

NEBRASKA

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DEPARTMENT OF REVENUE

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

FURNAS 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 Furnas 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 Furnas 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: Melody Crawford, Furnas 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.

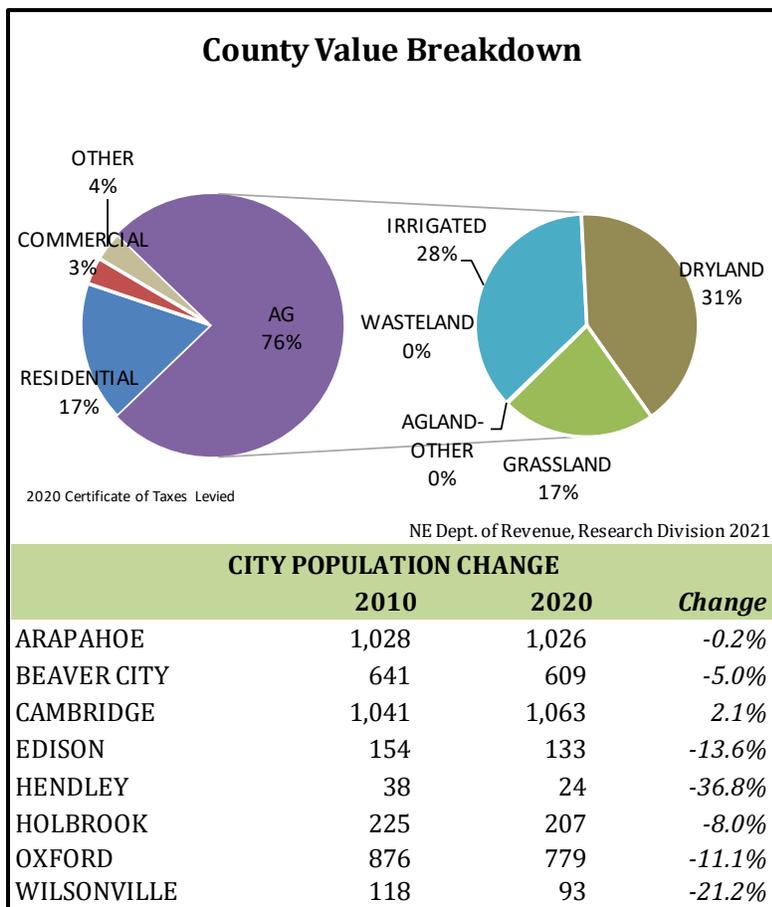
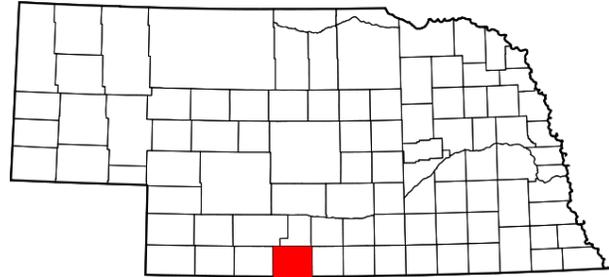
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 719 square miles, Furnas County has 4,676 residents, per the Census Bureau Quick Facts for 2019, a 6% population decline from the 2010 U.S. Census. Reports indicate that 72% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$61,410 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According information from the U.S. Census Bureau, there are 161 employer establishments with total employment of 1,195, for a 7% employment decline from the last year.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. A mix of dry and grass land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

The ethanol plant located in Cambridge also contributes to the local agricultural economy.

2021 Residential Correlation for Furnas County

Assessment Actions

The Furnas County Assessor physically reviewed three rural precincts (2-25, 2-24, and 2-23) this year as part of the county's inspection process of reviewing one-sixth of the county each year. Also, a door-to-door review of Wilsonville and Hendley was conducted this year.

Costing tables were updated for all residential properties to June 2019. After market analysis, the economic depreciation for Beaver City and Oxford was changed from 13% to 5%. Additionally, depreciation charts were updated for the small towns of Edison, Holbrook and Wilsonville. Arapahoe and Cambridge each have their own separate new depreciation chart. Rural houses depreciation charts were updated and land values were increased. Previously, there were different site values for rural residential parcels based on age of the house. Recent analysis by the assessor has shown that amenities included in site value are the same regardless of the age of the house, so the now all rural residential parcels have the same 1st acre value as shown below.

	2020 Value	2021 Value
1 st acre	\$8,500- 12,000	\$15,000
2 nd acre and up	\$1,500	\$2,000

Assessment Practice Review

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

Sales usability for residential sales is similar to the state average. Non-qualified sales have documentation demonstrating the reason for disqualification. The review revealed no apparent bias in the assessor's qualification process of sales; all arm's-length sales were included in measurement.

There are four valuation groups for the residential class of property in Furnas County. Annually the county assessor's staff conducts on-site physical review of three to four precincts. Depreciation was reviewed for all locations and was updated this year for Arapahoe, Cambridge, Beaver City, Oxford, Edison, Holbrook and Wilsonville. Costing tables were updated for all residential as well.

The county assessor has a detailed written valuation methodology, as well as a letter that is annually sent to property owners which explains the assessment process, what was reviewed for the current year and statutory requirements which assessors must meet.

2021 Residential Correlation for Furnas County

Description of Analysis

Residential properties in Furnas County are analyzed using four valuation groups.

Valuation Group	Description
1	Arapahoe and Cambridge
2	Beaver City and Oxford
4	Edison, Hendley, Holbrook, Wilsonville
5	Rural Residential

The residential class statistical profile falls within the acceptable range for two of the three measures of central tendency. Both the mean and the median are in range for the class as a whole. The COD and PRD are high, influenced by the wide range of sales ratios from 26% to 321%. It is common for small rural counties to have qualitative statistics above the recommended range as the market is often sporadic and unstable. The sales prices substratum chart below shows the low dollar influence on the statistics.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000	1	147.21	147.21	147.21	00.00	100.00
Less Than 15,000	7	147.21	163.27	154.92	29.79	105.39
Less Than 30,000	23	110.23	136.33	126.18	46.12	108.04
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	128	97.98	101.41	93.17	27.72	108.84
Greater Than 14,999	122	97.23	98.24	92.79	25.62	105.87
Greater Than 29,999	106	95.28	94.27	91.69	22.66	102.81

When each valuation group is analyzed, all have two of three measures of central tendency within range, including the median for all four valuation groups.

A comparison of the 2021 County Abstract of Assessment for Real Property Form 45, to the 2020 Certificate of Taxes Levied (CTL), show the general residential population and the sample changed at a similar rate supporting the conclusion that the changes made to the residential class of property were equitably applied.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. Although Valuation Group 5 has an insufficient number of sales for measurement, rural residential properties are subject to the same appraisal techniques as the valuation groups with sufficient sales for measurement and are believed to be at an

2021 Residential Correlation for Furnas County

acceptable level of value. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	75	97.45	105.58	98.33	29.42	109.58
2	30	98.50	99.33	90.62	30.76	109.61
4	16	99.39	92.98	84.30	21.30	110.30
5	8	96.92	92.93	83.68	16.21	111.05
____ALL____	129	98.28	101.77	93.19	27.81	109.21

Level of Value

Based on analysis of all available information, the level of value for the residential property in Furnas County is 98%.

2021 Commercial Correlation for Furnas County

Assessment Actions

As part of the review cycle, this year the assessor's office reviewed commercial properties in the rural precincts of 2-25, 2-24 and 2-23. Also, depreciation was updated for commercial properties in Arapahoe, Cambridge, Beaver City and Oxford. The costing tables were updated to July 2019 for all commercial properties in the county.

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 both qualified and non-qualified sales in Furnas County revealed that the county qualifies a typical percentage of commercial sales for measurement purposes and no bias has been detected in the qualification process. All commercial properties are included in the same valuation group, which is representative of the limited commercial market in the county.

The staff in the Furnas County Assessor's office conducts physical review on a rotational basis by town or precinct, with all properties in the specified area reviewed on a particular year. The assessor's staff conducts the review and is in compliance with the six-year inspection requirement. All commercial costing and depreciation tables were reviewed and updated this year.

Description of Analysis

As is common for the rural counties of Southwest Nebraska, there are too few commercial sales in Furnas County for reliable statistical analysis. All three measures of central tendency are within the acceptable range as well as the COD. However, there is a wide spread in sales ratios and the hypothetical removal of one sale on each end of the spectrum results in a 12% median swing.

Review of the sales in comparison to the County Abstract of Assessment, Form 45, Schedule XII indicates that the sales file is not representative of the population. Schedule XII indicates that of the 440 parcels in the commercial class only 15% of them are within the Village of Oxford; however, review of the sales file indicates that six of the fourteen sales are from Oxford. Based on the dispersion in the sales file ratios, and the fact that the sample disproportionately represents one of the eight villages in Furnas County, the statistics will not be relied upon to represent the level of value in the commercial class.

The 2021 County Abstract of Assessment for Real Property, Form 45 as Compared to the 2020 Certificate of Taxes Levied (CTL) moved similarly in alignment with the reported assessment actions.

2021 Commercial Correlation for Furnas County

Equalization and Quality of Assessment

The sample size of the commercial class is insufficient for measurement purposes. However, the assessment practices indicate that the quality of assessment for the commercial class of 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 Furnas County is determined to be at the statutory level of value of 100% of market value.

2021 Agricultural Correlation for Furnas County

Assessment Actions

As part of the Furnas County's inspection process, all agricultural property in the rural precincts of 2-25, 2-24, and 2-23 were reviewed this year. Additionally, the county assessor conducted market analysis to determine the following changes to agricultural land in Furnas County: irrigated values were lowered 5% and grassland was decreased from \$830 to \$800 an 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.

The usability of agricultural sales is lower than the state average, which is explained by a large number of family sales, transfers to related corporations, or estate planning. Review of the county assessment practices shows no apparent indication of bias in the qualification of sales for measurement.

Furnas County has identified one market area for agricultural land. The county does have special value applications; however, through sales analysis over several years, it has been determined that recreational use no longer influences sales prices.

The county assessor and staff review all properties within specified precincts or towns on a rotating basis. All agricultural homes have been reviewed from 2015-2020. Agricultural homes depreciation tables are dated from 2017-2021, 2019 costing was implemented this year and lot values were updated in 2015. The county assessor meets the six-year inspection requirement through the established inspection rotation.

Description of Analysis

Analysis of the agricultural class of property shows that the median and mean are on the high end of acceptable range, while the weighted mean is slightly low. The COD is within range. A closer look shows a wide range of qualified sales ratios from 24% to 143%.

Review of each class by 80% Majority Land Use (MLU) shows that many agricultural sales in Furnas County are mixed use as only dryland has enough sales to study the MLU statistics, which is in range for the median and mean. The COD for 80% MLU dryland is within range. The Average Acre Value Comparison table demonstrates that irrigated and grassland values in Furnas County are in line with neighboring counties, falling in the middle of the range for both land classifications.

2021 Agricultural Correlation for Furnas County

Equalization and Quality of Assessment

Agricultural land values appear to be equalized uniformly representing market value; all values have been determined to be acceptable. The quality of assessment of agricultural land in Furnas County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	4	96.09	96.80	74.11	30.48	130.62
1	4	96.09	96.80	74.11	30.48	130.62
<u> Dry </u>						
County	10	71.75	71.65	66.31	11.60	108.05
1	10	71.75	71.65	66.31	11.60	108.05
<u> Grass </u>						
County	3	72.82	73.26	72.49	02.87	101.06
1	3	72.82	73.26	72.49	02.87	101.06
<u> ALL </u>						
	38	73.32	74.80	65.61	22.53	114.01

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Furnas County is 73%.

2021 Opinions of the Property Tax Administrator for Furnas 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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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 Furnas County

Residential Real Property - Current

Number of Sales	129	Median	98.28
Total Sales Price	\$9,619,645	Mean	101.77
Total Adj. Sales Price	\$9,619,645	Wgt. Mean	93.19
Total Assessed Value	\$8,964,310	Average Assessed Value of the Base	\$55,103
Avg. Adj. Sales Price	\$74,571	Avg. Assessed Value	\$69,491

Confidence Interval - Current

95% Median C.I	89.98 to 101.08
95% Wgt. Mean C.I	88.32 to 98.05
95% Mean C.I	94.64 to 108.90
% of Value of the Class of all Real Property Value in the County	16.27
% of Records Sold in the Study Period	4.99
% of Value Sold in the Study Period	6.29

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	141	93	92.96
2019	137	95	95.11
2018	163	96	96.43
2017	208	96	95.90

2021 Commission Summary for Furnas County

Commercial Real Property - Current

Number of Sales	14	Median	99.34
Total Sales Price	\$796,900	Mean	99.69
Total Adj. Sales Price	\$796,900	Wgt. Mean	91.60
Total Assessed Value	\$729,930	Average Assessed Value of the Base	\$74,265
Avg. Adj. Sales Price	\$56,921	Avg. Assessed Value	\$52,138

Confidence Interval - Current

95% Median C.I	77.27 to 120.33
95% Wgt. Mean C.I	71.22 to 111.97
95% Mean C.I	82.46 to 116.92
% of Value of the Class of all Real Property Value in the County	3.73
% of Records Sold in the Study Period	3.18
% of Value Sold in the Study Period	2.23

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	7	100	81.50
2019	10	100	89.36
2018	24	100	98.86
2017	35	96	96.27

33 Furnas
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 : 129
 Total Sales Price : 9,619,645
 Total Adj. Sales Price : 9,619,645
 Total Assessed Value : 8,964,310
 Avg. Adj. Sales Price : 74,571
 Avg. Assessed Value : 69,491

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 102
 COD : 27.81
 PRD : 109.21

COV : 40.62
 STD : 41.34
 Avg. Abs. Dev : 27.33
 MAX Sales Ratio : 321.03
 MIN Sales Ratio : 25.78

95% Median C.I. : 89.98 to 101.08
 95% Wgt. Mean C.I. : 88.32 to 98.05
 95% Mean C.I. : 94.64 to 108.90

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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-18 To 31-DEC-18	14	99.98	101.61	86.13	27.99	117.97	55.02	218.60	69.45 to 113.46	66,679	57,430
01-JAN-19 To 31-MAR-19	12	103.73	105.72	101.45	28.94	104.21	37.64	169.25	75.97 to 141.19	55,537	56,341
01-APR-19 To 30-JUN-19	23	91.03	103.07	95.04	30.12	108.45	53.83	234.50	81.62 to 119.86	88,396	84,010
01-JUL-19 To 30-SEP-19	23	97.45	99.78	88.99	24.16	112.12	58.63	278.43	75.43 to 103.80	92,848	82,623
01-OCT-19 To 31-DEC-19	12	106.48	128.11	104.81	36.92	122.23	61.76	321.03	93.14 to 153.40	55,329	57,991
01-JAN-20 To 31-MAR-20	9	99.35	89.58	88.09	17.71	101.69	57.16	126.10	71.69 to 106.17	81,478	71,778
01-APR-20 To 30-JUN-20	14	80.25	89.57	88.61	26.27	101.08	37.41	125.67	69.63 to 116.02	57,536	50,983
01-JUL-20 To 30-SEP-20	22	97.69	98.82	96.82	27.96	102.07	25.78	185.56	74.71 to 126.41	74,925	72,545
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	72	96.57	102.18	92.10	27.97	110.94	37.64	278.43	88.18 to 103.80	80,119	73,787
01-OCT-19 To 30-SEP-20	57	98.68	101.26	94.82	28.05	106.79	25.78	321.03	79.44 to 106.17	67,563	64,064
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	70	98.50	106.74	94.65	29.65	112.77	37.64	321.03	90.98 to 103.80	78,557	74,351
<u>ALL</u>	129	98.28	101.77	93.19	27.81	109.21	25.78	321.03	89.98 to 101.08	74,571	69,491

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	75	97.45	105.56	96.33	29.42	109.58	50.87	321.03	89.23 to 109.29	83,066	80,015
2	30	98.50	99.33	90.62	30.76	109.61	25.78	218.60	75.43 to 109.25	59,147	53,601
4	16	99.39	92.98	84.30	21.30	110.30	37.64	161.05	74.19 to 106.17	35,738	30,126
5	8	96.92	92.93	83.68	16.21	111.05	64.45	124.54	64.45 to 124.54	130,438	109,146
<u>ALL</u>	129	98.28	101.77	93.19	27.81	109.21	25.78	321.03	89.98 to 101.08	74,571	69,491

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	129	98.28	101.77	93.19	27.81	109.21	25.78	321.03	89.98 to 101.08	74,571	69,491
06											
07											
<u>ALL</u>	129	98.28	101.77	93.19	27.81	109.21	25.78	321.03	89.98 to 101.08	74,571	69,491

33 Furnas
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 : 129
 Total Sales Price : 9,619,645
 Total Adj. Sales Price : 9,619,645
 Total Assessed Value : 8,964,310
 Avg. Adj. Sales Price : 74,571
 Avg. Assessed Value : 69,491

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 102
 COD : 27.81
 PRD : 109.21

COV : 40.62
 STD : 41.34
 Avg. Abs. Dev : 27.33
 MAX Sales Ratio : 321.03
 MIN Sales Ratio : 25.78

95% Median C.I. : 89.98 to 101.08
 95% Wgt. Mean C.I. : 88.32 to 98.05
 95% Mean C.I. : 94.64 to 108.90

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	147.21	147.21	147.21	00.00	100.00	147.21	147.21	N/A	3,495	5,145	
Less Than 15,000	7	147.21	163.27	154.92	29.79	105.39	83.92	321.03	83.92 to 321.03	8,892	13,776	
Less Than 30,000	23	110.23	136.33	126.18	46.12	108.04	25.78	321.03	90.98 to 153.45	18,191	22,953	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	128	97.98	101.41	93.17	27.72	108.84	25.78	321.03	89.98 to 100.88	75,126	69,993	
Greater Than 14,999	122	97.23	98.24	92.79	25.62	105.87	25.78	278.43	88.18 to 99.89	78,339	72,688	
Greater Than 29,999	106	95.28	94.27	91.69	22.66	102.81	37.41	185.56	84.30 to 99.32	86,804	79,589	
<u>Incremental Ranges</u>												
0 TO 4,999	1	147.21	147.21	147.21	00.00	100.00	147.21	147.21	N/A	3,495	5,145	
5,000 TO 14,999	6	147.92	165.95	155.38	34.59	106.80	83.92	321.03	83.92 to 321.03	9,792	15,214	
15,000 TO 29,999	16	103.74	124.54	121.15	44.43	102.80	25.78	278.43	76.06 to 153.45	22,259	26,968	
30,000 TO 59,999	32	100.75	99.51	100.09	24.25	99.42	37.41	185.56	79.10 to 113.46	45,831	45,873	
60,000 TO 99,999	44	98.93	95.13	95.25	22.91	99.87	50.87	160.01	74.53 to 106.57	74,138	70,614	
100,000 TO 149,999	18	87.40	88.65	88.25	17.84	100.45	55.02	128.43	73.52 to 99.35	121,722	107,423	
150,000 TO 249,999	11	86.00	87.54	87.24	13.62	100.34	65.76	119.86	74.28 to 98.68	182,418	159,145	
250,000 TO 499,999	1	64.45	64.45	64.45	00.00	100.00	64.45	64.45	N/A	275,000	177,240	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	129	98.28	101.77	93.19	27.81	109.21	25.78	321.03	89.98 to 101.08	74,571	69,491	

33 Furnas
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 : 14
Total Sales Price : 796,900
Total Adj. Sales Price : 796,900
Total Assessed Value : 729,930
Avg. Adj. Sales Price : 56,921
Avg. Assessed Value : 52,138

MEDIAN : 99
WGT. MEAN : 92
MEAN : 100
COD : 22.95
PRD : 108.83

COV : 29.94
STD : 29.85
Avg. Abs. Dev : 22.80
MAX Sales Ratio : 151.66
MIN Sales Ratio : 39.03

95% Median C.I. : 77.27 to 120.33
95% Wgt. Mean C.I. : 71.22 to 111.97
95% Mean C.I. : 82.46 to 116.92

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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	1	117.38	117.38	117.38	00.00	100.00	117.38	117.38	N/A	80,000	93,900	
01-JAN-18 To 31-MAR-18	2	129.81	129.81	133.03	16.83	97.58	107.96	151.66	N/A	30,500	40,575	
01-APR-18 To 30-JUN-18	2	127.36	127.36	139.70	13.90	91.17	109.66	145.05	N/A	29,450	41,143	
01-JUL-18 To 30-SEP-18	3	105.36	104.89	101.83	09.92	103.01	88.99	120.33	N/A	45,333	46,165	
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19												
01-APR-19 To 30-JUN-19												
01-JUL-19 To 30-SEP-19	3	64.29	60.20	56.71	19.83	106.15	39.03	77.27	N/A	81,167	46,032	
01-OCT-19 To 31-DEC-19	1	89.21	89.21	89.21	00.00	100.00	89.21	89.21	N/A	55,000	49,065	
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	2	89.73	89.73	90.42	04.00	99.24	86.14	93.32	N/A	81,250	73,470	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	8	113.52	118.30	117.84	13.49	100.39	88.99	151.66	88.99 to 151.66	41,988	49,479	
01-OCT-18 To 30-SEP-19	3	64.29	60.20	56.71	19.83	106.15	39.03	77.27	N/A	81,167	46,032	
01-OCT-19 To 30-SEP-20	3	89.21	89.56	90.12	02.68	99.38	86.14	93.32	N/A	72,500	65,335	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	7	109.66	118.43	117.99	14.95	100.37	88.99	151.66	88.99 to 151.66	36,557	43,133	
01-JAN-19 To 31-DEC-19	4	70.78	67.45	62.70	22.31	107.58	39.03	89.21	N/A	74,625	46,790	
<u>ALL</u>	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138	
<u>ALL</u>	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02	1	145.05	145.05	145.05	00.00	100.00	145.05	145.05	N/A	50,000	72,525	
03	13	93.32	96.20	88.02	22.04	109.29	39.03	151.66	77.27 to 117.38	57,454	50,570	
04												
<u>ALL</u>	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138	

33 Furnas
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 : 14
Total Sales Price : 796,900
Total Adj. Sales Price : 796,900
Total Assessed Value : 729,930
Avg. Adj. Sales Price : 56,921
Avg. Assessed Value : 52,138

MEDIAN : 99
WGT. MEAN : 92
MEAN : 100
COD : 22.95
PRD : 108.83

COV : 29.94
STD : 29.85
Avg. Abs. Dev : 22.80
MAX Sales Ratio : 151.66
MIN Sales Ratio : 39.03

95% Median C.I. : 77.27 to 120.33
95% Wgt. Mean C.I. : 71.22 to 111.97
95% Mean C.I. : 82.46 to 116.92

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	107.51	107.51	107.29	02.00	100.21	105.36	109.66	N/A	9,950	10,675	
Less Than 30,000	3	107.96	107.66	107.67	01.32	99.99	105.36	109.66	N/A	15,300	16,473	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138	
Greater Than 14,999	12	91.27	98.39	91.19	26.55	107.90	39.03	151.66	77.27 to 120.33	64,750	59,048	
Greater Than 29,999	11	89.21	97.52	90.61	27.72	107.63	39.03	151.66	64.29 to 145.05	68,273	61,865	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	107.51	107.51	107.29	02.00	100.21	105.36	109.66	N/A	9,950	10,675	
15,000 TO 29,999	1	107.96	107.96	107.96	00.00	100.00	107.96	107.96	N/A	26,000	28,070	
30,000 TO 59,999	5	120.33	116.70	113.95	21.65	102.41	77.27	151.66	N/A	48,000	54,694	
60,000 TO 99,999	6	87.57	81.53	79.66	20.98	102.35	39.03	117.38	39.03 to 117.38	85,167	67,840	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138	

33 Furnas
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 : 14
Total Sales Price : 796,900
Total Adj. Sales Price : 796,900
Total Assessed Value : 729,930
Avg. Adj. Sales Price : 56,921
Avg. Assessed Value : 52,138

MEDIAN : 99
WGT. MEAN : 92
MEAN : 100
COD : 22.95
PRD : 108.83

COV : 29.94
STD : 29.85
Avg. Abs. Dev : 22.80
MAX Sales Ratio : 151.66
MIN Sales Ratio : 39.03

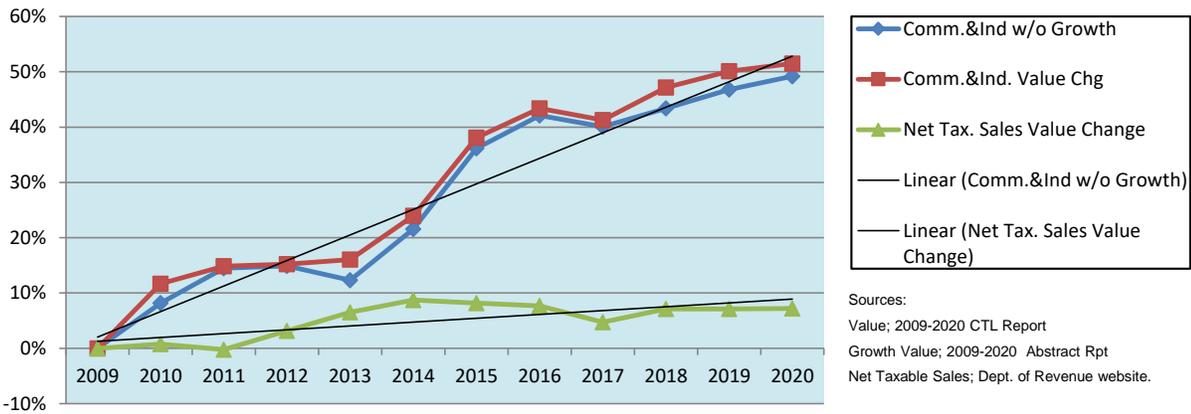
95% Median C.I. : 77.27 to 120.33
95% Wgt. Mean C.I. : 71.22 to 111.97
95% Mean C.I. : 82.46 to 116.92

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	117.38	117.38	117.38	00.00	100.00	117.38	117.38	N/A	80,000	93,900
342	1	93.32	93.32	93.32	00.00	100.00	93.32	93.32	N/A	97,000	90,520
343	1	86.14	86.14	86.14	00.00	100.00	86.14	86.14	N/A	65,500	56,420
344	1	89.21	89.21	89.21	00.00	100.00	89.21	89.21	N/A	55,000	49,065
350	1	77.27	77.27	77.27	00.00	100.00	77.27	77.27	N/A	50,000	38,635
352	1	145.05	145.05	145.05	00.00	100.00	145.05	145.05	N/A	50,000	72,525
353	3	107.96	116.20	108.74	19.35	106.86	88.99	151.66	N/A	45,333	49,297
406	2	112.85	112.85	117.63	06.64	95.94	105.36	120.33	N/A	30,500	35,878
434	1	39.03	39.03	39.03	00.00	100.00	39.03	39.03	N/A	98,750	38,545
442	1	109.66	109.66	109.66	00.00	100.00	109.66	109.66	N/A	8,900	9,760
478	1	64.29	64.29	64.29	00.00	100.00	64.29	64.29	N/A	94,750	60,915
<u>ALL</u>	14	99.34	99.69	91.60	22.95	108.83	39.03	151.66	77.27 to 120.33	56,921	52,138

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	\$ 18,841,290	\$ 18,568,730		\$ 272,560	--	\$ 38,559,401	--
2009	\$ 19,054,960	\$ 497,559	2.61%	\$ 18,557,401	--	\$ 32,234,029	--
2010	\$ 21,281,570	\$ 668,755	3.14%	\$ 20,612,815	8.18%	\$ 32,485,931	0.78%
2011	\$ 21,884,095	\$ 67,485	0.31%	\$ 21,816,610	2.51%	\$ 32,160,093	-1.00%
2012	\$ 21,954,900	\$ 57,300	0.26%	\$ 21,897,600	0.06%	\$ 33,258,738	3.42%
2013	\$ 22,115,810	\$ 715,980	3.24%	\$ 21,399,830	-2.53%	\$ 34,338,980	3.25%
2014	\$ 23,617,480	\$ 453,100	1.92%	\$ 23,164,380	4.74%	\$ 35,051,886	2.08%
2015	\$ 26,317,140	\$ 371,950	1.41%	\$ 25,945,190	9.86%	\$ 34,874,263	-0.51%
2016	\$ 27,318,550	\$ 245,415	0.90%	\$ 27,073,135	2.87%	\$ 34,713,136	-0.46%
2017	\$ 26,920,309	\$ 232,985	0.87%	\$ 26,687,324	-2.31%	\$ 33,754,780	-2.76%
2018	\$ 28,044,150	\$ 721,440	2.57%	\$ 27,322,710	1.49%	\$ 34,522,022	2.27%
2019	\$ 28,601,160	\$ 628,570	2.20%	\$ 27,972,590	-0.26%	\$ 34,532,605	0.03%
2020	\$ 28,868,885	\$ 439,825	1.52%	\$ 28,429,060	-0.60%	\$ 34,561,502	0.08%
Ann %chg	4.14%			Average	2.46%	0.69%	0.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	8.18%	11.69%	0.78%
2011	14.49%	14.85%	-0.23%
2012	14.92%	15.22%	3.18%
2013	12.31%	16.06%	6.53%
2014	21.57%	23.94%	8.74%
2015	36.16%	38.11%	8.19%
2016	42.08%	43.37%	7.69%
2017	40.05%	41.28%	4.72%
2018	43.39%	47.18%	7.10%
2019	46.80%	50.10%	7.13%
2020	49.20%	51.50%	7.22%

County Number	33
County Name	Furnas

33 Furnas
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 : 38
Total Sales Price : 14,514,588
Total Adj. Sales Price : 14,514,588
Total Assessed Value : 9,523,060
Avg. Adj. Sales Price : 381,963
Avg. Assessed Value : 250,607

MEDIAN : 73
WGT. MEAN : 66
MEAN : 75
COD : 22.53
PRD : 114.01

COV : 31.00
STD : 23.19
Avg. Abs. Dev : 16.52
MAX Sales Ratio : 142.82
MIN Sales Ratio : 24.07

95% Median C.I. : 67.80 to 80.58
95% Wgt. Mean C.I. : 48.87 to 82.35
95% Mean C.I. : 67.43 to 82.17

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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	9	97.34	95.43	83.88	22.36	113.77	51.42	142.82	73.82 to 118.00	262,508	220,202	
01-JAN-18 To 31-MAR-18	3	82.82	84.06	85.27	09.55	98.58	72.82	96.54	N/A	300,000	255,803	
01-APR-18 To 30-JUN-18	3	72.28	75.53	77.47	05.48	97.50	71.21	83.10	N/A	328,582	254,567	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	2	59.13	59.13	42.44	39.49	139.33	35.78	82.48	N/A	840,423	356,708	
01-JAN-19 To 31-MAR-19	1	67.47	67.47	67.47	00.00	100.00	67.47	67.47	N/A	120,900	81,575	
01-APR-19 To 30-JUN-19	2	62.17	62.17	48.78	46.98	127.45	32.96	91.37	N/A	312,000	152,205	
01-JUL-19 To 30-SEP-19	2	69.15	69.15	67.45	15.40	102.52	58.50	79.80	N/A	404,803	273,023	
01-OCT-19 To 31-DEC-19	4	73.49	69.89	65.62	10.52	106.51	53.98	78.61	N/A	387,444	254,228	
01-JAN-20 To 31-MAR-20	6	67.14	66.78	66.88	08.19	99.85	56.21	74.15	56.21 to 74.15	350,793	234,609	
01-APR-20 To 30-JUN-20	5	52.20	61.69	56.73	41.46	108.74	24.07	95.40	N/A	630,400	357,597	
01-JUL-20 To 30-SEP-20	1	67.80	67.80	67.80	00.00	100.00	67.80	67.80	N/A	224,379	152,135	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	15	82.82	89.17	82.69	20.66	107.84	51.42	142.82	72.82 to 108.53	283,221	234,195	
01-OCT-18 To 30-SEP-19	7	67.47	64.05	50.86	26.77	125.93	32.96	91.37	32.96 to 91.37	462,193	235,064	
01-OCT-19 To 30-SEP-20	16	68.91	66.03	62.08	17.49	106.36	24.07	95.40	53.98 to 76.62	439,432	272,793	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	8	77.65	74.63	62.93	14.95	118.59	35.78	96.54	35.78 to 96.54	445,824	280,566	
01-JAN-19 To 31-DEC-19	9	70.35	67.74	62.78	17.92	107.90	32.96	91.37	53.98 to 79.80	344,920	216,549	
<u>ALL</u>	38	73.32	74.80	65.61	22.53	114.01	24.07	142.82	67.80 to 80.58	381,963	250,607	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	38	73.32	74.80	65.61	22.53	114.01	24.07	142.82	67.80 to 80.58	381,963	250,607	
<u>ALL</u>	38	73.32	74.80	65.61	22.53	114.01	24.07	142.82	67.80 to 80.58	381,963	250,607	

33 Furnas
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 : 38
 Total Sales Price : 14,514,588
 Total Adj. Sales Price : 14,514,588
 Total Assessed Value : 9,523,060
 Avg. Adj. Sales Price : 381,963
 Avg. Assessed Value : 250,607

MEDIAN : 73
 WGT. MEAN : 66
 MEAN : 75
 COD : 22.53
 PRD : 114.01

COV : 31.00
 STD : 23.19
 Avg. Abs. Dev : 16.52
 MAX Sales Ratio : 142.82
 MIN Sales Ratio : 24.07

95% Median C.I. : 67.80 to 80.58
 95% Wgt. Mean C.I. : 48.87 to 82.35
 95% Mean C.I. : 67.43 to 82.17

Printed:3/18/2021 10:48:53AM

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	3	109.36	111.67	105.91	18.29	105.44	82.82	142.82	N/A	226,667	240,072
1	3	109.36	111.67	105.91	18.29	105.44	82.82	142.82	N/A	226,667	240,072
Dry											
County	6	72.48	73.59	72.52	04.36	101.48	67.80	80.58	67.80 to 80.58	206,931	150,068
1	6	72.48	73.59	72.52	04.36	101.48	67.80	80.58	67.80 to 80.58	206,931	150,068
Grass											
County	2	73.49	73.49	72.35	04.27	101.58	70.35	76.62	N/A	329,751	238,588
1	2	73.49	73.49	72.35	04.27	101.58	70.35	76.62	N/A	329,751	238,588
ALL	38	73.32	74.80	65.61	22.53	114.01	24.07	142.82	67.80 to 80.58	381,963	250,607

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	4	96.09	96.80	74.11	30.48	130.62	52.20	142.82	N/A	416,750	308,856
1	4	96.09	96.80	74.11	30.48	130.62	52.20	142.82	N/A	416,750	308,856
Dry											
County	10	71.75	71.65	66.31	11.60	108.05	51.42	97.34	56.21 to 80.58	323,009	214,171
1	10	71.75	71.65	66.31	11.60	108.05	51.42	97.34	56.21 to 80.58	323,009	214,171
Grass											
County	3	72.82	73.26	72.49	02.87	101.06	70.35	76.62	N/A	306,501	222,172
1	3	72.82	73.26	72.49	02.87	101.06	70.35	76.62	N/A	306,501	222,172
ALL	38	73.32	74.80	65.61	22.53	114.01	24.07	142.82	67.80 to 80.58	381,963	250,607

Furnas County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	3695	3695	2995	2815	n/a	2065	1980	1980	3323
Gosper	4	4120	4120	3499	2943	2712	n/a	2515	2354	3489
Phelps	2	4600	4500	4200	4000	3898	3699	3500	3300	4206
Harlan	2	4244	4241	3622	2479	n/a	2540	2420	2422	3697
Harlan	3	3219	3215	2722	1921	n/a	n/a	2248	2249	2882
Red Willow	1	2975	2975	2809	2744	2645	1539	2251	2225	2898
Frontier	1	2885	2881	2811	2833	2785	2785	2731	2683	2856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	1625	1625	1115	1115	1115	n/a	1015	1015	1426
Gosper	4	n/a	1744	1626	1525	n/a	1177	1156	1156	1613
Phelps	2	n/a	2039	1849	1650	1466	1276	1150	1099	1706
Harlan	2	1848	1848	1562	1204	1159	1335	1365	1365	1724
Harlan	3	1848	1848	1568	1204	n/a	n/a	1365	1365	1724
Red Willow	1	1270	1270	1225	1225	1135	1135	1060	1060	1241
Frontier	1	1235	1235	1185	1185	1135	n/a	1085	1085	1212

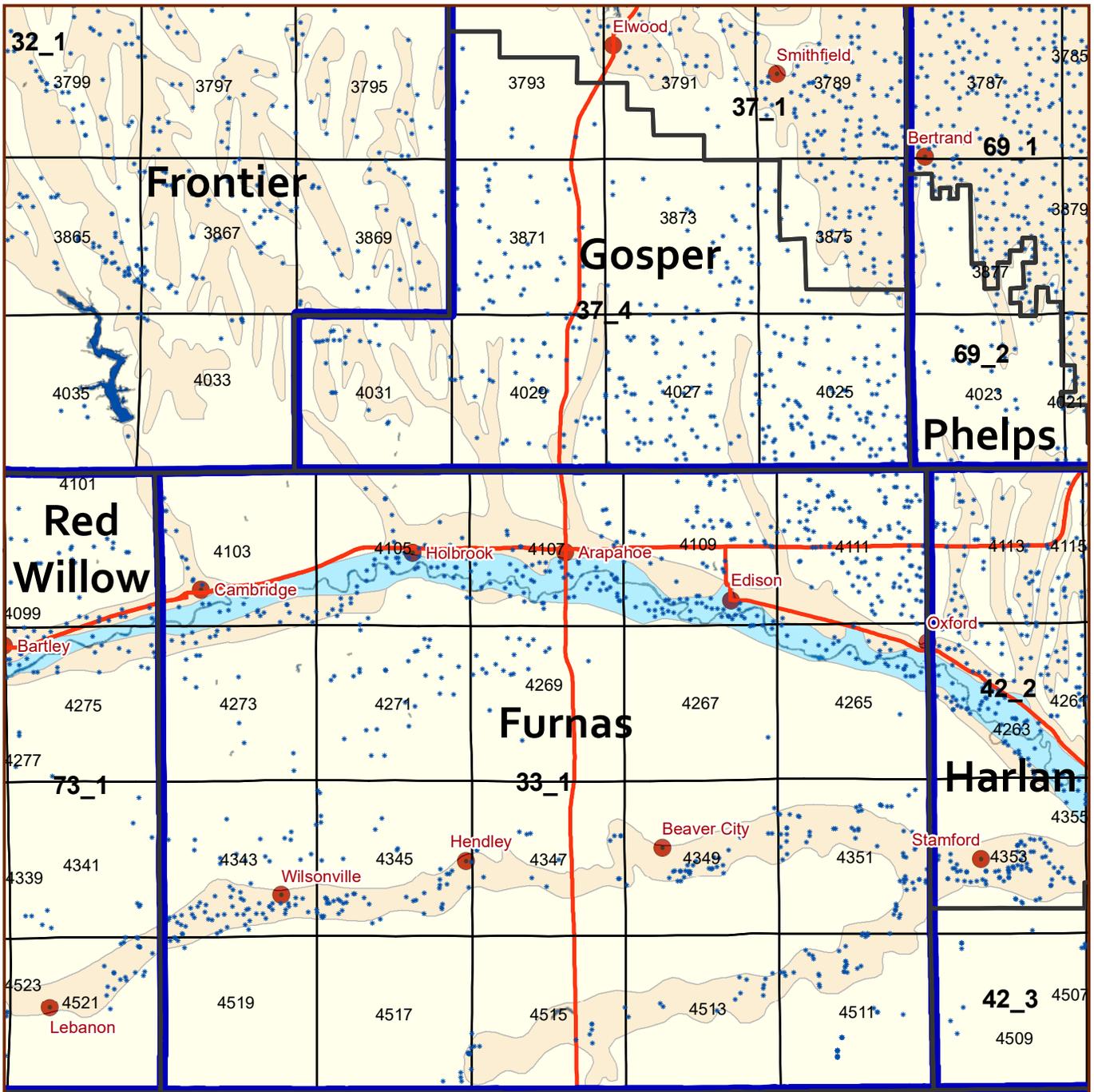
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	799	800	800	800	800	n/a	800	n/a	800
Gosper	4	883	884	883	1252	1252	n/a	884	1252	884
Phelps	2	1300	1250	1200	1150	n/a	1048	1050	1050	1156
Harlan	2	950	950	950	950	950	950	n/a	950	950
Harlan	3	950	950	950	950	950	n/a	n/a	n/a	950
Red Willow	1	984	847	602	589	585	593	596	753	643
Frontier	1	585	585	585	n/a	585	585	585	585	585

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	800	800	75
Gosper	4	n/a	n/a	100
Phelps	2	n/a	1050	35
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Red Willow	1	1220	585	25
Frontier	1	1070	n/a	n/a

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.

FURNAS COUNTY



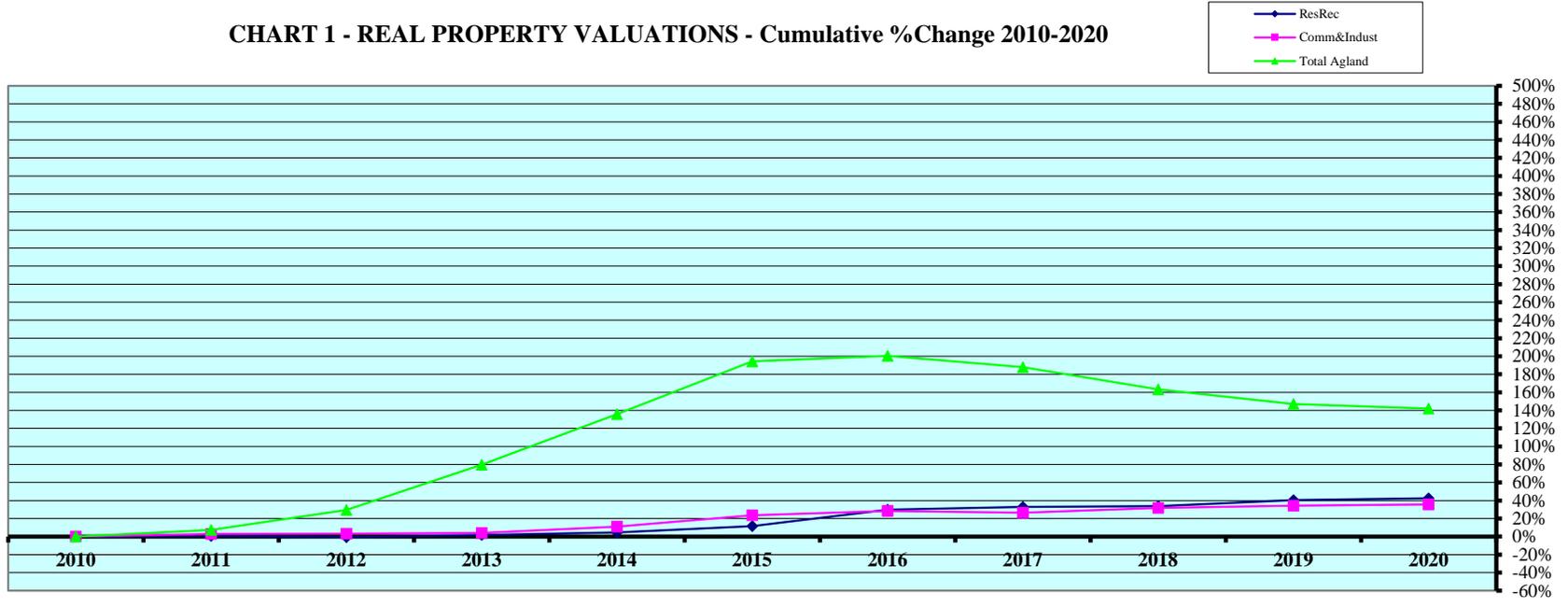
Legend

- 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	87,552,235	--	--	--	21,281,570	--	--	--	270,845,505	--	--	--
2011	88,246,945	694,710	0.79%	0.79%	21,884,095	602,525	2.83%	2.83%	290,517,045	19,671,540	7.26%	7.26%
2012	86,949,120	-1,297,825	-1.47%	-0.69%	21,954,900	70,805	0.32%	3.16%	350,607,365	60,090,320	20.68%	29.45%
2013	89,166,205	2,217,085	2.55%	1.84%	22,115,810	160,910	0.73%	3.92%	486,898,725	136,291,360	38.87%	79.77%
2014	91,644,075	2,477,870	2.78%	4.67%	23,617,480	1,501,670	6.79%	10.98%	638,914,810	152,016,085	31.22%	135.90%
2015	97,800,675	6,156,600	6.72%	11.71%	26,317,140	2,699,660	11.43%	23.66%	797,544,170	158,629,360	24.83%	194.46%
2016	113,645,565	15,844,890	16.20%	29.80%	27,318,550	1,001,410	3.81%	28.37%	813,859,550	16,315,380	2.05%	200.49%
2017	116,316,040	2,670,475	2.35%	32.85%	26,920,309	-398,241	-1.46%	26.50%	779,580,400	-34,279,150	-4.21%	187.83%
2018	117,150,025	833,985	0.72%	33.81%	28,044,150	1,123,841	4.17%	31.78%	712,966,505	-66,613,895	-8.54%	163.24%
2019	122,906,592	5,756,567	4.91%	40.38%	28,601,160	557,010	1.99%	34.39%	669,248,270	-43,718,235	-6.13%	147.10%
2020	124,769,950	1,863,358	1.52%	42.51%	28,868,885	267,725	0.94%	35.65%	655,204,585	-14,043,685	-2.10%	141.91%

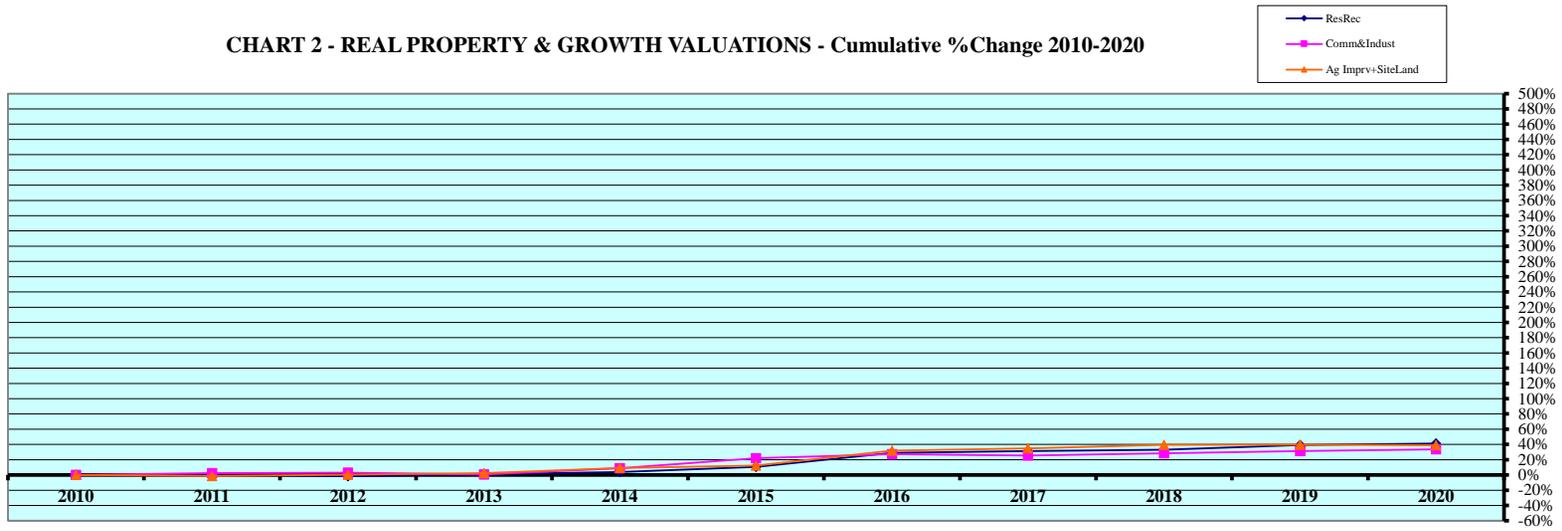
Rate Annual %chg: Residential & Recreational **3.61%** Commercial & Industrial **3.10%** Agricultural Land **9.24%**

Cnty# **33**
County **FURNAS**

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	87,552,235	928,699	1.06%	86,623,536	--	--	21,281,570	668,755	3.14%	20,612,815	--	--						
2011	88,246,945	670,045	0.76%	87,576,900	0.03%	0.03%	21,884,095	67,485	0.31%	21,816,610	2.51%	2.51%						
2012	86,949,120	878,555	1.01%	86,070,565	-2.47%	-1.69%	21,954,900	57,300	0.26%	21,897,600	0.06%	2.89%						
2013	89,166,205	750,360	0.84%	88,415,845	1.69%	0.99%	22,115,810	715,980	3.24%	21,399,830	-2.53%	0.56%						
2014	91,644,075	596,735	0.65%	91,047,340	2.11%	3.99%	23,617,480	453,100	1.92%	23,164,380	4.74%	8.85%						
2015	97,800,675	895,440	0.92%	96,905,235	5.74%	10.68%	26,317,140	371,950	1.41%	25,945,190	9.86%	21.91%						
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	28.86%	27,318,550	245,415	0.90%	27,073,135	2.87%	27.21%						
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	31.38%	26,920,309	232,985	0.87%	26,687,324	-2.31%	25.40%						
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	33.22%	28,044,150	721,440	2.57%	27,322,710	1.49%	28.39%						
2019	122,906,592	1,082,710	0.88%	121,823,882	3.99%	39.14%	28,601,160	628,570	2.20%	27,972,590	-0.26%	31.44%						
2020	124,769,950	1,138,280	0.91%	123,631,670	0.59%	41.21%	28,868,885	439,825	1.52%	28,429,060	-0.60%	33.59%						
Rate Ann%chg	3.61%			Resid & Recreat w/o growth			2.85%			3.10%			C & I w/o growth			1.58%		

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	20,744,490	20,430,300	41,174,790	1,055,405	2.56%	40,119,385	--	--		
2011	20,553,450	20,770,045	41,323,495	692,920	1.68%	40,630,575	-1.32%	-1.32%		
2012	20,737,795	21,327,030	42,064,825	759,440	1.81%	41,305,385	-0.04%	0.32%		
2013	21,314,555	22,149,815	43,464,370	1,266,765	2.91%	42,197,605	0.32%	2.48%		
2014	21,268,865	24,502,590	45,771,455	893,895	1.95%	44,877,560	3.25%	8.99%		
2015	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	1.06%	12.34%		
2016	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	31.91%		
2017	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	34.90%		
2018	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	39.50%		
2019	26,254,195	31,517,850	57,772,045	268,890	0.47%	57,503,155	0.00%	39.66%		
2020	25,915,785	31,466,090	57,381,875	141,945	0.25%	57,239,930	-0.92%	39.02%		
Rate Ann%chg	2.25%		4.41%		3.37%		Ag Imprv+Site w/o growth		2.10%	

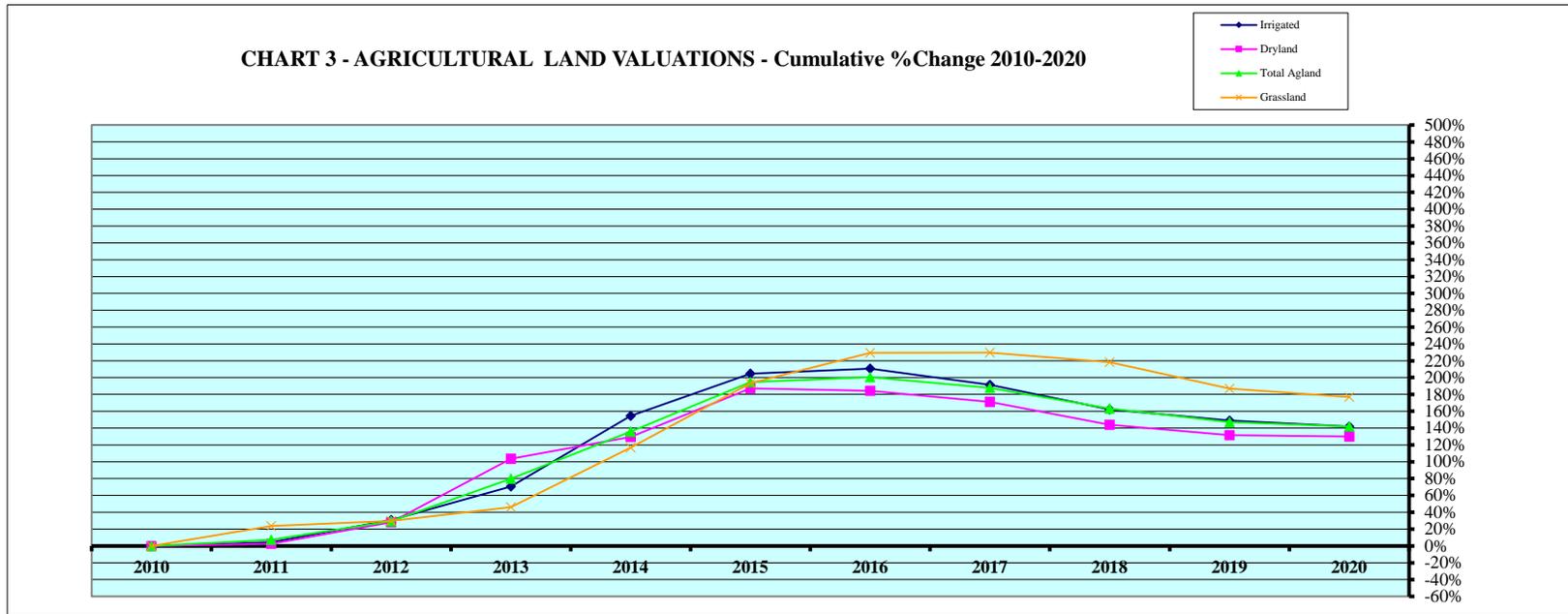
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 33
County FURNAS

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	98,681,490	--	--	--	116,801,165	--	--	--	53,082,950	--	--	--
2011	102,962,435	4,280,945	4.34%	4.34%	119,665,615	2,864,450	2.45%	2.45%	65,599,850	12,516,900	23.58%	23.58%
2012	129,056,410	26,093,975	25.34%	30.78%	149,811,135	30,145,520	25.19%	28.26%	68,902,425	3,302,575	5.03%	29.80%
2013	168,503,245	39,446,835	30.57%	70.75%	237,684,270	87,873,135	58.66%	103.49%	77,593,815	8,691,390	12.61%	46.17%
2014	251,274,320	82,771,075	49.12%	154.63%	267,993,285	30,309,015	12.75%	129.44%	115,134,210	37,540,395	48.38%	116.89%
2015	300,548,940	49,274,620	19.61%	204.56%	335,424,800	67,431,515	25.16%	187.18%	155,676,645	40,542,435	35.21%	193.27%
2016	306,501,810	5,952,870	1.98%	210.60%	331,959,680	-3,465,120	-1.03%	184.21%	174,892,130	19,215,485	12.34%	229.47%
2017	287,455,530	-19,046,280	-6.21%	191.30%	316,640,090	-15,319,590	-4.61%	171.09%	174,979,075	86,945	0.05%	229.63%
2018	258,693,595	-28,761,935	-10.01%	162.15%	284,835,440	-31,804,650	-10.04%	143.86%	168,932,080	-6,046,995	-3.46%	218.24%
2019	245,791,130	-12,902,465	-4.99%	149.08%	270,599,025	-14,236,415	-5.00%	131.67%	152,354,100	-16,577,980	-9.81%	187.01%
2020	238,574,200	-7,216,930	-2.94%	141.76%	268,703,110	-1,895,915	-0.70%	130.05%	146,940,625	-5,413,475	-3.55%	176.81%

Rate Ann.%chg: Irrigated **9.23%** Dryland **8.69%** Grassland **10.72%**

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	482,025	--	--	--	1,797,875	--	--	--	270,845,505	--	--	--
2011	487,725	5,700	1.18%	1.18%	1,801,420	3,545	0.20%	0.20%	290,517,045	19,671,540	7.26%	7.26%
2012	488,270	545	0.11%	1.30%	2,349,125	547,705	30.40%	30.66%	350,607,365	60,090,320	20.68%	29.45%
2013	487,595	-675	-0.14%	1.16%	2,629,800	280,675	11.95%	46.27%	486,898,725	136,291,360	38.87%	79.77%
2014	489,510	1,915	0.39%	1.55%	4,023,485	1,393,685	53.00%	123.79%	638,914,810	152,016,085	31.22%	135.90%
2015	500,580	11,070	2.26%	3.85%	5,393,205	1,369,720	34.04%	199.98%	797,544,170	158,629,360	24.83%	194.46%
2016	499,380	-1,200	-0.24%	3.60%	6,550	-5,386,655	-99.88%	-99.64%	813,859,550	16,315,380	2.05%	200.49%
2017	499,155	-225	-0.05%	3.55%	6,550	0	0.00%	-99.64%	779,580,400	-34,279,150	-4.21%	187.83%
2018	499,165	10	0.00%	3.56%	6,225	-325	-4.96%	-99.65%	712,966,505	-66,613,895	-8.54%	163.24%
2019	498,415	-750	-0.15%	3.40%	5,600	-625	-10.04%	-99.69%	669,248,270	-43,718,235	-6.13%	147.10%
2020	499,445	1,030	0.21%	3.61%	487,205	481,605	8600.09%	-72.90%	655,204,585	-14,043,685	-2.10%	141.91%

Cnty# **33**
County **FURNAS**

Rate Ann.%chg: Total Agric Land **9.24%**

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	98,636,055	68,701	1,436			116,823,865	187,730	622			81,700,995	133,333	613		
2011	103,522,355	68,573	1,510	5.15%	5.15%	119,494,525	187,855	636	2.22%	2.22%	89,688,965	135,300	663	8.18%	9.46%
2012	129,424,760	68,693	1,884	24.80%	31.23%	149,702,680	188,327	795	24.97%	27.74%	89,574,800	130,628	686	3.44%	13.24%
2013	168,596,625	68,575	2,459	30.49%	71.24%	237,611,530	188,605	1,260	58.49%	102.45%	97,239,960	127,646	762	11.09%	25.80%
2014	254,245,185	68,325	3,721	51.35%	159.18%	266,903,900	189,376	1,409	11.87%	126.48%	128,539,130	127,483	1,008	32.36%	66.50%
2015	299,563,015	67,113	4,464	19.95%	210.89%	335,731,315	190,539	1,762	25.02%	183.15%	149,636,865	127,257	1,176	16.62%	94.17%
2016	306,622,710	68,809	4,456	-0.17%	210.37%	331,992,330	188,221	1,764	0.10%	183.44%	164,929,515	127,713	1,291	9.83%	113.25%
2017	287,144,000	67,783	4,236	-4.94%	195.06%	317,175,485	189,257	1,676	-4.99%	169.31%	174,353,050	127,360	1,369	6.01%	126.06%
2018	258,783,085	67,881	3,812	-10.01%	165.53%	284,871,845	188,928	1,508	-10.03%	142.30%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	245,789,130	67,889	3,620	-5.03%	152.17%	270,594,785	188,846	1,433	-4.97%	130.26%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	238,574,200	68,185	3,499	-3.36%	143.70%	268,703,105	188,401	1,426	-0.46%	129.19%	147,312,950	176,812	833	-35.38%	35.97%

Rate Annual %chg Average Value/Acre:

9.32%

8.65%

3.12%

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	482,025	6,427	75			1,797,875	6,202	290			270,814,430	440,735	614		
2011	482,025	6,427	75	0.00%	0.00%	1,801,420	6,207	290	0.11%	0.11%	290,866,520	440,762	660	7.40%	7.40%
2012	488,120	6,508	75	0.00%	0.00%	2,351,000	6,184	380	30.99%	31.14%	350,848,935	440,766	796	20.62%	29.54%
2013	487,595	6,501	75	0.00%	0.00%	2,627,250	2,627,250	425	11.84%	46.66%	350,848,935	440,710	1,105	38.80%	79.81%
2014	489,360	6,525	75	0.00%	0.00%	4,014,410	6,174	650	52.92%	124.28%	640,792,665	440,691	1,454	31.60%	136.64%
2015	489,105	6,521	75	0.00%	0.00%	5,447,765	6,189	880	35.38%	203.64%	797,028,245	440,631	1,809	24.40%	194.38%
2016	497,355	6,631	75	0.00%	0.00%	6,550	5	1,310	48.82%	351.87%	813,858,340	440,499	1,848	2.14%	200.68%
2017	499,155	6,655	75	0.00%	0.00%	6,550	5	1,310	0.00%	351.87%	779,362,990	440,418	1,770	-4.22%	187.99%
2018	499,110	6,655	75	0.00%	0.00%	6,225	5	1,245	-4.96%	329.45%	712,999,040	440,392	1,619	-8.51%	163.48%
2019	498,415	6,645	75	0.00%	0.00%	5,600	5	1,120	-10.04%	286.33%	669,245,885	440,358	1,520	-6.13%	147.34%
2020	499,445	6,659	75	0.00%	0.00%	487,205	434	1,122	0.14%	286.89%	655,576,905	440,492	1,488	-2.07%	142.21%

33
FURNAS

Rate Annual %chg Average Value/Acre:

9.25%

(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
4,959	FURNAS	38,990,233	14,171,738	26,530,140	124,769,950	26,576,940	2,291,945	0	655,204,585	25,915,785	31,466,090	401,210	946,318,616
cnty sectorvalue % of total value:		4.12%	1.50%	2.80%	13.18%	2.81%	0.24%		69.24%	2.74%	3.33%	0.04%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,026	ARAPAHOE	281,870	1,473,737	751,495	30,756,335	6,291,775	0	0	6,310	0	0	0	39,561,522
20.69%	%sector of county sector	0.72%	10.40%	2.83%	24.65%	23.67%			0.00%				4.18%
	%sector of municipality	0.71%	3.73%	1.90%	77.74%	15.90%			0.02%				100.00%
609	BEAVER CITY	323,801	569,329	84,894	10,409,650	1,678,675	981,430	0	0	0	0	0	14,047,779
12.28%	%sector of county sector	0.83%	4.02%	0.32%	8.34%	6.32%	42.82%						1.48%
	%sector of municipality	2.30%	4.05%	0.60%	74.10%	11.95%	6.99%						100.00%
1,063	CAMBRIDGE	4,503,397	2,108,718	1,344,051	35,510,655	5,255,990	154,175	0	0	0	0	0	48,876,986
21.44%	%sector of county sector	11.55%	14.88%	5.07%	28.46%	19.78%	6.73%						5.16%
	%sector of municipality	9.21%	4.31%	2.75%	72.65%	10.75%	0.32%						100.00%
133	EDISON	5,421,411	667,440	801,944	1,417,040	6,883,765	0	0	89,370	0	7,080	0	15,288,050
2.68%	%sector of county sector	13.90%	4.71%	3.02%	1.14%	25.90%			0.01%		0.02%		1.62%
	%sector of municipality	35.46%	4.37%	5.25%	9.27%	45.03%			0.58%		0.05%		100.00%
24	HENDLEY	1,618	33,984	13,597	451,510	42,555	0	0	17,925	0	55,490	0	616,679
0.48%	%sector of county sector	0.00%	0.24%	0.05%	0.36%	0.16%			0.00%		0.18%		0.07%
	%sector of municipality	0.26%	5.51%	2.20%	73.22%	6.90%			2.91%		9.00%		100.00%
207	HOLBROOK	101,392	299,740	417,172	3,181,155	797,615	0	0	0	0	0	0	4,797,074
4.17%	%sector of county sector	0.26%	2.12%	1.57%	2.55%	3.00%							0.51%
	%sector of municipality	2.11%	6.25%	8.70%	66.31%	16.63%							100.00%
779	OXFORD	228,484	600,116	1,237,356	11,329,250	2,636,640	0	0	0	0	0	0	16,031,846
15.71%	%sector of county sector	0.59%	4.23%	4.66%	9.08%	9.92%							60.32%
	%sector of municipality	1.43%	3.74%	7.72%	70.67%	16.45%							100.00%
93	WILSONVILLE	1,163,758	134,195	29,460	1,481,255	87,430	0	0	9,750	0	0	0	2,905,848
1.88%	%sector of county sector	2.98%	0.95%	0.11%	1.19%	0.33%			0.43%				126.79%
	%sector of municipality	40.05%	4.62%	1.01%	50.97%	3.01%			0.34%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
3,934	Total Municipalities	12,025,731	5,887,259	4,679,969	94,536,850	23,674,445	1,135,605	0	123,355	0	62,570	0	142,125,784
79.33%	%all municip.sectors of cnty	30.84%	41.54%	17.64%	75.77%	89.08%	49.55%		0.02%		0.20%		15.02%

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 : 6,156	Value : 875,746,695	Growth 2,241,530	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	392	1,220,740	16	30,415	26	52,970	434	1,304,125	
02. Res Improve Land	1,889	5,728,940	55	1,003,305	207	4,439,785	2,151	11,172,030	
03. Res Improvements	1,881	101,856,655	56	8,516,380	214	19,591,800	2,151	129,964,835	
04. Res Total	2,273	108,806,335	72	9,550,100	240	24,084,555	2,585	142,440,990	548,865
% of Res Total	87.93	76.39	2.79	6.70	9.28	16.91	41.99	16.27	24.49
05. Com UnImp Land	79	518,615	5	8,875	7	4,895	91	532,385	
06. Com Improve Land	310	1,413,225	9	56,860	10	498,765	329	1,968,850	
07. Com Improvements	313	24,846,215	11	1,178,800	15	1,550,790	339	27,575,805	
08. Com Total	392	26,778,055	16	1,244,535	22	2,054,450	430	30,077,040	646,415
% of Com Total	91.16	89.03	3.72	4.14	5.12	6.83	6.99	3.43	28.84
09. Ind UnImp Land	4	8,870	0	0	3	122,505	7	131,375	
10. Ind Improve Land	2	155,905	1	6,145	1	303,000	4	465,050	
11. Ind Improvements	1	1,158,960	1	744,320	1	100,000	3	2,003,280	
12. Ind Total	5	1,323,735	1	750,465	4	525,505	10	2,599,705	0
% of Ind Total	50.00	50.92	10.00	28.87	40.00	20.21	0.16	0.30	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,273	108,806,335	72	9,550,100	240	24,084,555	2,585	142,440,990	548,865
% of Res & Rec Total	87.93	76.39	2.79	6.70	9.28	16.91	41.99	16.27	24.49
Com & Ind Total	397	28,101,790	17	1,995,000	26	2,579,955	440	32,676,745	646,415
% of Com & Ind Total	90.23	86.00	3.86	6.11	5.91	7.90	7.15	3.73	28.84
17. Taxable Total	2,670	136,908,125	89	11,545,100	266	26,664,510	3,025	175,117,735	1,195,280
% of Taxable Total	88.26	78.18	2.94	6.59	8.79	15.23	49.14	20.00	53.32

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	13	215,550	3,214,530	0	0	0
19. Commercial	11	515,985	8,422,580	0	0	0
20. Industrial	1	145,305	8,799,375	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	13	215,550	3,214,530
19. Commercial	0	0	0	11	515,985	8,422,580
20. Industrial	0	0	0	1	145,305	8,799,375
21. Other	0	0	0	0	0	0
22. Total Sch II				25	876,840	20,436,485

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	10	184,360	10	184,360	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	184,360	10	184,360	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	291	4	341	636

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	102,910	1	51,620	2,518	508,614,640	2,528	508,769,170
28. Ag-Improved Land	2	22,410	2	81,255	571	136,914,540	575	137,018,205
29. Ag Improvements	2	107,900	2	761,285	589	53,788,040	593	54,657,225

30. Ag Total					3,121	700,444,600
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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	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	434,080	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.00	4,000	1	4.00	8,000	
37. FarmSite Improvements	2	0.00	107,900	2	0.00	327,205	
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	33	33.05	495,750	33	33.05	495,750	
32. HomeSite Improv Land	305	316.30	4,719,500	306	317.30	4,729,500	
33. HomeSite Improvements	314	0.00	23,835,915	315	0.00	24,269,995	175,090
34. HomeSite Total				348	350.35	29,495,245	
35. FarmSite UnImp Land	28	59.54	119,080	28	59.54	119,080	
36. FarmSite Improv Land	486	1,326.93	2,647,050	489	1,332.93	2,659,050	
37. FarmSite Improvements	579	0.00	29,952,125	583	0.00	30,387,230	871,160
38. FarmSite Total				611	1,392.47	33,165,360	
39. Road & Ditches	2,352	7,482.99	0	2,352	7,482.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				959	9,225.81	62,660,605	1,046,250

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	22,972.08	33.67%	84,881,880	37.44%	3,695.00
46. 1A	24,321.41	35.65%	89,867,630	39.64%	3,695.00
47. 2A1	6,084.94	8.92%	18,224,415	8.04%	2,995.00
48. 2A	5,174.50	7.58%	14,566,225	6.43%	2,815.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	23.00	0.03%	47,495	0.02%	2,065.00
51. 4A1	4,262.35	6.25%	8,439,450	3.72%	1,980.00
52. 4A	5,387.83	7.90%	10,667,900	4.71%	1,980.00
53. Total	68,226.11	100.00%	226,694,995	100.00%	3,322.70
Dry					
54. 1D1	878.90	0.47%	1,428,230	0.53%	1,625.02
55. 1D	121,382.43	64.41%	197,246,555	73.39%	1,625.00
56. 2D1	8,730.87	4.63%	9,734,930	3.62%	1,115.00
57. 2D	18,739.54	9.94%	20,894,600	7.77%	1,115.00
58. 3D1	1,662.88	0.88%	1,854,120	0.69%	1,115.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	24,043.58	12.76%	24,404,255	9.08%	1,015.00
61. 4D	13,005.67	6.90%	13,200,780	4.91%	1,015.00
62. Total	188,443.87	100.00%	268,763,470	100.00%	1,426.23
Grass					
63. 1G1	13,860.39	7.85%	11,082,720	7.84%	799.60
64. 1G	33,158.52	18.77%	26,526,815	18.77%	800.00
65. 2G1	107,225.15	60.69%	85,780,110	60.69%	800.00
66. 2G	16,573.74	9.38%	13,258,990	9.38%	800.00
67. 3G1	3,766.87	2.13%	3,013,495	2.13%	800.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,092.00	1.18%	1,673,600	1.18%	800.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	176,676.67	100.00%	141,335,730	100.00%	799.97
Irrigated Total					
Irrigated Total	68,226.11	15.49%	226,694,995	35.54%	3,322.70
Dry Total					
Dry Total	188,443.87	42.78%	268,763,470	42.14%	1,426.23
Grass Total					
Grass Total	176,676.67	40.11%	141,335,730	22.16%	799.97
72. Waste	6,673.20	1.52%	500,495	0.08%	75.00
73. Other	436.38	0.10%	489,305	0.08%	1,121.28
74. Exempt	4,204.02	0.95%	0	0.00%	0.00
75. Market Area Total	440,456.23	100.00%	637,783,995	100.00%	1,448.01

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	11.50	39,000	15.87	58,640	68,198.74	226,597,355	68,226.11	226,694,995
77. Dry Land	52.74	82,320	39.00	56,235	188,352.13	268,624,915	188,443.87	268,763,470
78. Grass	0.00	0	0.00	0	176,676.67	141,335,730	176,676.67	141,335,730
79. Waste	0.00	0	0.00	0	6,673.20	500,495	6,673.20	500,495
80. Other	0.00	0	0.00	0	436.38	489,305	436.38	489,305
81. Exempt	165.02	0	19.60	0	4,019.40	0	4,204.02	0
82. Total	64.24	121,320	54.87	114,875	440,337.12	637,547,800	440,456.23	637,783,995

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,226.11	15.49%	226,694,995	35.54%	3,322.70
Dry Land	188,443.87	42.78%	268,763,470	42.14%	1,426.23
Grass	176,676.67	40.11%	141,335,730	22.16%	799.97
Waste	6,673.20	1.52%	500,495	0.08%	75.00
Other	436.38	0.10%	489,305	0.08%	1,121.28
Exempt	4,204.02	0.95%	0	0.00%	0.00
Total	440,456.23	100.00%	637,783,995	100.00%	1,448.01

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 Arapahoe	82	484,840	456	2,120,890	455	29,203,100	537	31,808,830	146,485
83.2 Beaver City	79	98,440	319	522,745	321	11,442,675	400	12,063,860	0
83.3 Cambridge	65	501,300	482	2,225,785	473	41,701,895	538	44,428,980	264,885
83.4 Edison	24	11,770	90	81,590	90	1,523,330	114	1,616,690	2,970
83.5 Hendley	26	22,350	28	35,090	28	426,970	54	484,410	3,190
83.6 Holbrook	29	13,235	132	102,345	132	3,373,780	161	3,489,360	2,255
83.7 Oxford	39	58,380	288	547,130	288	12,613,380	327	13,218,890	30,120
83.8 Rural Residential	41	78,930	262	5,443,090	270	28,108,180	311	33,630,200	94,950
83.9 Suburban	1	4,455	0	0	0	0	1	4,455	0
83.10 Wilsonville	48	30,425	94	93,365	94	1,571,525	142	1,695,315	4,010
84 Residential Total	434	1,304,125	2,151	11,172,030	2,151	129,964,835	2,585	142,440,990	548,865

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Arapahoe	0	0	4	10,035	4	396,905	4	406,940	0
85.2 Arapahoe Commercial	23	65,875	87	350,845	87	6,496,365	110	6,913,085	94,465
85.3 Beaver City Commercial	12	11,330	43	72,140	46	3,088,885	58	3,172,355	0
85.4 Cambridge	2	172,360	2	7,210	0	0	2	179,570	0
85.5 Cambridge Commercial	12	239,070	58	912,850	51	5,373,365	63	6,525,285	2,330
85.6 Edison	1	460	0	0	1	1,930	2	2,390	0
85.7 Edison Commercial	1	630	18	44,875	19	7,155,705	20	7,201,210	0
85.8 Hendley Commercial	9	4,100	4	2,380	5	33,515	14	39,995	0
85.9 Holbrook Commercial	4	1,775	27	22,465	28	836,005	32	860,245	0
85.10 Oxford	0	0	2	3,545	3	74,720	3	78,265	0
85.11 Oxford Commercial	6	14,700	54	124,475	56	2,794,465	62	2,933,640	0
85.12 Rural Commercial	15	136,275	14	833,400	20	2,196,010	35	3,165,685	0
85.13 Rural Residential	0	0	0	0	2	10,615	2	10,615	0
85.14 Suburban Commercial	0	0	5	24,895	5	1,075,595	5	1,100,490	0
85.15 Wilsonville	1	2,650	0	0	1	2,410	2	5,060	0
85.16 Wilsonville Commercial	12	14,535	15	24,785	14	42,595	26	81,915	0
86 Commercial Total	98	663,760	333	2,433,900	342	29,579,085	440	32,676,745	646,415

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	10,134.19	5.98%	8,101,755	5.97%	799.45
88. 1G	30,714.36	18.11%	24,571,485	18.11%	800.00
89. 2G1	106,844.79	63.00%	85,475,820	63.00%	800.00
90. 2G	16,049.54	9.46%	12,839,630	9.46%	800.00
91. 3G1	3,762.87	2.22%	3,010,295	2.22%	800.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,092.00	1.23%	1,673,600	1.23%	800.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	169,597.75	100.00%	135,672,585	100.00%	799.97
CRP					
96. 1C1	20.00	1.92%	16,000	1.92%	800.00
97. 1C	505.94	48.60%	404,755	48.60%	800.01
98. 2C1	311.97	29.97%	249,575	29.97%	800.00
99. 2C	203.10	19.51%	162,480	19.51%	800.00
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	1,041.01	100.00%	832,810	100.00%	800.00
Timber					
105. 1T1	3,706.20	61.38%	2,964,965	61.38%	800.00
106. 1T	1,938.22	32.10%	1,550,575	32.10%	800.00
107. 2T1	68.39	1.13%	54,715	1.13%	800.04
108. 2T	321.10	5.32%	256,880	5.32%	800.00
109. 3T1	4.00	0.07%	3,200	0.07%	800.00
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	6,037.91	100.00%	4,830,335	100.00%	800.00
<hr/>					
Grass Total	169,597.75	95.99%	135,672,585	95.99%	799.97
CRP Total	1,041.01	0.59%	832,810	0.59%	800.00
Timber Total	6,037.91	3.42%	4,830,335	3.42%	800.00
<hr/>					
114. Market Area Total	176,676.67	100.00%	141,335,730	100.00%	799.97

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

33 Furnas

	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	124,769,950	142,440,990	17,671,040	14.16%	548,865	13.72%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	25,915,785	29,495,245	3,579,460	13.81%	175,090	13.14%
04. Total Residential (sum lines 1-3)	150,685,735	171,936,235	21,250,500	14.10%	723,955	13.62%
05. Commercial	26,576,940	30,077,040	3,500,100	13.17%	646,415	10.74%
06. Industrial	2,291,945	2,599,705	307,760	13.43%	0	13.43%
07. Total Commercial (sum lines 5-6)	28,868,885	32,676,745	3,807,860	13.19%	646,415	10.95%
08. Ag-Farmsite Land, Outbuildings	31,466,090	33,165,360	1,699,270	5.40%	871,160	2.63%
09. Minerals	401,210	184,360	-216,850	-54.05	0	-54.05%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	31,867,300	33,349,720	1,482,420	4.65%	871,160	1.92%
12. Irrigated	238,574,200	226,694,995	-11,879,205	-4.98%		
13. Dryland	268,703,110	268,763,470	60,360	0.02%		
14. Grassland	146,940,625	141,335,730	-5,604,895	-3.81%		
15. Wasteland	499,445	500,495	1,050	0.21%		
16. Other Agland	487,205	489,305	2,100	0.43%		
17. Total Agricultural Land	655,204,585	637,783,995	-17,420,590	-2.66%		
18. Total Value of all Real Property (Locally Assessed)	866,626,505	875,746,695	9,120,190	1.05%	2,241,530	0.79%

2021 Assessment Survey for Furnas 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:
	1--shared with Treasurer's office
6.	Assessor's requested budget for current fiscal year:
	\$112,400
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the CAMA system and GIS is maintained in the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$800
12.	Amount of last year's assessor's budget not used:
	\$5,000

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?
	Yes
5.	If so, who maintains the Cadastral Maps?
	the Assessor's office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	furnas.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?
	mostly GIS, also updated old aerial photos
10.	When was the aerial imagery last updated?
	GIS 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?
	Arapahoe, Beaver City, Cambridge, and Oxford are zoned.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests.
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
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Furnas County

1.	Valuation data collection done by:												
	The assessor and staff												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.	2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.	4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.	5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.	AG	Agricultural Improvements throughout the county
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5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.												
AG	Agricultural Improvements throughout the county												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Only the cost approach is used to determine market value in the residential class.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Yes, depreciation tables are developed using local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	The front foot method, updated manually in the CAMA, is used to establish residential lot values in all of Furnas County, except for properties located at Cross Creek Golf Course and Harvest Meadows Subdivison, both in Cambridge. These lots can be irregularly shaped and have been valued using a price per square foot.												
7.	How are rural residential site values developed?												
	Rural residential site values are based on sales of improved parcels.												

8.	Are there form 191 applications on file?																																		
	No																																		
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																		
	N/A																																		
10.	<table border="1"> <thead> <tr> <th data-bbox="203 352 365 436"><u>Valuation Group</u></th> <th data-bbox="365 352 649 436"><u>Date of Depreciation Tables</u></th> <th data-bbox="649 352 906 436"><u>Date of Costing</u></th> <th data-bbox="906 352 1177 436"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 352 1485 436"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 436 365 493">1</td> <td data-bbox="365 436 649 493">2021</td> <td data-bbox="649 436 906 493">2019</td> <td data-bbox="906 436 1177 493">2014</td> <td data-bbox="1177 436 1485 493">2017</td> </tr> <tr> <td data-bbox="203 493 365 550">2</td> <td data-bbox="365 493 649 550">2013</td> <td data-bbox="649 493 906 550">2019</td> <td data-bbox="906 493 1177 550">2015</td> <td data-bbox="1177 493 1485 550">2015-2018</td> </tr> <tr> <td data-bbox="203 550 365 606">4</td> <td data-bbox="365 550 649 606">2021</td> <td data-bbox="649 550 906 606">2019</td> <td data-bbox="906 550 1177 606">2015</td> <td data-bbox="1177 550 1485 606">2018-2020</td> </tr> <tr> <td data-bbox="203 606 365 663">5</td> <td data-bbox="365 606 649 663">2017-2021</td> <td data-bbox="649 606 906 663">2019</td> <td data-bbox="906 606 1177 663">2015</td> <td data-bbox="1177 606 1485 663">2015-2020</td> </tr> <tr> <td data-bbox="203 663 365 720">AG</td> <td data-bbox="365 663 649 720">2017-2021</td> <td data-bbox="649 663 906 720">2019</td> <td data-bbox="906 663 1177 720">2015</td> <td data-bbox="1177 663 1485 720">2015-2020</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2019	2014	2017	2	2013	2019	2015	2015-2018	4	2021	2019	2015	2018-2020	5	2017-2021	2019	2015	2015-2020	AG	2017-2021	2019	2015	2015-2020
<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>																															
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2	2013	2019	2015	2015-2018																															
4	2021	2019	2015	2018-2020																															
5	2017-2021	2019	2015	2015-2020																															
AG	2017-2021	2019	2015	2015-2020																															
	The county assessor reviews 3-4 precincts yearly. The county reviews all residential, commercial, and agricultural parcels including towns when they are within that precinct.																																		

2021 Commercial Assessment Survey for Furnas County

1.	Valuation data collection done by:			
	The assessor and staff			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Only the cost approach is used, except for the Section 42 housing which is valued using the income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county previously contracted with the Department of Revenue to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	Yes, depreciation tables are developed using local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	N/A			
6.	Describe the methodology used to determine the commercial lot values.			
	All commercial lot values are established using the front foot method.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2021	2019	2014-2015
	<u>Date of Last Inspection</u>			
	2015-2020			
	The assessor reviews 1/6 of the county every year. All commercial parcels are reviewed with the scheduled precincts that they are located in.			

2021 Agricultural Assessment Survey for Furnas County

1.	Valuation data collection done by:							
	The assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.</td> <td style="text-align: center;">2017-2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2017-2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2017-2020						
	The county assessor reviews the land use physically when they are reviewing the precincts that are schedule for that year; land use is also periodically reviewed using GIS.							
3.	Describe the process used to determine and monitor market areas.							
	The Assessor reviews sales to determine market areas. There used to be two market areas; the sales difference has dissipated so the county was combined to a single market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.							
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.							
	EQIP, CREP, CRP, canal							
	<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?							
	204							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	Assessor reviewed sales along the river for several years.
	<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.
	Recreational--no longer influencing sales
8d.	Where is the influenced area located within the county?
	Along the Republican River
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Through sales analysis

2020 Plan of Assessment for Furnas County
Assessment Years 2021, 2022 and 2023
Date: June 15, 2020

Plan of Assessment Requirements:

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 and 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 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 “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 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).

General Description of Real Property in Furnas County:

Per the 2020 County Abstract, Furnas County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.16	.05
Residential	2586	42.15	14.50
Commercial	425	6.93	3.17
Industrial	10	.16	.26
Recreational	0	0	0
Agricultural	3104	50.59	82.02
Special Value	0	0	0

Agricultural land – 440,491.82 taxable acres. 15.48% irrigated, 42.77% dry, 40.24% grassland (including timber), 1.51% waste.

For more information see 2020 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor’s Office staff includes:
Melody Crawford, Assessor
Sherry Thooft, Deputy Assessor
Julie Sisson, Part-Time Office Clerk

The Assessor and Deputy hold Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel , checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification

B Cadastral Maps and aerial photos are both nearing 40 years old. For 2020, the Assessor's office is using GWorks and we continue to work on this to correct any errors found.

C Property Record Cards contain Cama pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the new MIPS PC based system for both the Administration usage and the CAMA pricing for the 2021 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS.

E Furnas County is on line with parcel and tax information with Nebraska Assessors Online. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is nearing completion, and this is even more beneficial to those needing our property information.

Current Assessment Procedures for Real Property

- A Both Assessor and Deputy handle transfers each month.
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division's sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
 - 1) Market Approach: Sales comparison,
 - 2) Cost Approach: Marshall Swift manual - Commercial 2015, Residential 2015.
 - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

Level of value, Quality, and Uniformity of assessment year 2020:

Property Class	Median	Cod*	PRD*
Residential	95	30.28	106.63
Commercial	100	34.85	116.21
Agricultural Land	73	20.25	106.41

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2019 Reports and Opinion

Assessment actions Planned for Assessment year 2021

2021 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2021.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Review residential lot values.
5. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2021
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Review lot values.
5. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2021
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Wilsonville, Hendley, and rural improvements in 3 rural precincts (2-25, 2-24, 2-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2022

2022 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2022.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2022
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2022
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Beaver City and rural improvements in three rural precincts (2-22, 2-21, 1-21). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2023

2023 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2023.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2023
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2023
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of four rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review rural improvements in four rural precincts (1-22, 1-23, 1-24, 1-25). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

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

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 500 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 230 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information

13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Melody L. Crawford Date: June 15, 2020

Melody Crawford
Furnas County Assessor
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Email: assessor@furnascountyne.org

2021 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.