses of agricultural land are within range for the median, mean, weighted mean and COD.

Equalization and Quality of Assessment

Review of the assessment practices for Dundy County indicate that agricultural improvements are valued in the same manner as rural residential parcels. It is believed that agricultural improvements are valued at the statutory level.

Analysis and comparison with surrounding counties support that the agricultural land values are equalized. The quality of assessment complies with generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Dundy County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	12	69.29	71.18	69.20	10.84	102.86
1	12	69.29	71.18	69.20	10.84	102.86
<u>Dry</u>						
County	13	70.73	73.50	69.77	14.69	105.35
1	13	70.73	73.50	69.77	14.69	105.35
<u>Grass</u>						
County	16	68.86	72.42	69.61	10.59	104.04
1	16	68.86	72.42	69.61	10.59	104.04
<u>ALL</u>						
	47	68.90	72.00	69.15	11.54	104.12

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dundy County is 69%.

2021 Opinions of the Property Tax Administrator for Dundy 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Dundy County

Residential Real Property - Current

Number of Sales	54	Median	91.89
Total Sales Price	\$3,179,650	Mean	102.24
Total Adj. Sales Price	\$3,179,650	Wgt. Mean	86.32
Total Assessed Value	\$2,744,644	Average Assessed Value of the Base	\$45,128
Avg. Adj. Sales Price	\$58,882	Avg. Assessed Value	\$50,827

Confidence Interval - Current

95% Median C.I	81.20 to 100.17
95% Wgt. Mean C.I	80.73 to 91.91
95% Mean C.I	91.37 to 113.11
% of Value of the Class of all Real Property Value in the County	5.46
% of Records Sold in the Study Period	5.71
% of Value Sold in the Study Period	6.43

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	39	93	92.63
2019	49	93	93.49
2018	49	93	93.04
2017	56	98	98.01

2021 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	11	Median	97.87
Total Sales Price	\$361,100	Mean	98.77
Total Adj. Sales Price	\$361,100	Wgt. Mean	88.41
Total Assessed Value	\$319,256	Average Assessed Value of the Base	\$40,363
Avg. Adj. Sales Price	\$32,827	Avg. Assessed Value	\$29,023

Confidence Interval - Current

95% Median C.I	65.29 to 117.64
95% Wgt. Mean C.I	65.37 to 111.45
95% Mean C.I	67.28 to 130.26
% of Value of the Class of all Real Property Value in the County	1.07
% of Records Sold in the Study Period	5.31
% of Value Sold in the Study Period	3.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	7	100	79.55
2019	8	100	76.83
2018	7	100	92.37
2017	7	100	56.58

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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 : 54
Total Sales Price : 3,179,650
Total Adj. Sales Price : 3,179,650
Total Assessed Value : 2,744,644
Avg. Adj. Sales Price : 58,882
Avg. Assessed Value : 50,827

MEDIAN : 92
WGT. MEAN : 86
MEAN : 102
COD : 28.41
PRD : 118.44

COV : 39.87
STD : 40.76
Avg. Abs. Dev : 26.11
MAX Sales Ratio : 249.44
MIN Sales Ratio : 52.24

95% Median C.I. : 81.20 to 100.17
95% Wgt. Mean C.I. : 80.73 to 91.91
95% Mean C.I. : 91.37 to 113.11

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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	7	84.37	106.72	82.26	35.04	129.73	70.44	249.44	70.44 to 249.44	44,136	36,308
01-JAN-19 To 31-MAR-19	4	89.78	90.68	92.60	08.21	97.93	80.59	102.59	N/A	119,000	110,188
01-APR-19 To 30-JUN-19	5	92.63	97.16	87.79	13.59	110.67	81.20	119.00	N/A	49,500	43,456
01-JUL-19 To 30-SEP-19	3	106.72	103.93	94.83	14.21	109.60	79.79	125.29	N/A	51,167	48,523
01-OCT-19 To 31-DEC-19	8	103.09	108.63	95.70	23.16	113.51	70.00	170.88	70.00 to 170.88	50,563	48,388
01-JAN-20 To 31-MAR-20	5	121.74	132.52	91.25	41.91	145.23	64.62	230.87	N/A	38,900	35,496
01-APR-20 To 30-JUN-20	9	100.78	109.42	96.21	22.57	113.73	61.40	201.90	78.46 to 118.76	43,689	42,035
01-JUL-20 To 30-SEP-20	13	78.34	84.38	74.29	23.36	113.58	52.24	182.33	59.54 to 91.71	77,038	57,230
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	19	86.05	100.39	89.19	22.86	112.56	70.44	249.44	80.59 to 106.72	62,418	55,672
01-OCT-19 To 30-SEP-20	35	92.06	103.24	84.61	31.97	122.02	52.24	230.87	78.34 to 106.67	56,963	48,197
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	20	96.51	101.47	92.92	18.39	109.20	70.00	170.88	83.91 to 109.04	64,075	59,535
<u>ALL</u>	54	91.89	102.24	86.32	28.41	118.44	52.24	249.44	81.20 to 100.17	58,882	50,827

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	42	91.89	99.54	88.23	23.51	112.82	52.24	249.44	81.20 to 100.78	61,999	54,701
2	11	99.50	116.45	86.93	42.22	133.96	61.40	230.87	64.62 to 201.90	35,064	30,479
3	1	58.90	58.90	58.90	00.00	100.00	58.90	58.90	N/A	190,000	111,909
<u>ALL</u>	54	91.89	102.24	86.32	28.41	118.44	52.24	249.44	81.20 to 100.17	58,882	50,827

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	53	92.06	102.57	86.33	28.73	118.81	52.24	249.44	80.59 to 100.78	59,635	51,483
06											
07	1	84.37	84.37	84.37	00.00	100.00	84.37	84.37	N/A	19,000	16,030
<u>ALL</u>	54	91.89	102.24	86.32	28.41	118.44	52.24	249.44	81.20 to 100.17	58,882	50,827

29 Dundy
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 : 54
 Total Sales Price : 3,179,650
 Total Adj. Sales Price : 3,179,650
 Total Assessed Value : 2,744,644
 Avg. Adj. Sales Price : 58,882
 Avg. Assessed Value : 50,827

MEDIAN : 92
 WGT. MEAN : 86
 MEAN : 102
 COD : 28.41
 PRD : 118.44

COV : 39.87
 STD : 40.76
 Avg. Abs. Dev : 26.11
 MAX Sales Ratio : 249.44
 MIN Sales Ratio : 52.24

95% Median C.I. : 81.20 to 100.17
 95% Wgt. Mean C.I. : 80.73 to 91.91
 95% Mean C.I. : 91.37 to 113.11

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	6	192.12	177.34	177.48	26.06	99.92	99.32	249.44	99.32 to 249.44	3,317	5,886	
Less Than 15,000	10	143.05	151.11	132.58	38.60	113.98	61.40	249.44	99.32 to 230.87	5,940	7,875	
Less Than 30,000	25	100.17	120.04	103.98	36.11	115.45	59.54	249.44	91.71 to 119.00	14,956	15,551	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	48	86.04	92.85	85.74	21.37	108.29	52.24	170.88	79.79 to 99.50	65,828	56,444	
Greater Than 14,999	44	85.62	91.13	85.44	19.39	106.66	52.24	170.88	79.14 to 99.12	70,915	60,588	
Greater Than 29,999	29	83.91	86.89	83.97	16.49	103.48	52.24	125.29	77.55 to 92.63	96,750	81,236	
<u>Incremental Ranges</u>												
0 TO 4,999	6	192.12	177.34	177.48	26.06	99.92	99.32	249.44	99.32 to 249.44	3,317	5,886	
5,000 TO 14,999	4	109.30	111.77	109.96	28.62	101.65	61.40	167.10	N/A	9,875	10,859	
15,000 TO 29,999	15	93.52	99.32	98.58	21.86	100.75	59.54	170.88	79.90 to 112.67	20,967	20,669	
30,000 TO 59,999	6	102.92	94.96	92.10	22.31	103.11	52.24	125.29	52.24 to 125.29	43,167	39,755	
60,000 TO 99,999	16	84.56	87.53	87.18	11.36	100.40	70.00	116.08	78.25 to 92.63	77,766	67,798	
100,000 TO 149,999	1	69.17	69.17	69.17	00.00	100.00	69.17	69.17	N/A	115,000	79,540	
150,000 TO 249,999	5	77.55	78.87	78.71	11.68	100.20	58.90	102.59	N/A	187,500	147,588	
250,000 TO 499,999	1	86.03	86.03	86.03	00.00	100.00	86.03	86.03	N/A	250,000	215,075	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	54	91.89	102.24	86.32	28.41	118.44	52.24	249.44	81.20 to 100.17	58,882	50,827	

29 Dundy
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 : 11
Total Sales Price : 361,100
Total Adj. Sales Price : 361,100
Total Assessed Value : 319,256
Avg. Adj. Sales Price : 32,827
Avg. Assessed Value : 29,023

MEDIAN : 98
WGT. MEAN : 88
MEAN : 99
COD : 31.71
PRD : 111.72

COV : 47.45
STD : 46.87
Avg. Abs. Dev : 31.03
MAX Sales Ratio : 220.19
MIN Sales Ratio : 42.57

95% Median C.I. : 65.29 to 117.64
95% Wgt. Mean C.I. : 65.37 to 111.45
95% Mean C.I. : 67.28 to 130.26

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	3	107.25	97.68	111.18	15.38	87.86	68.16	117.64	N/A	9,333	10,377
01-JUL-18 To 30-SEP-18	1	79.55	79.55	79.55	00.00	100.00	79.55	79.55	N/A	10,900	8,671
01-OCT-18 To 31-DEC-18	2	86.13	86.13	82.73	24.20	104.11	65.29	106.96	N/A	107,500	88,939
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	220.19	220.19	220.19	00.00	100.00	220.19	220.19	N/A	4,200	9,248
01-JAN-20 To 31-MAR-20	1	42.57	42.57	42.57	00.00	100.00	42.57	42.57	N/A	10,000	4,257
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	3	97.87	92.95	94.70	15.29	98.15	68.05	112.94	N/A	31,000	29,357
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	4	93.40	93.15	102.32	20.66	91.04	68.16	117.64	N/A	9,725	9,951
01-OCT-18 To 30-SEP-19	2	86.13	86.13	82.73	24.20	104.11	65.29	106.96	N/A	107,500	88,939
01-OCT-19 To 30-SEP-20	5	97.87	108.32	94.75	45.47	114.32	42.57	220.19	N/A	21,440	20,315
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	6	93.26	90.81	85.73	21.24	105.93	65.29	117.64	65.29 to 117.64	42,317	36,280
01-JAN-19 To 31-DEC-19	1	220.19	220.19	220.19	00.00	100.00	220.19	220.19	N/A	4,200	9,248
<u>ALL</u>	11	97.87	98.77	88.41	31.71	111.72	42.57	220.19	65.29 to 117.64	32,827	29,023

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	97.87	98.77	88.41	31.71	111.72	42.57	220.19	65.29 to 117.64	32,827	29,023
<u>ALL</u>	11	97.87	98.77	88.41	31.71	111.72	42.57	220.19	65.29 to 117.64	32,827	29,023

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	79.55	79.55	79.55	00.00	100.00	79.55	79.55	N/A	10,900	8,671
03	10	102.42	100.69	88.69	31.54	113.53	42.57	220.19	65.29 to 117.64	35,020	31,059
04											
<u>ALL</u>	11	97.87	98.77	88.41	31.71	111.72	42.57	220.19	65.29 to 117.64	32,827	29,023

29 Dundy
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 : 11
Total Sales Price : 361,100
Total Adj. Sales Price : 361,100
Total Assessed Value : 319,256
Avg. Adj. Sales Price : 32,827
Avg. Assessed Value : 29,023

MEDIAN : 98
WGT. MEAN : 88
MEAN : 99
COD : 31.71
PRD : 111.72

COV : 47.45
STD : 46.87
Avg. Abs. Dev : 31.03
MAX Sales Ratio : 220.19
MIN Sales Ratio : 42.57

95% Median C.I. : 65.29 to 117.64
95% Wgt. Mean C.I. : 65.37 to 111.45
95% Mean C.I. : 67.28 to 130.26

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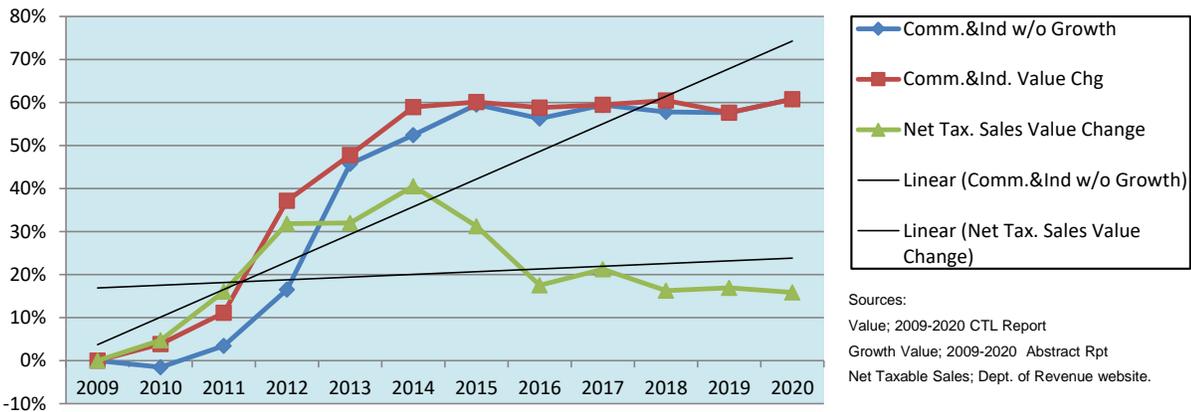
SALE PRICE *

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	2	144.18	144.18	163.46	52.73	88.21	68.16	220.19	N/A	3,350	5,476
Less Than 15,000	5	79.55	103.54	89.97	54.48	115.08	42.57	220.19	N/A	6,620	5,956
Less Than 30,000	8	93.40	102.04	96.14	40.11	106.14	42.57	220.19	42.57 to 220.19	11,638	11,188
Ranges Excl. Low \$											
Greater Than 4,999	9	97.87	88.68	86.99	21.50	101.94	42.57	117.64	65.29 to 112.94	39,378	34,256
Greater Than 14,999	6	102.42	94.79	88.26	17.30	107.40	65.29	117.64	65.29 to 117.64	54,667	48,246
Greater Than 29,999	3	97.87	90.04	85.73	14.19	105.03	65.29	106.96	N/A	89,333	76,584
Incremental Ranges											
0 TO 4,999	2	144.18	144.18	163.46	52.73	88.21	68.16	220.19	N/A	3,350	5,476
5,000 TO 14,999	3	79.55	76.46	71.31	27.10	107.22	42.57	107.25	N/A	8,800	6,276
15,000 TO 29,999	3	112.94	99.54	99.54	14.64	100.00	68.05	117.64	N/A	20,000	19,909
30,000 TO 59,999	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	53,000	51,873
60,000 TO 99,999	1	106.96	106.96	106.96	00.00	100.00	106.96	106.96	N/A	90,000	96,264
100,000 TO 149,999	1	65.29	65.29	65.29	00.00	100.00	65.29	65.29	N/A	125,000	81,614
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	11	97.87	98.77	88.41	31.71	111.72	42.57	220.19	65.29 to 117.64	32,827	29,023

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
132	1	42.57	42.57	42.57	00.00	100.00	42.57	42.57	N/A	10,000	4,257
339	1	68.16	68.16	68.16	00.00	100.00	68.16	68.16	N/A	2,500	1,704
340	1	65.29	65.29	65.29	00.00	100.00	65.29	65.29	N/A	125,000	81,614
344	1	117.64	117.64	117.64	00.00	100.00	117.64	117.64	N/A	20,000	23,528
349	1	112.94	112.94	112.94	00.00	100.00	112.94	112.94	N/A	20,000	22,588
352	1	79.55	79.55	79.55	00.00	100.00	79.55	79.55	N/A	10,900	8,671
353	3	107.25	131.83	96.82	47.28	136.16	68.05	220.19	N/A	9,900	9,586
390	1	106.96	106.96	106.96	00.00	100.00	106.96	106.96	N/A	90,000	96,264
442	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	53,000	51,873
ALL	11	97.87	98.77	88.41	31.71	111.72	42.57	220.19	65.29 to 117.64	32,827	29,023

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	\$ 4,698,970	\$ 268,278		\$ 4,430,692	--	\$ 9,099,088	--
2009	\$ 5,212,640	\$ 526,073	10.09%	\$ 4,686,567	--	\$ 8,814,009	--
2010	\$ 5,414,076	\$ 281,036	5.19%	\$ 5,133,040	-1.53%	\$ 9,233,038	4.75%
2011	\$ 5,792,723	\$ 401,844	6.94%	\$ 5,390,879	-0.43%	\$ 10,226,610	10.76%
2012	\$ 7,150,312	\$ 1,077,467	15.07%	\$ 6,072,845	4.84%	\$ 11,621,266	13.64%
2013	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357	6.22%	\$ 11,636,115	0.13%
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
2016	\$ 8,277,883	\$ 130,943	1.58%	\$ 8,146,940	-2.37%	\$ 10,359,670	-10.43%
2017	\$ 8,311,975	\$ 4,192	0.05%	\$ 8,307,783	0.36%	\$ 10,685,388	3.14%
2018	\$ 8,363,394	\$ 137,167	1.64%	\$ 8,226,227	-1.03%	\$ 10,246,460	-4.11%
2019	\$ 8,216,549	\$ -	0.00%	\$ 8,216,549	-1.76%	\$ 10,307,856	0.60%
2020	\$ 8,380,297	\$ -	0.00%	\$ 8,380,297	1.99%	\$ 10,212,874	-0.92%
Ann %chg	4.66%			Average	0.78%	1.58%	1.83%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.53%	3.86%	4.75%
2011	3.42%	11.13%	16.03%
2012	16.50%	37.17%	31.85%
2013	45.71%	47.80%	32.02%
2014	52.42%	58.94%	40.56%
2015	59.52%	60.09%	31.23%
2016	56.29%	58.80%	17.54%
2017	59.38%	59.46%	21.23%
2018	57.81%	60.44%	16.25%
2019	57.63%	57.63%	16.95%
2020	60.77%	60.77%	15.87%

County Number	29
County Name	Dundy

29 Dundy
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 : 47
Total Sales Price : 32,328,001
Total Adj. Sales Price : 32,328,001
Total Assessed Value : 22,354,801
Avg. Adj. Sales Price : 687,830
Avg. Assessed Value : 475,634

MEDIAN : 69
WGT. MEAN : 69
MEAN : 72
COD : 11.54
PRD : 104.12

COV : 16.82
STD : 12.11
Avg. Abs. Dev : 07.95
MAX Sales Ratio : 125.13
MIN Sales Ratio : 55.87

95% Median C.I. : 66.36 to 73.43
95% Wgt. Mean C.I. : 66.80 to 71.50
95% Mean C.I. : 68.54 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	2	65.01	65.01	66.97	04.94	97.07	61.80	68.21	N/A	2,326,769	1,558,184
01-JAN-18 To 31-MAR-18	9	71.73	73.14	70.88	09.80	103.19	62.27	97.53	65.94 to 77.81	716,560	507,874
01-APR-18 To 30-JUN-18	2	67.26	67.26	66.98	03.49	100.42	64.91	69.61	N/A	660,762	442,605
01-JUL-18 To 30-SEP-18	4	67.27	71.07	64.59	11.55	110.03	62.79	86.94	N/A	318,518	205,719
01-OCT-18 To 31-DEC-18	4	70.69	74.00	70.77	16.48	104.56	55.87	98.74	N/A	806,855	570,998
01-JAN-19 To 31-MAR-19	4	65.40	65.13	66.58	04.63	97.82	60.80	68.90	N/A	941,750	626,972
01-APR-19 To 30-JUN-19	6	68.79	68.60	65.96	07.89	104.00	59.03	78.29	59.03 to 78.29	624,937	412,194
01-JUL-19 To 30-SEP-19	2	99.71	99.71	84.57	25.49	117.90	74.29	125.13	N/A	369,775	312,713
01-OCT-19 To 31-DEC-19	4	80.48	78.03	75.64	07.02	103.16	65.10	86.05	N/A	312,900	236,683
01-JAN-20 To 31-MAR-20	3	62.61	66.13	69.48	08.74	95.18	59.68	76.09	N/A	704,983	489,851
01-APR-20 To 30-JUN-20	3	73.83	71.00	69.33	06.99	102.41	61.85	77.32	N/A	300,458	208,319
01-JUL-20 To 30-SEP-20	4	68.94	71.45	70.45	07.60	101.42	66.05	81.86	N/A	719,578	506,944
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	17	68.21	71.00	68.59	09.40	103.51	61.80	97.53	63.80 to 75.37	805,775	552,666
01-OCT-18 To 30-SEP-19	16	68.86	72.97	68.71	14.14	106.20	55.87	125.13	63.27 to 74.29	717,724	493,154
01-OCT-19 To 30-SEP-20	14	72.67	72.09	70.93	10.11	101.64	59.68	86.05	62.61 to 81.30	510,446	362,073
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	19	69.61	72.27	69.78	11.18	103.57	55.87	98.74	64.91 to 75.37	645,898	450,681
01-JAN-19 To 31-DEC-19	16	69.63	73.98	68.92	13.77	107.34	59.03	125.13	63.40 to 79.65	594,236	409,576
<u>ALL</u>	47	68.90	72.00	69.15	11.54	104.12	55.87	125.13	66.36 to 73.43	687,830	475,634

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	47	68.90	72.00	69.15	11.54	104.12	55.87	125.13	66.36 to 73.43	687,830	475,634
<u>ALL</u>	47	68.90	72.00	69.15	11.54	104.12	55.87	125.13	66.36 to 73.43	687,830	475,634

29 Dundy
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 72
 COD : 11.54
 PRD : 104.12

COV : 16.82
 STD : 12.11
 Avg. Abs. Dev : 07.95
 MAX Sales Ratio : 125.13
 MIN Sales Ratio : 55.87

95% Median C.I. : 66.36 to 73.43
 95% Wgt. Mean C.I. : 66.80 to 71.50
 95% Mean C.I. : 68.54 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	1	62.61	62.61	62.61	00.00	100.00	62.61	62.61	N/A	637,500	399,117
1	1	62.61	62.61	62.61	00.00	100.00	62.61	62.61	N/A	637,500	399,117
_____Dry_____											
County	11	70.73	73.94	69.34	16.98	106.63	55.87	125.13	59.68 to 81.86	274,028	190,008
1	11	70.73	73.94	69.34	16.98	106.63	55.87	125.13	59.68 to 81.86	274,028	190,008
_____Grass_____											
County	14	67.87	70.80	68.65	09.14	103.13	61.85	86.94	63.40 to 78.29	470,093	322,724
1	14	67.87	70.80	68.65	09.14	103.13	61.85	86.94	63.40 to 78.29	470,093	322,724
_____ALL_____	47	68.90	72.00	69.15	11.54	104.12	55.87	125.13	66.36 to 73.43	687,830	475,634

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	12	69.29	71.18	69.20	10.84	102.86	59.03	97.53	62.61 to 76.09	1,143,125	791,023
1	12	69.29	71.18	69.20	10.84	102.86	59.03	97.53	62.61 to 76.09	1,143,125	791,023
_____Dry_____											
County	13	70.73	73.50	69.77	14.69	105.35	55.87	125.13	60.80 to 81.30	314,473	219,394
1	13	70.73	73.50	69.77	14.69	105.35	55.87	125.13	60.80 to 81.30	314,473	219,394
_____Grass_____											
County	16	68.86	72.42	69.61	10.59	104.04	61.85	98.74	64.91 to 78.29	564,051	392,629
1	16	68.86	72.42	69.61	10.59	104.04	61.85	98.74	64.91 to 78.29	564,051	392,629
_____ALL_____	47	68.90	72.00	69.15	11.54	104.12	55.87	125.13	66.36 to 73.43	687,830	475,634

Dundy County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	3175	3001	2422	3174	3149	2688	3160	2978	3132
Chase	1	3650	3650	3550	3550	3445	3445	3445	3445	3566
Hayes	1	2650	2650	2490	2490	2325	2325	2210	2210	2501
Hitchcock	1	2480	2480	2355	2355	2275	2275	2195	2195	2448

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1280	n/a	855	855	n/a	855	855	1093
Chase	1	n/a	1200	1050	1050	970	n/a	920	920	1128
Hayes	1	n/a	895	805	805	780	780	735	735	863
Hitchcock	1	1075	1075	1005	1005	935	935	830	830	1045

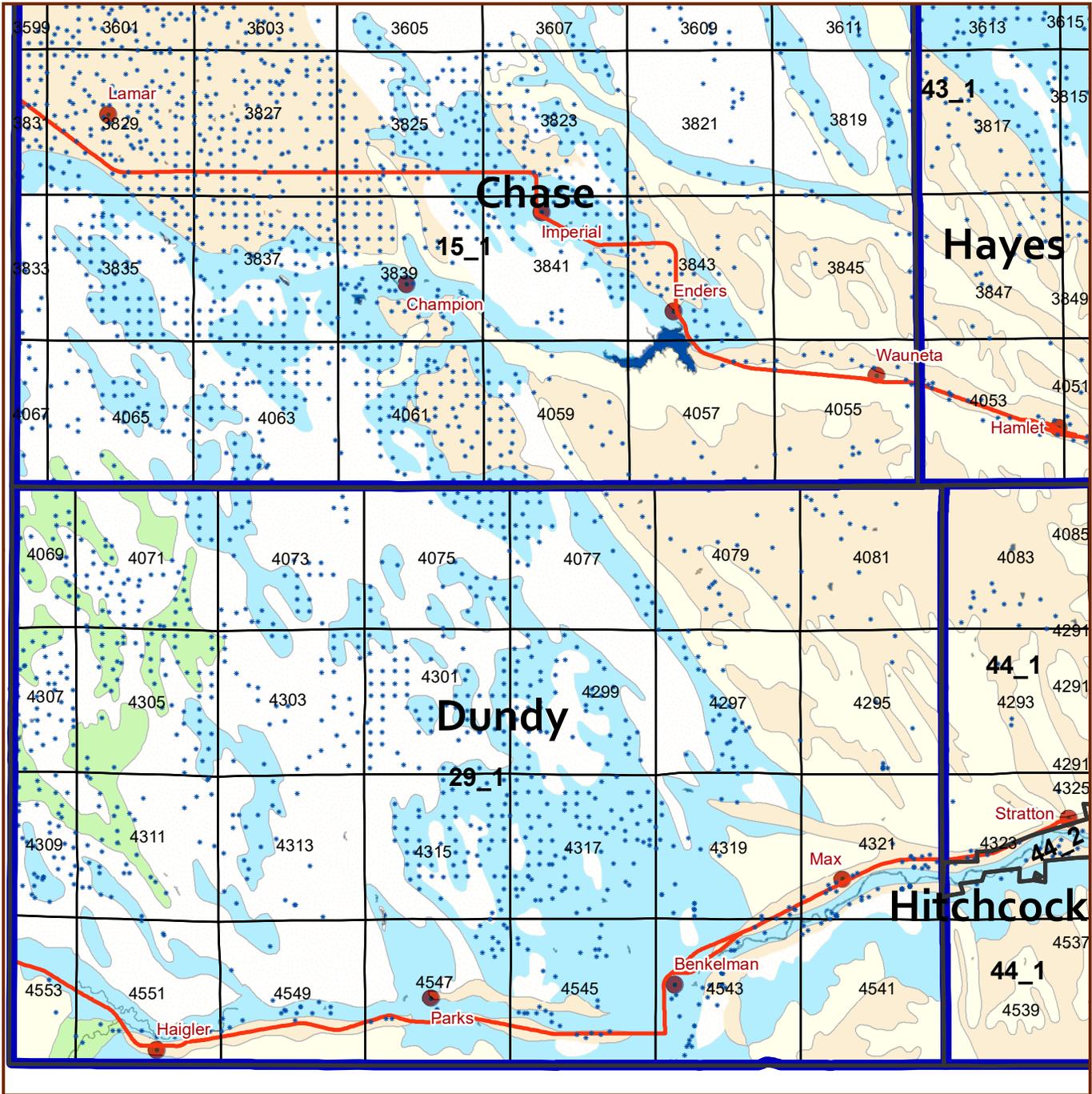
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	535	535	n/a	535	n/a	535	535	535	535
Chase	1	863	3650	928	1902	3445	561	594	682	605
Hayes	1	515	515	n/a	515	515	515	515	515	515
Hitchcock	1	585	585	585	585	n/a	585	585	585	585

County	Mkt Area	CRP	TIMBER	WASTE
Dundy	1	n/a	n/a	50
Chase	1	697	n/a	20
Hayes	1	683	n/a	25
Hitchcock	1	1166	n/a	50

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.

DUNDY COUNTY



Legend

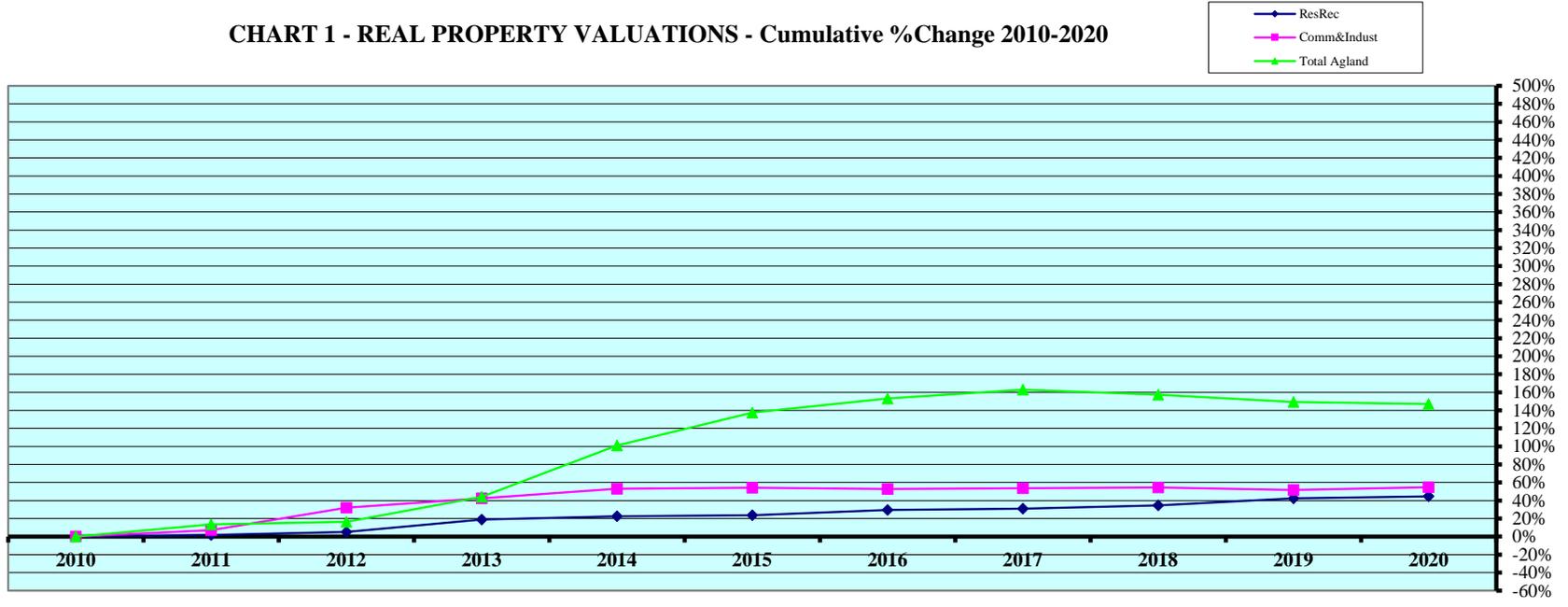
-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

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	26,726,997	--	--	--	5,414,076	--	--	--	270,472,353	--	--	--
2011	27,199,662	472,665	1.77%	1.77%	5,792,723	378,647	6.99%	6.99%	306,996,188	36,523,835	13.50%	13.50%
2012	28,085,099	885,437	3.26%	5.08%	7,150,312	1,357,589	23.44%	32.07%	314,743,108	7,746,920	2.52%	16.37%
2013	31,806,284	3,721,185	13.25%	19.00%	7,704,029	553,717	7.74%	42.30%	389,767,699	75,024,591	23.84%	44.11%
2014	32,731,197	924,913	2.91%	22.46%	8,284,947	580,918	7.54%	53.03%	543,560,230	153,792,531	39.46%	100.97%
2015	33,065,405	334,208	1.02%	23.72%	8,345,081	60,134	0.73%	54.14%	642,282,687	98,722,457	18.16%	137.47%
2016	34,617,669	1,552,264	4.69%	29.52%	8,277,883	-67,198	-0.81%	52.90%	684,894,624	42,611,937	6.63%	153.22%
2017	34,981,465	363,796	1.05%	30.88%	8,311,975	34,092	0.41%	53.53%	711,083,026	26,188,402	3.82%	162.90%
2018	35,996,913	1,015,448	2.90%	34.68%	8,363,394	51,419	0.62%	54.48%	696,059,925	-15,023,101	-2.11%	157.35%
2019	38,097,611	2,100,698	5.84%	42.54%	8,216,549	-146,845	-1.76%	51.76%	674,489,574	-21,570,351	-3.10%	149.37%
2020	38,642,794	545,183	1.43%	44.58%	8,380,297	163,748	1.99%	54.79%	668,182,395	-6,307,179	-0.94%	147.04%

Rate Annual %chg: Residential & Recreational **3.76%**

Commercial & Industrial **4.47%**

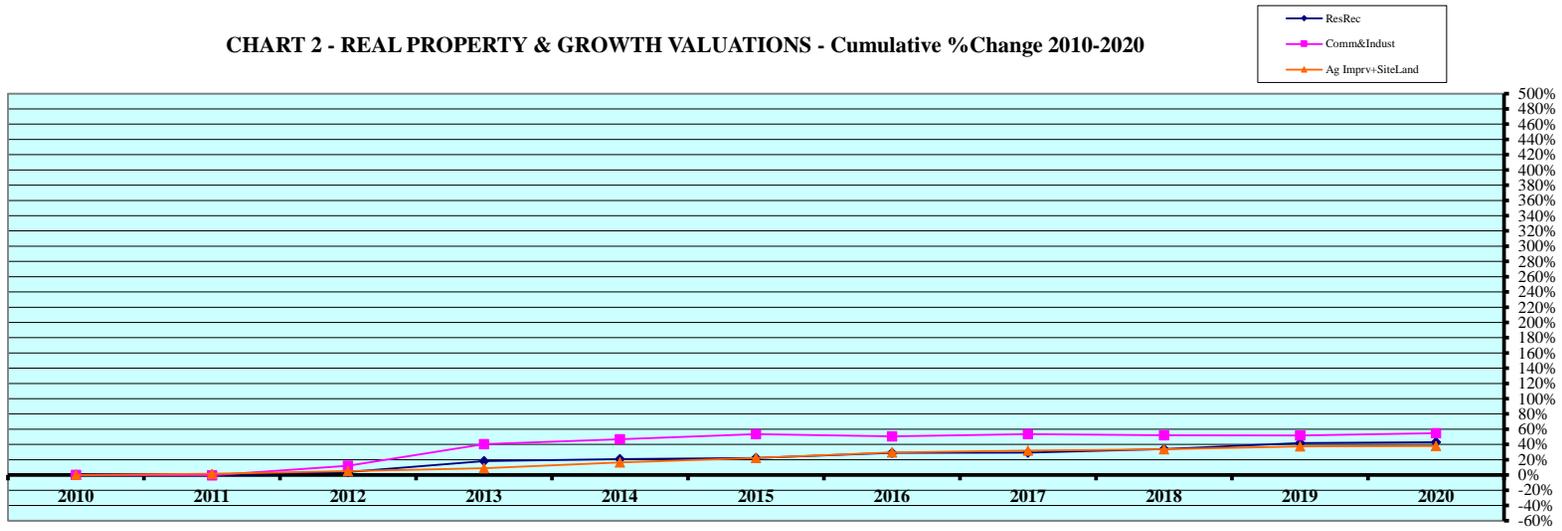
Agricultural Land **9.47%**

Cnty# **29**
County **DUNDY**

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	26,726,997	149,150	0.56%	26,577,847	--	--	5,414,076	281,036	5.19%	5,133,040	--	--	
2011	27,199,662	428,124	1.57%	26,771,538	0.17%	0.17%	5,792,723	401,844	6.94%	5,390,879	-0.43%	-0.43%	
2012	28,085,099	355,540	1.27%	27,729,559	1.95%	3.75%	7,150,312	1,077,467	15.07%	6,072,845	4.84%	12.17%	
2013	31,806,284	250,644	0.79%	31,555,640	12.36%	18.07%	7,704,029	108,672	1.41%	7,595,357	6.22%	40.29%	
2014	32,731,197	477,486	1.46%	32,253,711	1.41%	20.68%	8,284,947	339,712	4.10%	7,945,235	3.13%	46.75%	
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	22.38%	8,345,081	29,759	0.36%	8,315,322	0.37%	53.59%	
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	29.09%	8,277,883	130,943	1.58%	8,146,940	-2.37%	50.48%	
2017	34,981,465	450,607	1.29%	34,530,858	-0.25%	29.20%	8,311,975	4,192	0.05%	8,307,783	0.36%	53.45%	
2018	35,996,913	193,520	0.54%	35,803,393	2.35%	33.96%	8,363,394	137,167	1.64%	8,226,227	-1.03%	51.94%	
2019	38,097,611	151,480	0.40%	37,946,131	5.41%	41.98%	8,216,549	0	0.00%	8,216,549	-1.76%	51.76%	
2020	38,642,794	441,210	1.14%	38,201,584	0.27%	42.93%	8,380,297	0	0.00%	8,380,297	1.99%	54.79%	
Rate Ann%chg	3.76%			Resid & Recreat w/o growth			4.47%			C & I w/o growth			1.13%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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	16,258,182	9,567,124	25,825,306	422,461	1.64%	25,402,845	--	--
2011	16,417,535	10,555,243	26,972,778	768,101	2.85%	26,204,677	1.47%	1.47%
2012	16,574,407	11,784,552	28,358,959	1,255,462	4.43%	27,103,497	0.48%	4.95%
2013	16,963,297	12,394,376	29,357,673	1,259,034	4.29%	28,098,639	-0.92%	8.80%
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	30,053,868	2.37%	16.37%
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	2.91%	22.25%
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	29.70%
2017	21,665,530	13,001,668	34,667,198	614,022	1.77%	34,053,176	-0.74%	31.86%
2018	22,239,652	12,989,337	35,228,989	728,980	2.07%	34,500,009	-0.48%	33.59%
2019	22,409,442	13,239,122	35,648,564	138,305	0.39%	35,510,259	0.80%	37.50%
2020	22,423,599	13,539,831	35,963,430	341,750	0.95%	35,621,680	-0.08%	37.93%
Rate Ann%chg	3.27%	3.53%	3.37%	Ag Imprv+Site w/o growth			1.04%	

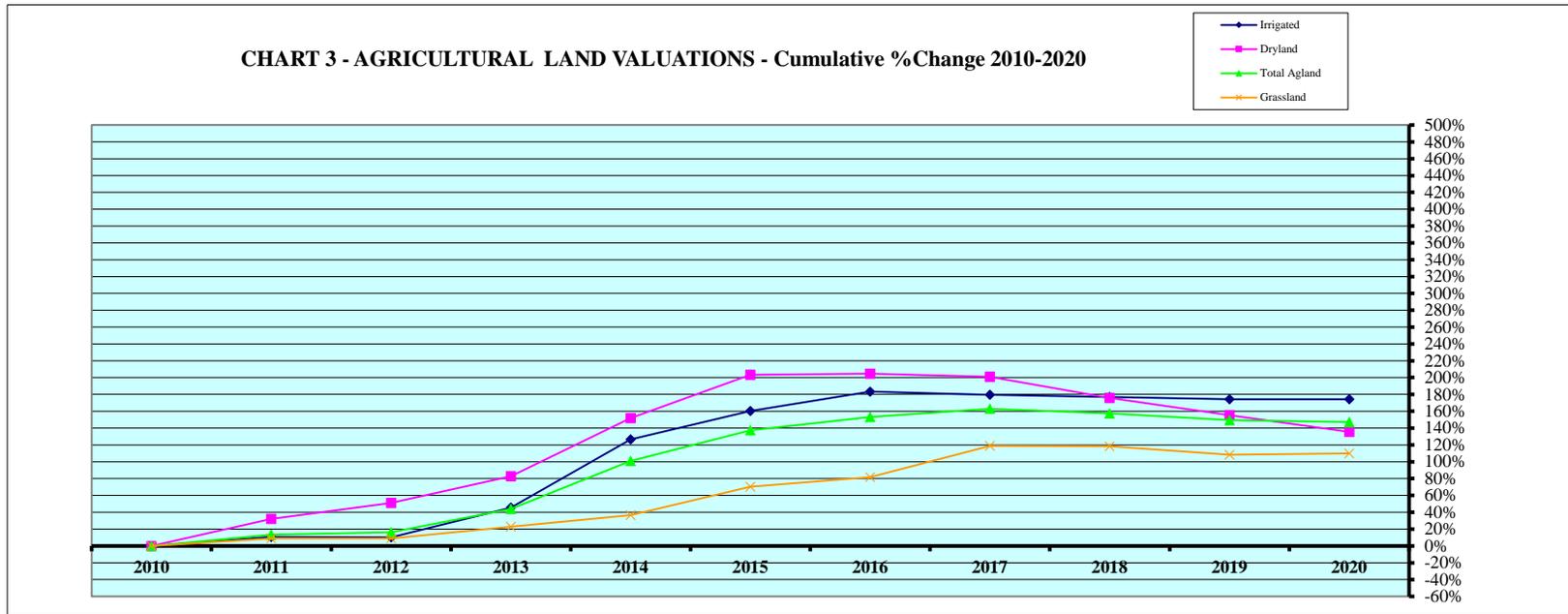
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 29
County DUNDY

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	138,244,764	--	--	--	42,986,454	--	--	--	89,091,400	--	--	--
2011	153,058,419	14,813,655	10.72%	10.72%	56,767,824	13,781,370	32.06%	32.06%	96,987,725	7,896,325	8.86%	8.86%
2012	152,431,659	-626,760	-0.41%	10.26%	64,985,513	8,217,689	14.48%	51.18%	97,138,116	150,391	0.16%	9.03%
2013	201,419,315	48,987,656	32.14%	45.70%	78,594,182	13,608,669	20.94%	82.83%	109,557,886	12,419,770	12.79%	22.97%
2014	313,237,978	111,818,663	55.52%	126.58%	108,281,959	29,687,777	37.77%	151.90%	121,787,433	12,229,547	11.16%	36.70%
2015	359,830,001	46,592,023	14.87%	160.28%	130,400,753	22,118,794	20.43%	203.35%	151,770,177	29,982,744	24.62%	70.35%
2016	391,738,922	31,908,921	8.87%	183.37%	130,956,085	555,332	0.43%	204.65%	161,905,477	10,135,300	6.68%	81.73%
2017	386,470,783	-5,268,139	-1.34%	179.56%	129,369,859	-1,586,226	-1.21%	200.95%	194,917,284	33,011,807	20.39%	118.78%
2018	382,646,529	-3,824,254	-0.99%	176.79%	118,630,998	-10,738,861	-8.30%	175.97%	194,457,298	-459,986	-0.24%	118.27%
2019	379,053,166	-3,593,363	-0.94%	174.19%	109,758,076	-8,872,922	-7.48%	155.33%	185,626,084	-8,831,214	-4.54%	108.35%
2020	379,245,603	192,437	0.05%	174.33%	101,271,041	-8,487,035	-7.73%	135.59%	187,049,747	1,423,663	0.77%	109.95%

Rate Ann.%chg: Irrigated **10.62%** Dryland **8.95%** Grassland **7.70%**

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	0	--	--	--	149,735	--	--	--	270,472,353	--	--	--
2011	0	0			182,220	32,485	21.69%	21.69%	306,996,188	36,523,835	13.50%	13.50%
2012	0	0			187,820	5,600	3.07%	25.43%	314,743,108	7,746,920	2.52%	16.37%
2013	0	0			196,316	8,496	4.52%	31.11%	389,767,699	75,024,591	23.84%	44.11%
2014	0	0			252,860	56,544	28.80%	68.87%	543,560,230	153,792,531	39.46%	100.97%
2015	0	0			281,756	28,896	11.43%	88.17%	642,282,687	98,722,457	18.16%	137.47%
2016	0	0			294,140	12,384	4.40%	96.44%	684,894,624	42,611,937	6.63%	153.22%
2017	0	0			325,100	30,960	10.53%	117.12%	711,083,026	26,188,402	3.82%	162.90%
2018	0	0			325,100	0	0.00%	117.12%	696,059,925	-15,023,101	-2.11%	157.35%
2019	0	0			52,248	-272,852	-83.93%	-65.11%	674,489,574	-21,570,351	-3.10%	149.37%
2020	13,756	13,756			602,248	550,000	1052.67%	302.21%	668,182,395	-6,307,179	-0.94%	147.04%

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **9.47%**

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	138,362,829	127,880	1,082			42,994,419	106,913	402			81,700,995	133,333	613		
2011	153,117,184	127,906	1,197	10.64%	10.64%	56,787,275	106,913	531	32.08%	32.08%	89,688,965	135,300	663	8.18%	9.46%
2012	152,415,994	127,091	1,199	0.18%	10.84%	64,813,737	107,196	605	13.83%	50.35%	89,574,800	130,628	686	3.44%	13.24%
2013	201,550,746	126,954	1,588	32.38%	46.73%	78,551,720	107,302	732	21.08%	82.04%	97,239,960	127,646	762	11.09%	25.80%
2014	313,586,274	121,741	2,576	62.25%	138.07%	108,379,438	107,066	1,012	38.28%	151.72%	128,539,130	127,483	1,008	32.36%	66.50%
2015	361,243,944	121,217	2,980	15.70%	175.44%	130,401,420	97,195	1,342	32.54%	233.62%	149,636,865	127,257	1,176	16.62%	94.17%
2016	392,747,097	120,991	3,246	8.92%	200.02%	130,443,833	97,026	1,344	0.21%	234.31%	164,929,515	127,713	1,291	9.83%	113.25%
2017	387,236,124	119,308	3,246	-0.01%	199.98%	129,369,859	95,877	1,349	0.37%	235.53%	174,353,050	127,360	1,369	6.01%	126.06%
2018	383,474,744	118,197	3,244	-0.04%	199.86%	118,223,858	95,115	1,243	-7.88%	209.08%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	371,169,735	118,022	3,145	-3.07%	190.67%	109,440,259	95,407	1,147	-7.71%	185.24%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	379,245,603	120,566	3,146	0.02%	190.72%	101,271,040	92,831	1,091	-4.90%	171.27%	187,049,747	356,285	525	-59.28%	-14.32%

Rate Annual %chg Average Value/Acre:

11.26%

10.49%

-1.53%

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	0	0				131,560	469	280			270,695,490	577,506	469		
2011	0	0				182,220	485	376	33.94%	33.94%	307,003,261	576,902	532	13.53%	13.53%
2012	0	0				182,220	485	376	0.00%	33.94%	314,490,996	576,890	545	2.44%	16.30%
2013	0	0				196,316	196,316	405	7.74%	44.30%	314,490,996	576,787	676	23.98%	44.19%
2014	0	0				252,860	521	485	19.91%	73.02%	543,897,310	576,742	943	39.53%	101.19%
2015	0	0				281,756	521	541	11.43%	92.80%	642,274,315	576,723	1,114	18.09%	137.59%
2016	0	0				294,140	521	564	4.40%	101.27%	685,208,346	576,520	1,189	6.72%	153.56%
2017	0	0				325,100	521	624	10.53%	122.46%	710,968,632	576,530	1,233	3.76%	163.09%
2018	0	0				325,100	521	624	0.00%	122.46%	699,949,280	576,507	1,214	-1.55%	159.02%
2019	0	0				326,675	524	623	-0.09%	122.25%	675,127,640	570,034	1,184	-2.45%	152.67%
2020	13,756	275	50			52,248	100	525	-15.76%	87.23%	667,632,394	570,056	1,171	-1.11%	149.86%

29
DUNDY

Rate Annual %chg Average Value/Acre:

9.59%

(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
2,008	DUNDY	33,539,144	42,385,882	31,349,163	38,430,317	8,380,297	0	212,477	668,182,395	22,423,599	13,539,831	15,582,596	874,025,701
cnty sectorvalue % of total value:		3.84%	4.85%	3.59%	4.40%	0.96%		0.02%	76.45%	2.57%	1.55%	1.78%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
953	BENKELMAN	2,412,772	1,723,952	869,801	25,625,932	5,438,683	0	0	0	0	0	0	36,071,140
47.46%	%sector of county sector	7.19%	4.07%	2.77%	66.68%	64.90%							4.13%
	%sector of municipality	6.69%	4.78%	2.41%	71.04%	15.08%							100.00%
158	HAIGLER	31,130	364,728	687,076	2,869,773	554,520	0	0	0	0	0	0	4,507,227
7.87%	%sector of county sector	0.09%	0.86%	2.19%	7.47%	6.62%							0.52%
	%sector of municipality	0.69%	8.09%	15.24%	63.67%	12.30%							100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
1,111	Total Municipalities	2,443,902	2,088,680	1,556,877	28,495,705	5,993,203	0	0	0	0	0	0	40,578,367
55.33%	%all municip.sectors of cnty	7.29%	4.93%	4.97%	74.15%	71.52%							4.64%

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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 : 4,110	Value : 782,496,801	Growth 804,490	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	111	436,997	0	0	47	125,174	158	562,171	
02. Res Improve Land	625	2,167,176	0	0	148	1,953,325	773	4,120,501	
03. Res Improvements	624	26,235,829	0	0	158	11,476,777	782	37,712,606	
04. Res Total	735	28,840,002	0	0	205	13,555,276	940	42,395,278	466,025
% of Res Total	78.19	68.03	0.00	0.00	21.81	31.97	22.87	5.42	57.93
05. Com UnImp Land	40	95,151	0	0	15	12,771	55	107,922	
06. Com Improve Land	117	373,874	0	0	29	241,988	146	615,862	
07. Com Improvements	120	5,356,531	0	0	32	2,274,906	152	7,631,437	
08. Com Total	160	5,825,556	0	0	47	2,529,665	207	8,355,221	5,415
% of Com Total	77.29	69.72	0.00	0.00	22.71	30.28	5.04	1.07	0.67
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	6	160,566	6	160,566	
15. Rec Improvements	0	0	0	0	6	134,905	6	134,905	
16. Rec Total	0	0	0	0	6	295,471	6	295,471	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.04	0.00
Res & Rec Total	735	28,840,002	0	0	211	13,850,747	946	42,690,749	466,025
% of Res & Rec Total	77.70	67.56	0.00	0.00	22.30	32.44	23.02	5.46	57.93
Com & Ind Total	160	5,825,556	0	0	47	2,529,665	207	8,355,221	5,415
% of Com & Ind Total	77.29	69.72	0.00	0.00	22.71	30.28	5.04	1.07	0.67
17. Taxable Total	895	34,665,558	0	0	258	16,380,412	1,153	51,045,970	471,440
% of Taxable Total	77.62	67.91	0.00	0.00	22.38	32.09	28.05	6.52	58.60

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	14,864	716,091	0	0	0
19. Commercial	1	51,095	14,972,588	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	2	14,864	716,091
19. Commercial	0	0	0	1	51,095	14,972,588
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	65,959	15,688,679

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	296	7,885,780	296	7,885,780	0
24. Non-Producing	0	0	0	0	191	198,546	191	198,546	0
25. Total	0	0	0	0	487	8,084,326	487	8,084,326	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	73	0	114	187

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,827	462,292,843	1,827	462,292,843
28. Ag-Improved Land	0	0	0	0	609	214,697,761	609	214,697,761
29. Ag Improvements	0	0	0	0	643	46,375,901	643	46,375,901

30. Ag Total				2,470	723,366,505
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	34	34.00	510,000	34	34.00	510,000	
32. HomeSite Improv Land	299	336.00	4,740,000	299	336.00	4,740,000	
33. HomeSite Improvements	315	0.00	25,227,930	315	0.00	25,227,930	0
34. HomeSite Total				349	370.00	30,477,930	
35. FarmSite UnImp Land	61	941.49	209,837	61	941.49	209,837	
36. FarmSite Improv Land	300	779.62	617,457	300	779.62	617,457	
37. FarmSite Improvements	628	0.00	21,147,971	628	0.00	21,147,971	333,050
38. FarmSite Total				689	1,721.11	21,975,265	
39. Road & Ditches	1,227	4,643.27	0	1,227	4,643.27	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,038	6,734.38	52,453,195	333,050

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,623.10	6.30%	24,203,343	6.38%	3,175.00
46. 1A	7,358.80	6.08%	22,086,960	5.82%	3,001.44
47. 2A1	355.00	0.29%	859,930	0.23%	2,422.34
48. 2A	16,904.50	13.96%	53,656,628	14.15%	3,174.10
49. 3A1	42,526.58	35.12%	133,936,134	35.32%	3,149.47
50. 3A	3,115.96	2.57%	8,377,054	2.21%	2,688.43
51. 4A1	41,174.89	34.01%	130,131,881	34.31%	3,160.47
52. 4A	2,015.03	1.66%	6,001,000	1.58%	2,978.12
53. Total	121,073.86	100.00%	379,252,930	100.00%	3,132.41
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,409.74	56.06%	65,804,467	65.63%	1,280.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,029.57	8.76%	6,865,284	6.85%	855.00
58. 3D1	18,793.96	20.49%	16,068,839	16.03%	855.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,074.40	2.26%	1,773,612	1.77%	855.00
61. 4D	11,401.70	12.43%	9,748,455	9.72%	855.00
62. Total	91,709.37	100.00%	100,260,657	100.00%	1,093.24
Grass					
63. 1G1	6,592.97	1.85%	3,527,241	1.85%	535.00
64. 1G	8.00	0.00%	4,280	0.00%	535.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	4,297.71	1.21%	2,299,275	1.21%	535.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	231,856.48	65.02%	124,043,236	65.02%	535.00
69. 4G1	109,619.12	30.74%	58,646,236	30.74%	535.00
70. 4G	4,194.58	1.18%	2,244,099	1.18%	535.00
71. Total	356,568.86	100.00%	190,764,367	100.00%	535.00
Irrigated Total					
	121,073.86	21.23%	379,252,930	56.53%	3,132.41
Dry Total					
	91,709.37	16.08%	100,260,657	14.94%	1,093.24
Grass Total					
	356,568.86	62.52%	190,764,367	28.43%	535.00
72. Waste	319.11	0.06%	15,956	0.00%	50.00
73. Other	622.00	0.11%	619,400	0.09%	995.82
74. Exempt	6,923.88	1.21%	3,680,550	0.55%	531.57
75. Market Area Total	570,293.20	100.00%	670,913,310	100.00%	1,176.44

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	121,073.86	379,252,930	121,073.86	379,252,930
77. Dry Land	0.00	0	0.00	0	91,709.37	100,260,657	91,709.37	100,260,657
78. Grass	0.00	0	0.00	0	356,568.86	190,764,367	356,568.86	190,764,367
79. Waste	0.00	0	0.00	0	319.11	15,956	319.11	15,956
80. Other	0.00	0	0.00	0	622.00	619,400	622.00	619,400
81. Exempt	0.00	0	0.00	0	6,923.88	3,680,550	6,923.88	3,680,550
82. Total	0.00	0	0.00	0	570,293.20	670,913,310	570,293.20	670,913,310

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	121,073.86	21.23%	379,252,930	56.53%	3,132.41
Dry Land	91,709.37	16.08%	100,260,657	14.94%	1,093.24
Grass	356,568.86	62.52%	190,764,367	28.43%	535.00
Waste	319.11	0.06%	15,956	0.00%	50.00
Other	622.00	0.11%	619,400	0.09%	995.82
Exempt	6,923.88	1.21%	3,680,550	0.55%	531.57
Total	570,293.20	100.00%	670,913,310	100.00%	1,176.44

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	5	8,982	3	13,383	4	27,882	9	50,247	0
83.2 Benkelman-res (1505)	76	383,227	494	1,929,610	492	23,569,759	568	25,882,596	159,270
83.3 Haigler-res (1555)	39	70,333	132	240,706	133	2,666,125	172	2,977,164	3,140
83.4 Max-res (1515)	15	23,878	44	82,116	44	970,745	59	1,076,739	0
83.5 Parks-res (1510)	16	27,326	26	62,129	26	444,525	42	533,980	2,760
83.6 Recreational-rural (7585)	0	0	5	135,956	5	127,630	5	263,586	0
83.7 Rural Home Site (1585)	7	48,425	74	1,792,557	83	10,033,570	90	11,874,552	300,855
83.8 Rural-commercial (2585)	0	0	1	24,610	1	7,275	1	31,885	0
84 Residential Total	158	562,171	779	4,281,067	788	37,847,511	946	42,690,749	466,025

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Benkelman-com (2505)	20	64,851	106	404,036	107	6,372,781	127	6,841,668	5,415
85.2	Benkelman-res (1505)	1	9,400	0	0	0	0	1	9,400	0
85.3	Haigler-com (2555)	19	24,500	18	39,380	20	499,895	39	563,775	0
85.4	Max-com (2515)	3	677	6	4,685	7	54,633	10	59,995	0
85.5	Parks-com (2510)	2	1,094	3	1,091	4	21,301	6	23,486	0
85.6	Rural-commercial (2585)	10	7,400	13	166,670	14	682,827	24	856,897	0
86	Commercial Total	55	107,922	146	615,862	152	7,631,437	207	8,355,221	5,415

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	6,592.97	1.85%	3,527,241	1.85%	535.00
88. 1G	8.00	0.00%	4,280	0.00%	535.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	4,297.71	1.21%	2,299,275	1.21%	535.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	231,856.48	65.02%	124,043,236	65.02%	535.00
93. 4G1	109,619.12	30.74%	58,646,236	30.74%	535.00
94. 4G	4,194.58	1.18%	2,244,099	1.18%	535.00
95. Total	356,568.86	100.00%	190,764,367	100.00%	535.00
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	356,568.86	100.00%	190,764,367	100.00%	535.00
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	356,568.86	100.00%	190,764,367	100.00%	535.00

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

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	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	38,430,317	42,395,278	3,964,961	10.32%	466,025	9.10%
02. Recreational	212,477	295,471	82,994	39.06%	0	39.06%
03. Ag-Homesite Land, Ag-Res Dwelling	22,423,599	30,477,930	8,054,331	35.92%	0	35.92%
04. Total Residential (sum lines 1-3)	61,066,393	73,168,679	12,102,286	19.82%	466,025	19.06%
05. Commercial	8,380,297	8,355,221	-25,076	-0.30%	5,415	-0.36%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	8,380,297	8,355,221	-25,076	-0.30%	5,415	-0.36%
08. Ag-Farmsite Land, Outbuildings	13,539,831	21,975,265	8,435,434	62.30%	333,050	59.84%
09. Minerals	15,582,596	8,084,326	-7,498,270	-48.12	0	-48.12%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	29,122,427	30,059,591	937,164	3.22%	333,050	2.07%
12. Irrigated	379,245,603	379,252,930	7,327	0.00%		
13. Dryland	101,271,041	100,260,657	-1,010,384	-1.00%		
14. Grassland	187,049,747	190,764,367	3,714,620	1.99%		
15. Wasteland	13,756	15,956	2,200	15.99%		
16. Other Agland	602,248	619,400	17,152	2.85%		
17. Total Agricultural Land	668,182,395	670,913,310	2,730,915	0.41%		
18. Total Value of all Real Property (Locally Assessed)	766,751,512	782,496,801	15,745,289	2.05%	804,490	1.95%

2021 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$130,138
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,100 - Operating Minerals Only
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,000 MIPS \$11,200 GIS maintenance/support \$3,000 computer/IT support
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,300
12.	Amount of last year's assessor's budget not used:
	\$11,589

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, dundy.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
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?
	Benkelman is zoned.
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals
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 - Operating Minerals Only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraisal service is recognized as national experts in the field.
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?
	Operating Minerals: Appraisal service sets values.

2021 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:										
	The county assessor and deputy assessor collect the listing data										
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="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Benkelman</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Haigler Village, Unincorporated villages of Max & Parks</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential Parcels</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Benkelman	2	Haigler Village, Unincorporated villages of Max & Parks	4	Rural Residential Parcels	AG	Homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Benkelman										
2	Haigler Village, Unincorporated villages of Max & Parks										
4	Rural Residential Parcels										
AG	Homes and outbuildings.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property.										
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 assessor uses the local market to derive depreciation models.										
5.	Are individual depreciation tables developed for each valuation group?										
	No, the same depreciation table is used. Valuation Group 2 is given a 20% economic from the Benkelman depreciation table.										
6.	Describe the methodology used to determine the residential lot values?										
	Vacant land sales within the village of Benkelman were studied for the 2020 assessment year and land tables were developed.										
7.	How are rural residential site values developed?										
	Rural home site 1st acre and farm home site 1st acre are now the same value, \$15,000. Estimates for well drilling, septic and electricity were obtained to establish this value.										
8.	Are there form 191 applications on file?										
	No										
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	All lots are valued using the square foot method.										

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	2019	2019	2019	2019
2	2019	2019	2019	2019
4	2020	2019	2020	2020
AG	2020	2019	2020	2020

2021 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:													
	Assessor and Deputy Assessor.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Dundy County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial within Dundy County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial within Dundy County.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Cost and Sales Approach													
3a.	Describe the process used to determine the value of unique commercial properties.													
	There are few commercial sales in the county. The cost and sales approach are used to value commercial properties.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Assessor develops a straight line depreciation model based on a limited number of sales.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	No - adequate sale information not available													
6.	Describe the methodology used to determine the commercial lot values.													
	A lot study was last done in 2014. Square foot model is used.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	06/2013	2014	2017
<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	06/2013	2014	2017										

2021 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:						
	Assessor and Deputy Assessor						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Total County	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2020					
3.	Describe the process used to determine and monitor market areas.						
	Sales analysis						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Land use review was conducted this year and physical inspections were done if needed.						
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 were valued the same this year, \$15,000.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Assessor researched available information for intensive use including using feed lot information from another county. Land associated with the feed yard is valued at \$1,250 per acre and agland is valued as such. Corrals are valued at \$950 an acre. Buildings are costed out and depreciated the same as all other buildings in the county.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Canal irrigation, CREP, CRP						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						

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

DUNDY COUNTY PLAN OF ASSESSMENT

Assessment Years 2021, 2022, 2023

Date: July 13, 2020

Amended October 19, 2020

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements: All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue2003). Assessment levels required for real property are as follows:

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

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

Assessment Year 2021

Rural Residential, ag-related residences and outbuildings will be reviewed by physical inspections for assessment year 2021. Measurements will be verified and taken for any new buildings and the condition of all building will be reviewed. The review work will be in-house by the assessor and deputy assessor. The office continually does inspections to follow up on building permits.

The assessor’s office will also look at updating the cost and depreciation tables for these properties. We are finding and correcting several errors in property record cards and trying to equalize the appraisal system.

~~It is in the previous assessor's 6 year plan to take up to 3 years to get this done. We are hoping to get this done in 2 years or less so the values can be rolled over all at once.~~

Agricultural land use is continually being reviewed and trying to get our records and the information from GIS layers to be closer in acres.

Intensive Use parcels were reviewed and coded more uniformly.

Properties were discovered using GIS and all water/gravel/sand pits were valued the same

We are looking into commercial properties/values with the assistance of Bryan Hill.

Assessment Year 2022

~~Will continue the review of Rural Residential, ag related residences and outbuildings for assessment and will finish up the work from the previous year. Measurements will be verified and taken for any new buildings and the condition of all building will be reviewed.~~

The Assessor's Office will be reviewing Commercial properties. Looking to update land costs, do physical inspections on all properties and consider moving to new cost tables.

Assessment year 2023

~~For assessment year 2023, a continuation of property reviews will be done for rural residential, ag-related residences and outbuildings if necessary. We will also look at the Improved Recreational land properties.~~

We will be finishing any commercial areas that were not completed, reviewing recreational lands and checking CAMA acres against GIS acres

Other Items to Consider

CRP / CREP acres

Intensive Use / Corrals values

Canal Irrigation

Transmittal of 3-Year Plan

The Dundy County Assessor's 2019 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on July 6, 2020.

Signed this 19th day of October, 2020 by the Dundy County Assessor, Tish Burrell.

The Plan was electronically transmitted, to Field Liaison, Amber Berliner on October 19, 2020 addressed to:

Amber.berliner@nebraska.gov