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DEPARTMENT OF REVENUE

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

KEARNEY 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 Kearney 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 Kearney 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: Jennifer Pittner, Kearney 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.

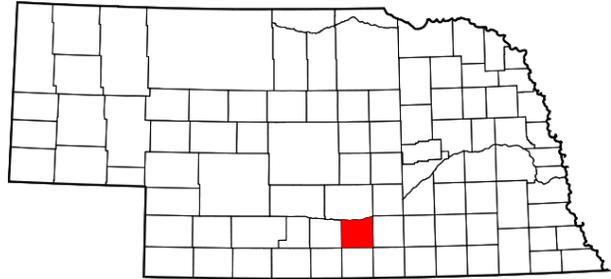
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

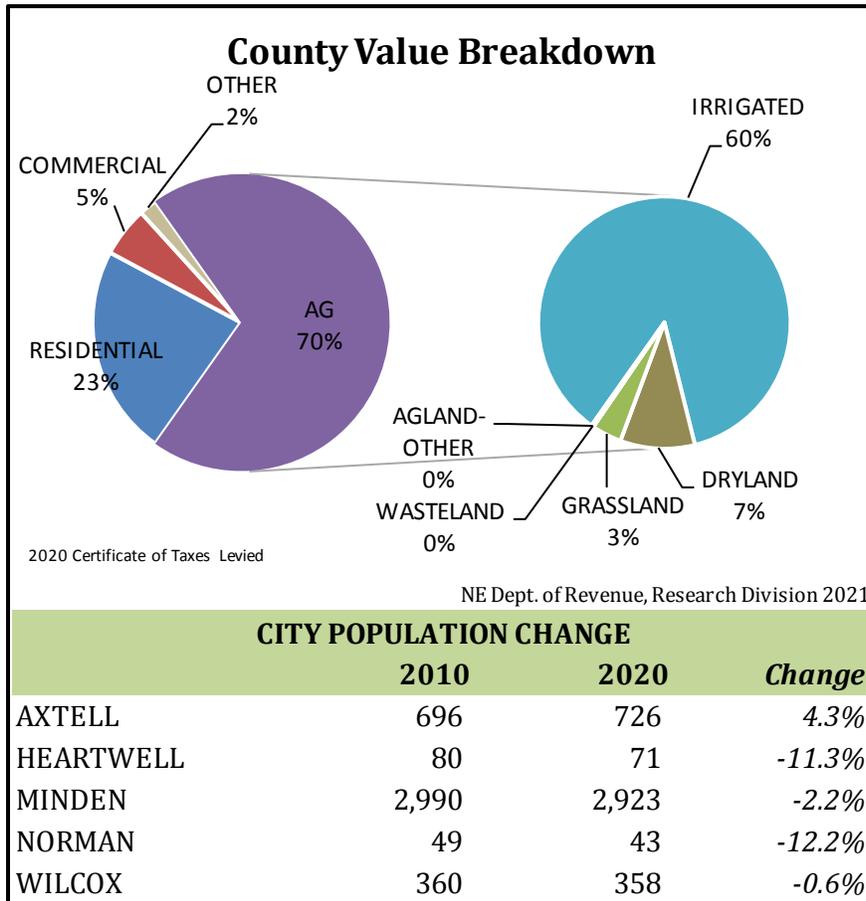
**Further information may be found in Exhibit 94*

County Overview

With a total area of 516 square miles, Kearney County has 6,495 residents, per the Census Bureau Quick Facts for 2019, a slight increase over the 2010 U.S. Census. Reports indicate that 73% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$135,953 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kearney County are located in and around the county seat of Minden. According to the latest information available from the U.S. Census Bureau, there are 172 employer establishments with total employment of 1,642, a slight decrease in total employment from the prior year.



Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up the majority of the land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

An ethanol plant located in Minden also contributes to the local agricultural economy.

2021 Residential Correlation for Kearney County

Assessment Actions

For the residential class, the county assessor and contracted appraiser conducted a sales study. As a result, several adjustments were made. In the town of Minden, homes older than 1940 received a 20% increase. In the village of Wilcox, a 33% increase was applied to all improvements. In the village of Axtell, new costing was applied along with a 25% increase to homes that were built in 1949 or prior. For the remainder of the class, pick-up work was completed in a timely manner.

Assessment Practice Review

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

Sales verification and qualification practices were discussed with the county assessor. A sales questionnaire is used to verify the terms of a transaction and the county assessor reports a good response rate. The usability rate for the residential class was higher than what is typical statewide. A trimmed analysis was completed, which showed the statistics did not change and the level of value was not affected. A review of the sales rosters and comments provided support that all arm's-length transactions were made available for measurement.

Valuation Groups were reviewed to ensure that market differences that would affect residential values were adequately stratified. Kearney currently recognizes seven separate valuation groups. Valuation Groups 1, 2, and 5 mimic the assessor locations of Minden, Axtell, and Wilcox. Valuation Group 4 combines the smallest villages. Valuation Group 6 is comprised of properties located around the golf course. Valuation Groups 3 and 7 represent parcels outside of city boundaries, Group 3 are the rural subdivisions of Kearney County and Group 7 are rural acreages not within a subdivision. Generally, the valuation groups follow economic influences.

The frequency of the six-year inspection and review cycle of the residential class was also examined. The county assessor enlists the aid of a contract appraiser to physically inspect and list properties. The residential class complies with the six-year inspection and review cycle.

Lastly, the currency of the appraisal tables were reviewed. The appraisal tables are updated in conjunction with the physical inspection cycle. Costing and depreciation tables are current for all residential valuation groups with the exception of Valuation Groups 4 and 5. These will be updated with the next physical review. Adjustments or percent factors are utilized if needed between inspection cycles.

2021 Residential Correlation for Kearney County

Description of Analysis

For the residential class, sales are divided into seven valuation groups. The majority of the sales occur in Valuation Group 1, Minden. Minden is the county seat and largest community in Kearney County.

Valuation Group	Description
1	Minden
2	Axtell
3	Brandt's, El Charman, McConnell's, Summerhaven
4	Heartwell, Norman, Lowell
5	Wilcox
6	Awarii Dunes, Craneview
7	Rural Residential

The overall statistical profile shows that all three measures of central tendency are within the acceptable range and closely correlate. Additionally, both qualitative measures are within the parameters prescribed by IAAO. The overall statistics indicate that values have been uniformly applied. When broke down by individual valuation groups, all have a sufficient number of sales and a median within the acceptable range with the exception of Valuation Groups 4 and 6. A historical look of valuation changes by town indicate that the communities in Kearney County have kept pace with the regional market changes over time. For the past few years, the desirability for small town living has steadily increased the purchase prices statewide. Minden, Axtell, and Wilcox have changed 4% to 8% annually over the past five years, while the smallest communities in Valuation Group 6 have remained somewhat flat.

The 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) reveals the population changed approximately 3% while sample increased 6%, the disparity can be found in the rural subclass. The rural properties decreased 5% following an increase from a reappraisal during the prior year. The county assessor shared that no changes to the rural properties occurred for 2021 and thought the decrease could be due to changes during county board of equalization last year. A quick review shows that the rural population makes up 32% of the county's valuation but only accounts for 13% of the valuation in the sample. Hypothetically, if the rural population were removed from the larger population the change for the residential class would be 7%. Generally, the population changed at a similar rate as the sales and values are uniformly and proportionately applied across the class.

2021 Residential Correlation for Kearney County

Equalization and Quality of Assessment

Based on the statistical analysis and review of assessment practices, the residential class has achieved an acceptable level of value. The quality of assessment of the residential class of real property in Kearney County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	132	92.83	95.15	93.33	15.70	101.95
2	24	96.27	95.88	94.92	09.92	101.01
3	12	92.76	101.70	93.79	24.42	108.43
4	2	52.89	52.89	53.88	14.12	98.16
5	10	92.17	92.69	90.15	22.84	102.82
6	5	100.47	101.49	100.17	10.19	101.32
7	17	96.86	90.57	92.56	12.07	97.85
____ALL____	202	94.42	94.86	93.53	15.70	101.42

Level of Value

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

2021 Commercial Correlation for Kearney County

Assessment Actions

For the commercial class, a physical inspection and reappraisal was conducted countywide. Additionally, pick-up work was completed timely.

Assessment Practice Review

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

The sales verification and qualification processes were evaluated as a part of the review. The usability for the commercial class was higher than typical, trimmed analysis was conducted but the small sample size made the results inconclusive. Further review of the sales rosters and comments made indicated that all arm's-length transactions were made available for measurement.

Valuation groups for the commercial class were also examined. Currently, Kearney County recognizes two separate valuation groups. Valuation Group 1 is the town of Minden, the largest community and county seat. Valuation Group 2 is comprised of the remaining villages and rural properties. It appears that the current valuation structure has adequately identified unique market characteristics that could affect commercial value.

The six-year inspection and review cycle was also discussed. Valuation Group 1 was last inspected in 2018 and Valuation Group 2 in 2014. The commercial class was re-inspected as part of complete reappraisal this year. Frequency of the appraisal tables were also reviewed. All tables were brought current with the 2021 reappraisal.

Description of Analysis

Kearney County contains a little less than 300 improved commercial parcels that have been stratified into two valuation groups.

Valuation Group	Description
1	Minden
2	Axtell, Heartwell, Norman, Wilcox, and Rural

Analysis of the statistical sample reveal 25 sales with two of the three levels of central tendency within the acceptable range. The mean is slightly above the range, however it is more susceptible to outliers and low dollar sales. Examination shows that once the low dollar sales are removed the mean falls within the range.

2021 Commercial Correlation for Kearney County

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
<u>Low \$ Ranges</u>							
Less Than	5,000	1	109.63	109.63	109.63	00.00	100.00
Less Than	15,000	2	115.89	115.89	119.41	05.40	97.05
Less Than	30,000	6	105.15	124.00	129.88	28.83	95.47
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	24	97.03	102.46	98.93	16.46	103.57
Greater Than	14,999	23	97.02	101.61	98.90	16.05	102.74
Greater Than	29,999	19	96.56	96.04	98.59	11.07	97.41

Review of the independent valuation groups show both groups have a median within the range; however the sample sizes when broke apart into the separate groups is too small for a precise measurement of the independent valuation groups. Valuation Group 2 is the combination of all small villages outside of Minden and the rural commercial parcels, therefore, it is natural that the COD shows more dispersion here than Valuation Group 1 since the commercial class is not as stable within the small communities as the county seat.

Reviewing the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) reveals a disparity between the movement of the sample and the overall population. The sample increased at 23% while the population increased 6%. Analysis of the commercial sample shows that the one sale increased over a million dollars and accounts for two-thirds of the overall sales file valuation changes. There are also three more high dollar sales that increased, affecting the sales file's overall change. The four sales are a corn processing facility, a grain/fertilizer facility, an apartment complex, and a brewery. Hypothetically, if removed the sample changed at a similar rate as the population at 6%.

Equalization and Quality of Assessment

The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
1		13	97.02	99.45	97.08	10.81	102.44
2		12	99.95	106.32	99.89	21.22	106.44
<u>ALL</u>		25	97.04	102.75	98.93	16.32	103.86

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Kearney County is 97%.

2021 Agricultural Correlation for Kearney County

Assessment Actions

For the agricultural class of real property, a market analysis was conducted based on current land sales. The land values were within the acceptable range therefore values remained the same as the 2020 assessment year's values.

Assessment Practice Review

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

Market areas were reviewed to ensure that differences in topography that could affect market values were recognized. The Kearney County Assessor currently only identifies one market area. The agricultural land here is highly productive and suitable for cropping. Irrigated land makes up most of the agricultural land class. There does not appear to be any unique factors that would affect land values differently. Due to the homogenous nature of the land, multiple market areas were not warranted.

Another aspect of the review involves the evaluation of the frequency of the six-year inspection and review cycle. Agricultural homes and outbuildings are physically inspected in conjunction with the rural residential subclass. This was last conducted for the 2020 assessment year. Land use is reviewed yearly using aerial imagery, Farm Credit Service (FSA) maps, and questionnaires.

Description of Analysis

The overall statistic sample reveals that all three measures of central tendency are within the acceptable range. The low COD points towards a stabilization of the agricultural market, which mirrors the regional trends of a generally flat market. When reviewed by 80% Majority Land Use (MLU) only the irrigated subclass has a sufficient number of sales for independent measurement. The 80% MLU irrigated subclass shows a median within the acceptable range. Although the dryland and grassland 80% MLU lack sufficient sales for precise measurement, comparison to the values of surrounding counties indicate that an acceptable level of value has been obtained.

Equalization and Quality of Assessment

Whereas the agricultural homes and outbuildings are valued, using the same appraisal models as rural residential parcels; therefore, the agricultural improvements have achieved an acceptable level of value. Comparison of values set by the Kearney County Assessor with those of the surrounding comparable counties help support the statistics, which indicate the agricultural land values have reached a proportionate level of market value. The quality of assessment of the agricultural class of property adheres to generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Kearney County

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	44	72.10	72.60	70.47	12.82	103.02
____ALL____	44	72.10	72.60	70.47	12.82	103.02

Level of Value

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

2021 Opinions of the Property Tax Administrator for Kearney County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Kearney County

Residential Real Property - Current

Number of Sales	202	Median	94.42
Total Sales Price	\$32,510,906	Mean	94.86
Total Adj. Sales Price	\$32,510,906	Wgt. Mean	93.53
Total Assessed Value	\$30,406,280	Average Assessed Value of the Base	\$110,477
Avg. Adj. Sales Price	\$160,945	Avg. Assessed Value	\$150,526

Confidence Interval - Current

95% Median C.I	91.40 to 96.12
95% Wgt. Mean C.I	91.17 to 95.89
95% Mean C.I	91.80 to 97.92
% of Value of the Class of all Real Property Value in the County	21.13
% of Records Sold in the Study Period	6.12
% of Value Sold in the Study Period	8.34

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	208	94	94.29
2019	196	94	94.26
2018	200	96	95.75
2017	192	93	92.73

2021 Commission Summary for Kearney County

Commercial Real Property - Current

Number of Sales	25	Median	97.04
Total Sales Price	\$9,997,219	Mean	102.75
Total Adj. Sales Price	\$9,997,219	Wgt. Mean	98.93
Total Assessed Value	\$9,890,590	Average Assessed Value of the Base	\$267,757
Avg. Adj. Sales Price	\$399,889	Avg. Assessed Value	\$395,624

Confidence Interval - Current

95% Median C.I	94.51 to 100.32
95% Wgt. Mean C.I	95.86 to 102.01
95% Mean C.I	89.04 to 116.46
% of Value of the Class of all Real Property Value in the County	5.75
% of Records Sold in the Study Period	6.74
% of Value Sold in the Study Period	9.96

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	21	100	92.64
2019	30	100	93.12
2018	38	100	93.66
2017	32	93	93.45

**50 Kearney
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 : 202
 Total Sales Price : 32,510,906
 Total Adj. Sales Price : 32,510,906
 Total Assessed Value : 30,406,280
 Avg. Adj. Sales Price : 160,945
 Avg. Assessed Value : 150,526

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 15.70
 PRD : 101.42

COV : 23.39
 STD : 22.19
 Avg. Abs. Dev : 14.82
 MAX Sales Ratio : 202.80
 MIN Sales Ratio : 45.42

95% Median C.I. : 91.40 to 96.12
 95% Wgt. Mean C.I. : 91.17 to 95.89
 95% Mean C.I. : 91.80 to 97.92

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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-18 To 31-DEC-18	33	95.09	97.18	95.50	17.93	101.76	51.65	201.28	85.15 to 101.22	160,316	153,106	
01-JAN-19 To 31-MAR-19	23	96.04	106.33	100.70	20.16	105.59	76.18	202.80	90.04 to 112.19	140,174	141,161	
01-APR-19 To 30-JUN-19	26	96.34	97.65	96.71	14.23	100.97	61.97	173.12	90.76 to 101.54	162,077	156,743	
01-JUL-19 To 30-SEP-19	39	96.82	97.02	95.56	12.77	101.53	66.06	147.82	88.98 to 99.39	169,000	161,495	
01-OCT-19 To 31-DEC-19	25	90.02	88.58	87.39	15.65	101.36	59.72	135.86	77.37 to 97.79	173,150	151,316	
01-JAN-20 To 31-MAR-20	18	95.21	93.32	93.30	11.51	100.02	45.83	136.53	88.43 to 100.50	157,601	147,042	
01-APR-20 To 30-JUN-20	19	94.28	91.35	91.18	11.65	100.19	63.34	120.20	79.04 to 100.83	158,268	144,310	
01-JUL-20 To 30-SEP-20	19	86.01	81.92	84.87	17.00	96.52	45.42	132.38	72.52 to 90.76	158,884	134,838	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	121	96.41	98.97	96.65	15.86	102.40	51.65	202.80	94.29 to 98.10	159,665	154,321	
01-OCT-19 To 30-SEP-20	81	90.69	88.72	88.95	14.76	99.74	45.42	136.53	87.84 to 94.38	162,858	144,858	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	113	95.50	97.19	94.80	15.57	102.52	59.72	202.80	91.40 to 97.82	162,458	154,011	
<u>ALL</u>	202	94.42	94.86	93.53	15.70	101.42	45.42	202.80	91.40 to 96.12	160,945	150,526	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	132	92.83	95.15	93.33	15.70	101.95	51.65	202.80	90.55 to 95.87	147,024	137,216	
2	24	96.27	95.88	94.92	09.92	101.01	67.39	135.03	92.31 to 99.23	153,458	145,665	
3	12	92.76	101.70	93.79	24.42	108.43	63.34	173.12	73.71 to 131.72	189,200	177,442	
4	2	52.89	52.89	53.88	14.12	98.16	45.42	60.36	N/A	61,150	32,950	
5	10	92.17	92.69	90.15	22.84	102.82	49.11	135.86	69.73 to 125.83	105,456	95,074	
6	5	100.47	101.49	100.17	10.19	101.32	88.92	116.14	N/A	322,800	323,348	
7	17	96.86	90.57	92.56	12.07	97.85	45.83	112.73	72.57 to 101.40	256,441	237,357	
<u>ALL</u>	202	94.42	94.86	93.53	15.70	101.42	45.42	202.80	91.40 to 96.12	160,945	150,526	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	202	94.42	94.86	93.53	15.70	101.42	45.42	202.80	91.40 to 96.12	160,945	150,526	
06												
07												
<u>ALL</u>	202	94.42	94.86	93.53	15.70	101.42	45.42	202.80	91.40 to 96.12	160,945	150,526	

**50 Kearney
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 : 202
 Total Sales Price : 32,510,906
 Total Adj. Sales Price : 32,510,906
 Total Assessed Value : 30,406,280
 Avg. Adj. Sales Price : 160,945
 Avg. Assessed Value : 150,526

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 15.70
 PRD : 101.42

COV : 23.39
 STD : 22.19
 Avg. Abs. Dev : 14.82
 MAX Sales Ratio : 202.80
 MIN Sales Ratio : 45.42

95% Median C.I. : 91.40 to 96.12
 95% Wgt. Mean C.I. : 91.17 to 95.89
 95% Mean C.I. : 91.80 to 97.92

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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	1	201.28	201.28	201.28	00.00	100.00	201.28	201.28	N/A	11,131	22,405	
Less Than 30,000	3	104.06	131.79	118.10	35.63	111.59	90.04	201.28	N/A	17,377	20,522	
___Ranges Excl. Low \$___												
Greater Than 4,999	202	94.42	94.86	93.53	15.70	101.42	45.42	202.80	91.40 to 96.12	160,945	150,526	
Greater Than 14,999	201	94.38	94.33	93.49	15.22	100.90	45.42	202.80	91.40 to 96.06	161,690	151,164	
Greater Than 29,999	199	94.38	94.30	93.49	15.30	100.87	45.42	202.80	91.40 to 96.06	163,109	152,486	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	201.28	201.28	201.28	00.00	100.00	201.28	201.28	N/A	11,131	22,405	
15,000 TO 29,999	2	97.05	97.05	95.51	07.22	101.61	90.04	104.06	N/A	20,500	19,580	
30,000 TO 59,999	12	96.85	98.86	93.82	32.73	105.37	45.42	166.32	51.65 to 135.86	48,688	45,677	
60,000 TO 99,999	29	96.82	98.05	97.86	17.50	100.19	45.83	173.12	90.80 to 100.83	79,229	77,532	
100,000 TO 149,999	61	92.31	94.22	93.64	16.68	100.62	59.72	202.80	87.52 to 96.60	126,587	118,540	
150,000 TO 249,999	67	90.76	91.24	90.89	12.52	100.39	53.11	147.82	85.97 to 95.00	191,420	173,976	
250,000 TO 499,999	30	97.29	95.87	95.91	08.81	99.96	66.85	116.14	91.40 to 100.73	300,997	288,696	
500,000 TO 999,999												
1,000,000 +												
___ALL___	202	94.42	94.86	93.53	15.70	101.42	45.42	202.80	91.40 to 96.12	160,945	150,526	

50 Kearney
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 : 25
Total Sales Price : 9,997,219
Total Adj. Sales Price : 9,997,219
Total Assessed Value : 9,890,590
Avg. Adj. Sales Price : 399,889
Avg. Assessed Value : 395,624

MEDIAN : 97
WGT. MEAN : 99
MEAN : 103
COD : 16.32
PRD : 103.86

COV : 32.33
STD : 33.22
Avg. Abs. Dev : 15.84
MAX Sales Ratio : 231.20
MIN Sales Ratio : 56.24

95% Median C.I. : 94.51 to 100.32
95% Wgt. Mean C.I. : 95.86 to 102.01
95% Mean C.I. : 89.04 to 116.46

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	135.58	135.58	102.17	25.35	132.70	101.21	169.94	N/A	2,248,040	2,296,768
01-JAN-18 To 31-MAR-18	1	109.63	109.63	109.63	00.00	100.00	109.63	109.63	N/A	4,000	4,385
01-APR-18 To 30-JUN-18	2	81.53	81.53	79.42	15.21	102.66	69.13	93.93	N/A	194,000	154,080
01-JUL-18 To 30-SEP-18	1	99.35	99.35	99.35	00.00	100.00	99.35	99.35	N/A	1,066,050	1,059,100
01-OCT-18 To 31-DEC-18	2	98.85	98.85	98.10	01.85	100.76	97.02	100.67	N/A	49,250	48,313
01-JAN-19 To 31-MAR-19	1	99.57	99.57	99.57	00.00	100.00	99.57	99.57	N/A	450,000	448,065
01-APR-19 To 30-JUN-19	1	94.51	94.51	94.51	00.00	100.00	94.51	94.51	N/A	145,000	137,040
01-JUL-19 To 30-SEP-19	3	96.56	97.59	97.12	01.53	100.48	95.89	100.32	N/A	250,833	243,610
01-OCT-19 To 31-DEC-19	4	92.43	85.56	97.49	14.65	87.76	56.24	101.15	N/A	272,688	265,856
01-JAN-20 To 31-MAR-20	3	87.80	97.23	88.83	15.33	109.46	81.75	122.14	N/A	119,780	106,402
01-APR-20 To 30-JUN-20	2	163.58	163.58	99.82	41.34	163.87	95.95	231.20	N/A	437,500	436,705
01-JUL-20 To 30-SEP-20	3	98.62	93.31	94.42	06.32	98.82	81.31	100.00	N/A	90,667	85,603
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	6	100.28	107.20	100.19	19.67	107.00	69.13	169.94	69.13 to 169.94	992,355	994,197
01-OCT-18 To 30-SEP-19	7	97.02	97.79	97.69	02.00	100.10	94.51	100.67	94.51 to 100.67	206,571	201,794
01-OCT-19 To 30-SEP-20	12	96.50	103.42	96.76	22.39	106.88	56.24	231.20	81.75 to 101.15	216,424	209,404
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	6	98.19	94.96	94.33	08.41	100.67	69.13	109.63	69.13 to 109.63	259,425	244,712
01-JAN-19 To 31-DEC-19	9	96.56	92.12	97.58	07.32	94.40	56.24	101.15	87.81 to 100.32	270,917	264,373
<u>ALL</u>	25	97.04	102.75	98.93	16.32	103.86	56.24	231.20	94.51 to 100.32	399,889	395,624

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	13	97.02	99.45	97.08	10.81	102.44	69.13	169.94	87.81 to 100.00	260,888	253,268
2	12	99.95	106.32	99.89	21.22	106.44	56.24	231.20	81.75 to 109.63	550,472	549,842
<u>ALL</u>	25	97.04	102.75	98.93	16.32	103.86	56.24	231.20	94.51 to 100.32	399,889	395,624

**50 Kearney
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 : 25
 Total Sales Price : 9,997,219
 Total Adj. Sales Price : 9,997,219
 Total Assessed Value : 9,890,590
 Avg. Adj. Sales Price : 399,889
 Avg. Assessed Value : 395,624

MEDIAN : 97
 WGT. MEAN : 99
 MEAN : 103
 COD : 16.32
 PRD : 103.86

COV : 32.33
 STD : 33.22
 Avg. Abs. Dev : 15.84
 MAX Sales Ratio : 231.20
 MIN Sales Ratio : 56.24

95% Median C.I. : 94.51 to 100.32
 95% Wgt. Mean C.I. : 95.86 to 102.01
 95% Mean C.I. : 89.04 to 116.46

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	81.53	81.53	79.42	15.21	102.66	69.13	93.93	N/A	194,000	154,080
03	23	98.62	104.59	99.72	16.02	104.88	56.24	231.20	95.89 to 100.67	417,792	416,627
04											
<u>ALL</u>	25	97.04	102.75	98.93	16.32	103.86	56.24	231.20	94.51 to 100.32	399,889	395,624

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	109.63	109.63	109.63	00.00	100.00	109.63	109.63	N/A	4,000	4,385
Less Than 15,000	2	115.89	115.89	119.41	05.40	97.05	109.63	122.14	N/A	9,170	10,950
Less Than 30,000	6	105.15	124.00	129.88	28.83	95.47	81.75	231.20	81.75 to 231.20	18,223	23,668
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	97.03	102.46	98.93	16.46	103.57	56.24	231.20	93.93 to 100.32	416,384	411,925
Greater Than 14,999	23	97.02	101.61	98.90	16.05	102.74	56.24	231.20	93.93 to 100.00	433,864	429,073
Greater Than 29,999	19	96.56	96.04	98.59	11.07	97.41	56.24	169.94	87.81 to 100.00	520,415	513,083
<u>Incremental Ranges</u>											
0 TO 4,999	1	109.63	109.63	109.63	00.00	100.00	109.63	109.63	N/A	4,000	4,385
5,000 TO 14,999	1	122.14	122.14	122.14	00.00	100.00	122.14	122.14	N/A	14,340	17,515
15,000 TO 29,999	4	99.65	128.06	131.99	38.01	97.02	81.75	231.20	N/A	22,750	30,028
30,000 TO 59,999	2	72.03	72.03	67.89	21.92	106.10	56.24	87.81	N/A	45,375	30,805
60,000 TO 99,999	3	97.02	116.09	112.59	30.45	103.11	81.31	169.94	N/A	70,667	79,565
100,000 TO 149,999	2	95.54	95.54	95.39	01.08	100.16	94.51	96.56	N/A	127,500	121,628
150,000 TO 249,999	5	97.04	92.08	91.30	07.68	100.85	69.13	100.32	N/A	198,100	180,866
250,000 TO 499,999	3	95.89	94.42	95.09	04.09	99.30	87.80	99.57	N/A	408,333	388,300
500,000 TO 999,999	2	98.55	98.55	98.41	02.64	100.14	95.95	101.15	N/A	807,500	794,685
1,000,000 +	2	100.28	100.28	100.85	00.93	99.43	99.35	101.21	N/A	2,749,815	2,773,210
<u>ALL</u>	25	97.04	102.75	98.93	16.32	103.86	56.24	231.20	94.51 to 100.32	399,889	395,624

**50 Kearney
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 : 25
 Total Sales Price : 9,997,219
 Total Adj. Sales Price : 9,997,219
 Total Assessed Value : 9,890,590
 Avg. Adj. Sales Price : 399,889
 Avg. Assessed Value : 395,624

MEDIAN : 97
 WGT. MEAN : 99
 MEAN : 103
 COD : 16.32
 PRD : 103.86

COV : 32.33
 STD : 33.22
 Avg. Abs. Dev : 15.84
 MAX Sales Ratio : 231.20
 MIN Sales Ratio : 56.24

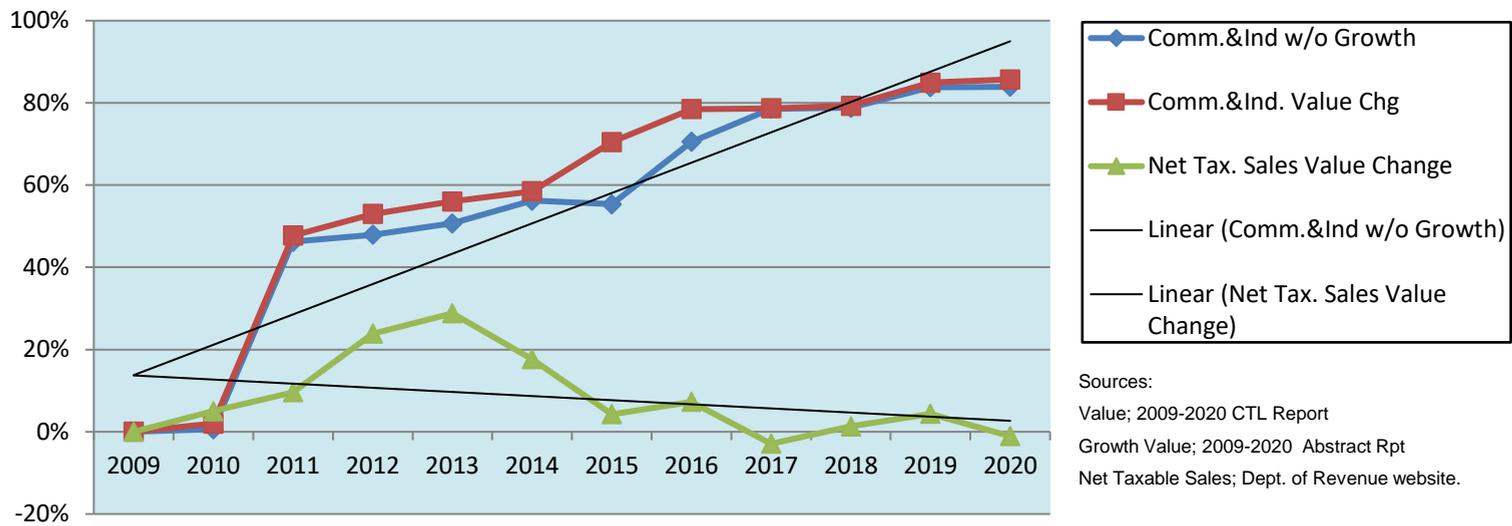
95% Median C.I. : 94.51 to 100.32
 95% Wgt. Mean C.I. : 95.86 to 102.01
 95% Mean C.I. : 89.04 to 116.46

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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
123	1	101.21	101.21	101.21	00.00	100.00	101.21	101.21	N/A	4,433,579	4,487,320
326	1	81.31	81.31	81.31	00.00	100.00	81.31	81.31	N/A	80,000	65,050
344	2	88.13	88.13	92.96	07.24	94.80	81.75	94.51	N/A	82,500	76,695
352	5	93.93	90.27	95.37	09.27	94.65	69.13	101.15	N/A	508,810	485,272
353	5	98.62	138.45	103.58	42.31	133.66	95.95	231.20	N/A	212,900	220,521
386	3	97.04	84.43	93.15	15.04	90.64	56.24	100.00	N/A	155,750	145,082
442	1	122.14	122.14	122.14	00.00	100.00	122.14	122.14	N/A	14,340	17,515
470	1	95.89	95.89	95.89	00.00	100.00	95.89	95.89	N/A	450,000	431,495
476	1	99.57	99.57	99.57	00.00	100.00	99.57	99.57	N/A	450,000	448,065
491	1	109.63	109.63	109.63	00.00	100.00	109.63	109.63	N/A	4,000	4,385
528	2	92.42	92.42	94.02	04.99	98.30	87.81	97.02	N/A	51,500	48,423
558	1	100.67	100.67	100.67	00.00	100.00	100.67	100.67	N/A	29,000	29,195
596	1	100.32	100.32	100.32	00.00	100.00	100.32	100.32	N/A	192,500	193,120
<u>ALL</u>	<u>25</u>	97.04	102.75	98.93	16.32	103.86	56.24	231.20	94.51 to 100.32	399,889	395,624

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	\$ 35,247,135	\$ 2,366,995		\$ 32,880,140	--	\$ 29,478,752	--
2009	\$ 49,658,186	\$ 566,170	1.14%	\$ 49,092,016	--	\$ 29,643,581	--
2010	\$ 50,644,041	\$ 669,680	1.32%	\$ 49,974,361	0.64%	\$ 31,123,955	4.99%
2011	\$ 73,354,291	\$ 746,175	1.02%	\$ 72,608,116	43.37%	\$ 32,493,054	4.40%
2012	\$ 75,952,961	\$ 2,491,495	3.28%	\$ 73,461,466	0.15%	\$ 36,715,542	13.00%
2013	\$ 77,470,721	\$ 2,639,610	3.41%	\$ 74,831,111	-1.48%	\$ 38,181,983	3.99%
2014	\$ 78,710,250	\$ 1,126,720	1.43%	\$ 77,583,530	0.15%	\$ 34,880,458	-8.65%
2015	\$ 84,664,335	\$ 7,531,625	8.90%	\$ 77,132,710	-2.00%	\$ 30,916,973	-11.36%
2016	\$ 88,623,135	\$ 3,950,535	4.46%	\$ 84,672,600	0.01%	\$ 31,799,841	2.86%
2017	\$ 88,726,045	\$ 46,955	0.05%	\$ 88,679,090	0.06%	\$ 28,776,436	-9.51%
2018	\$ 89,042,520	\$ 243,595	0.27%	\$ 88,798,925	0.08%	\$ 30,036,677	4.38%
2019	\$ 91,828,995	\$ 556,720	0.61%	\$ 91,272,275	2.50%	\$ 30,943,811	3.02%
2020	\$ 92,222,665	\$ 902,970	0.98%	\$ 91,319,695	-0.55%	\$ 29,331,363	-5.21%
Ann %chg	6.34%			Average	4.35%	0.43%	0.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.64%	1.99%	4.99%
2011	46.22%	47.72%	9.61%
2012	47.93%	52.95%	23.86%
2013	50.69%	56.01%	28.80%
2014	56.24%	58.50%	17.67%
2015	55.33%	70.49%	4.30%
2016	70.51%	78.47%	7.27%
2017	78.58%	78.67%	-2.93%
2018	78.82%	79.31%	1.33%
2019	83.80%	84.92%	4.39%
2020	83.90%	85.71%	-1.05%

County Number	50
County Name	Kearney

50 Kearney
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 : 44
Total Sales Price : 31,328,554
Total Adj. Sales Price : 31,328,554
Total Assessed Value : 22,078,215
Avg. Adj. Sales Price : 712,013
Avg. Assessed Value : 501,778

MEDIAN : 72
WGT. MEAN : 70
MEAN : 73
COD : 12.82
PRD : 103.02

COV : 16.80
STD : 12.20
Avg. Abs. Dev : 09.24
MAX Sales Ratio : 99.86
MIN Sales Ratio : 45.59

95% Median C.I. : 67.79 to 77.20
95% Wgt. Mean C.I. : 65.96 to 74.99
95% Mean C.I. : 69.00 to 76.20

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	4	75.90	78.40	73.12	14.99	107.22	61.93	99.86	N/A	711,362	520,153
01-JAN-18 To 31-MAR-18	3	70.08	67.98	65.18	14.08	104.30	52.12	81.73	N/A	813,333	530,105
01-APR-18 To 30-JUN-18	4	69.23	70.23	68.04	07.60	103.22	61.48	80.98	N/A	770,486	524,205
01-JUL-18 To 30-SEP-18	1	72.09	72.09	72.09	00.00	100.00	72.09	72.09	N/A	465,000	335,215
01-OCT-18 To 31-DEC-18	6	77.26	79.36	74.49	13.16	106.54	59.38	96.86	59.38 to 96.86	613,029	456,615
01-JAN-19 To 31-MAR-19	4	71.93	72.83	72.14	01.90	100.96	71.33	76.11	N/A	1,081,250	779,995
01-APR-19 To 30-JUN-19	6	70.05	68.68	67.69	11.49	101.46	51.62	80.76	51.62 to 80.76	565,939	383,068
01-JUL-19 To 30-SEP-19	3	74.98	74.66	73.45	11.52	101.65	61.54	87.46	N/A	636,404	467,432
01-OCT-19 To 31-DEC-19	4	79.77	76.58	80.62	08.62	94.99	60.83	85.97	N/A	618,014	498,258
01-JAN-20 To 31-MAR-20	6	65.95	68.03	65.78	18.20	103.42	45.59	99.66	45.59 to 99.66	795,040	522,949
01-APR-20 To 30-JUN-20	3	63.13	68.63	65.99	10.71	104.00	61.24	81.53	N/A	648,616	428,052
01-JUL-20 To 30-SEP-20											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	12	71.09	72.54	69.10	12.00	104.98	52.12	99.86	61.93 to 80.98	736,033	508,580
01-OCT-18 To 30-SEP-19	19	73.76	73.87	71.84	10.83	102.83	51.62	96.86	66.34 to 77.31	700,422	503,178
01-OCT-19 To 30-SEP-20	13	67.79	70.80	69.82	16.57	101.40	45.59	99.66	60.83 to 81.53	706,780	493,452
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	14	71.55	73.79	69.96	12.79	105.47	52.12	96.86	61.48 to 81.73	690,366	483,003
01-JAN-19 To 31-DEC-19	17	73.76	72.57	72.83	09.65	99.64	51.62	87.46	63.92 to 80.76	711,876	518,454
<u>ALL</u>	44	72.10	72.60	70.47	12.82	103.02	45.59	99.86	67.79 to 77.20	712,013	501,778

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	44	72.10	72.60	70.47	12.82	103.02	45.59	99.86	67.79 to 77.20	712,013	501,778
<u>ALL</u>	44	72.10	72.60	70.47	12.82	103.02	45.59	99.86	67.79 to 77.20	712,013	501,778

50 Kearney
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 : 44
 Total Sales Price : 31,328,554
 Total Adj. Sales Price : 31,328,554
 Total Assessed Value : 22,078,215
 Avg. Adj. Sales Price : 712,013
 Avg. Assessed Value : 501,778

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 73
 COD : 12.82
 PRD : 103.02

COV : 16.80
 STD : 12.20
 Avg. Abs. Dev : 09.24
 MAX Sales Ratio : 99.86
 MIN Sales Ratio : 45.59

95% Median C.I. : 67.79 to 77.20
 95% Wgt. Mean C.I. : 65.96 to 74.99
 95% Mean C.I. : 69.00 to 76.20

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	19	71.00	70.08	68.54	09.58	102.25	58.42	87.46	61.54 to 76.11	820,334	562,241
1	19	71.00	70.08	68.54	09.58	102.25	58.42	87.46	61.54 to 76.11	820,334	562,241
_____Dry_____											
County	3	79.69	79.08	77.54	13.09	101.99	63.13	94.41	N/A	259,000	200,822
1	3	79.69	79.08	77.54	13.09	101.99	63.13	94.41	N/A	259,000	200,822
_____Grass_____											
County	2	71.92	71.92	70.94	02.56	101.38	70.08	73.76	N/A	189,000	134,075
1	2	71.92	71.92	70.94	02.56	101.38	70.08	73.76	N/A	189,000	134,075
_____ALL_____	44	72.10	72.60	70.47	12.82	103.02	45.59	99.86	67.79 to 77.20	712,013	501,778

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	30	71.17	70.18	68.12	09.75	103.02	52.12	87.46	64.10 to 74.98	814,029	554,494
1	30	71.17	70.18	68.12	09.75	103.02	52.12	87.46	64.10 to 74.98	814,029	554,494
_____Dry_____											
County	3	79.69	79.08	77.54	13.09	101.99	63.13	94.41	N/A	259,000	200,822
1	3	79.69	79.08	77.54	13.09	101.99	63.13	94.41	N/A	259,000	200,822
_____Grass_____											
County	2	71.92	71.92	70.94	02.56	101.38	70.08	73.76	N/A	189,000	134,075
1	2	71.92	71.92	70.94	02.56	101.38	70.08	73.76	N/A	189,000	134,075
_____ALL_____	44	72.10	72.60	70.47	12.82	103.02	45.59	99.86	67.79 to 77.20	712,013	501,778

Kearney County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	4800	4799	4750	4541	4000	3014	3001	3000	4471
Buffalo	1	4849	4841	4681	4569	3646	4280	3974	3973	4484
Hall	1	5498	5278	3997	3982	3868	3868	3651	3615	4769
Adams	4100	5049	4998	4894	4792	4553	4598	4565	4387	4931
Webster	1	4425	4420	4389	4324	4014	4260	4192	4139	4307
Franklin	2	4273	4245	3958	4019	1210	3499	3559	3497	4091
Harlan	1	4779	4780	3990	2730	n/a	2540	2420	2423	4387
Phelps	1	5498	5498	4500	4097	3900	3800	3700	3305	5156

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	2770	2500	2500	2200	1785	1785	1785	2594
Buffalo	1	2280	2279	2125	2125	1980	1970	1850	1850	2033
Hall	1	2719	2742	2328	2328	2147	2052	1888	1898	2405
Adams	4100	3122	2950	2775	2589	2590	2590	2412	2414	2854
Webster	1	2470	2470	2475	2175	2175	n/a	1530	1530	2198
Franklin	2	2680	2650	2300	2280	1970	1960	1615	1615	2410
Harlan	1	n/a	2460	2195	1717	n/a	1710	1565	1565	2307
Phelps	1	2450	2450	2350	2150	2050	1950	1750	1500	2338

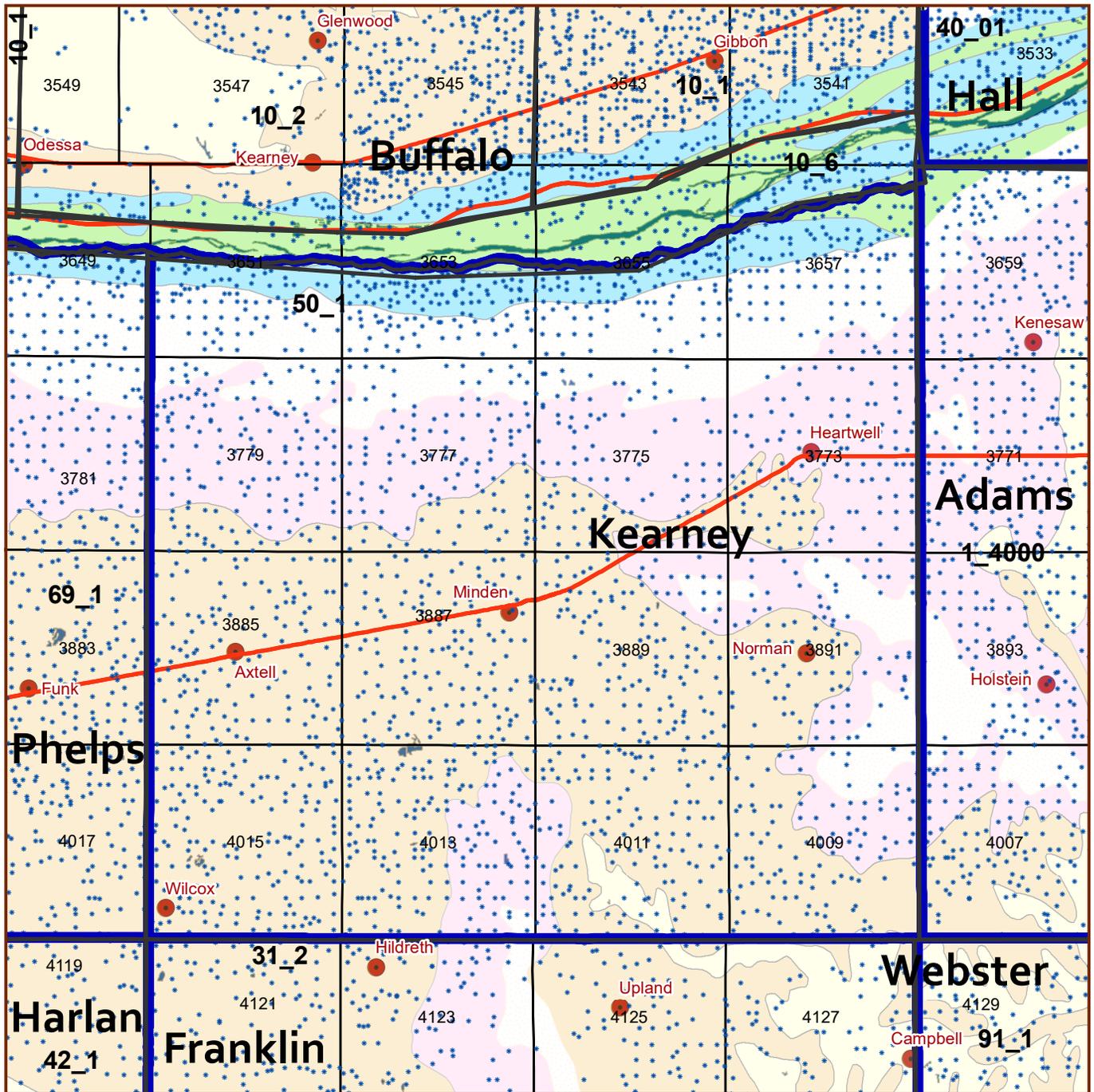
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Buffalo	1	1320	1319	1290	1275	1254	1230	1200	n/a	1277
Hall	1	1410	1412	1351	1349	1274	1275	1275	1275	1378
Adams	4100	1350	1350	1320	1320	1305	n/a	1305	1305	1329
Webster	1	1295	1295	1295	1295	1295	1295	910	910	1273
Franklin	2	1085	1085	1075	1065	1060	1060	1045	1045	1077
Harlan	1	950	950	950	950	n/a	n/a	n/a	950	950
Phelps	1	1293	1249	1200	1148	1100	1050	891	1050	1191

County	Mkt Area	CRP	TIMBER	WASTE
Kearney	1	n/a	n/a	150
Buffalo	1	1223	514	475
Hall	1	n/a	n/a	100
Adams	4100	n/a	n/a	202
Webster	1	1567	200	200
Franklin	2	1079	550	150
Harlan	1	n/a	n/a	100
Phelps	1	1053	1060	35

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.

KEARNEY COUNTY



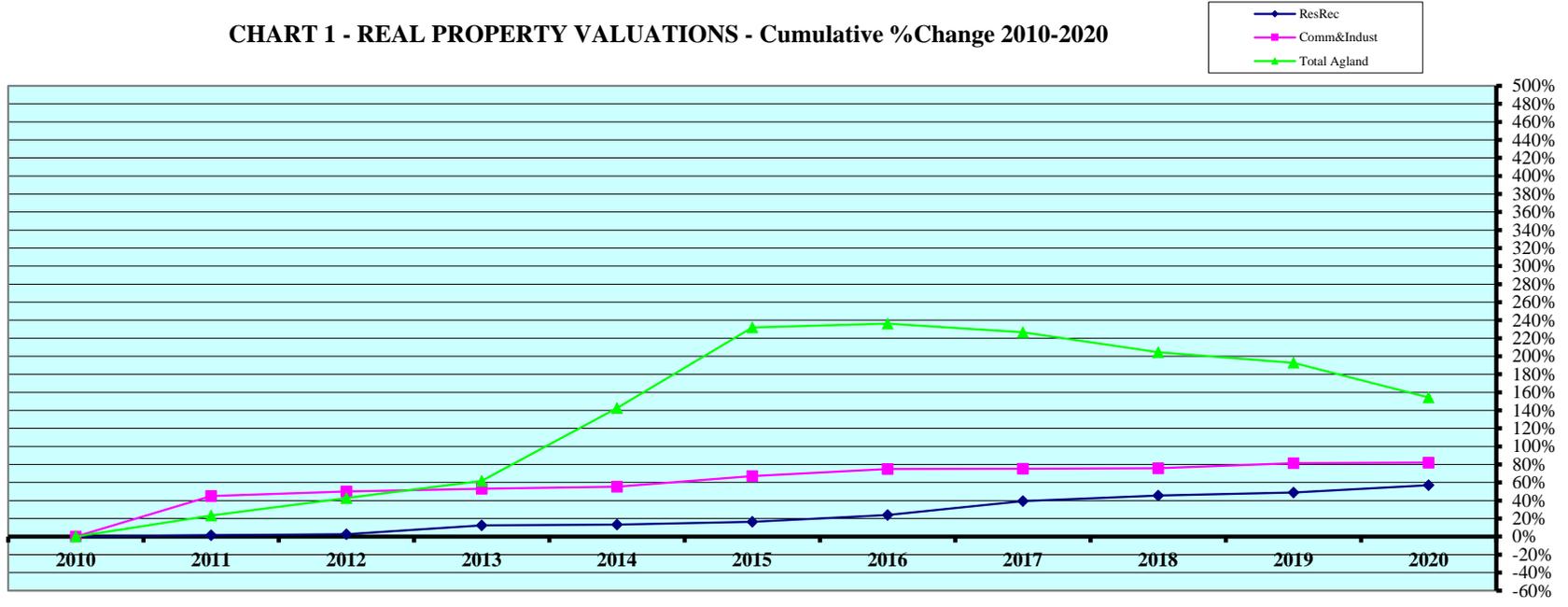
Legend

- 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	217,875,980	--	--	--	50,644,041	--	--	--	464,482,790	--	--	--
2011	221,262,870	3,386,890	1.55%	1.55%	73,354,291	22,710,250	44.84%	44.84%	573,283,855	108,801,065	23.42%	23.42%
2012	223,859,860	2,596,990	1.17%	2.75%	75,952,961	2,598,670	3.54%	49.97%	662,550,145	89,266,290	15.57%	42.64%
2013	245,166,080	21,306,220	9.52%	12.53%	77,470,721	1,517,760	2.00%	52.97%	750,896,685	88,346,540	13.33%	61.66%
2014	246,805,350	1,639,270	0.67%	13.28%	78,710,250	1,239,529	1.60%	55.42%	1,127,105,295	376,208,610	50.10%	142.66%
2015	253,443,125	6,637,775	2.69%	16.32%	84,664,335	5,954,085	7.56%	67.18%	1,541,950,210	414,844,915	36.81%	231.97%
2016	270,307,465	16,864,340	6.65%	24.06%	88,726,135	3,958,800	4.68%	74.99%	1,561,854,235	19,904,025	1.29%	236.26%
2017	303,665,250	33,357,785	12.34%	39.38%	88,726,045	102,910	0.12%	75.20%	1,516,753,580	-45,100,655	-2.89%	226.55%
2018	317,218,055	13,552,805	4.46%	45.60%	89,042,520	316,475	0.36%	75.82%	1,414,477,935	-102,275,645	-6.74%	204.53%
2019	324,173,800	6,955,745	2.19%	48.79%	91,828,995	2,786,475	3.13%	81.32%	1,360,217,255	-54,260,680	-3.84%	192.85%
2020	342,054,890	17,881,090	5.52%	57.00%	92,222,665	393,670	0.43%	82.10%	1,180,683,130	-179,534,125	-13.20%	154.19%

Rate Annual %chg: Residential & Recreational **4.61%**

Commercial & Industrial **6.18%**

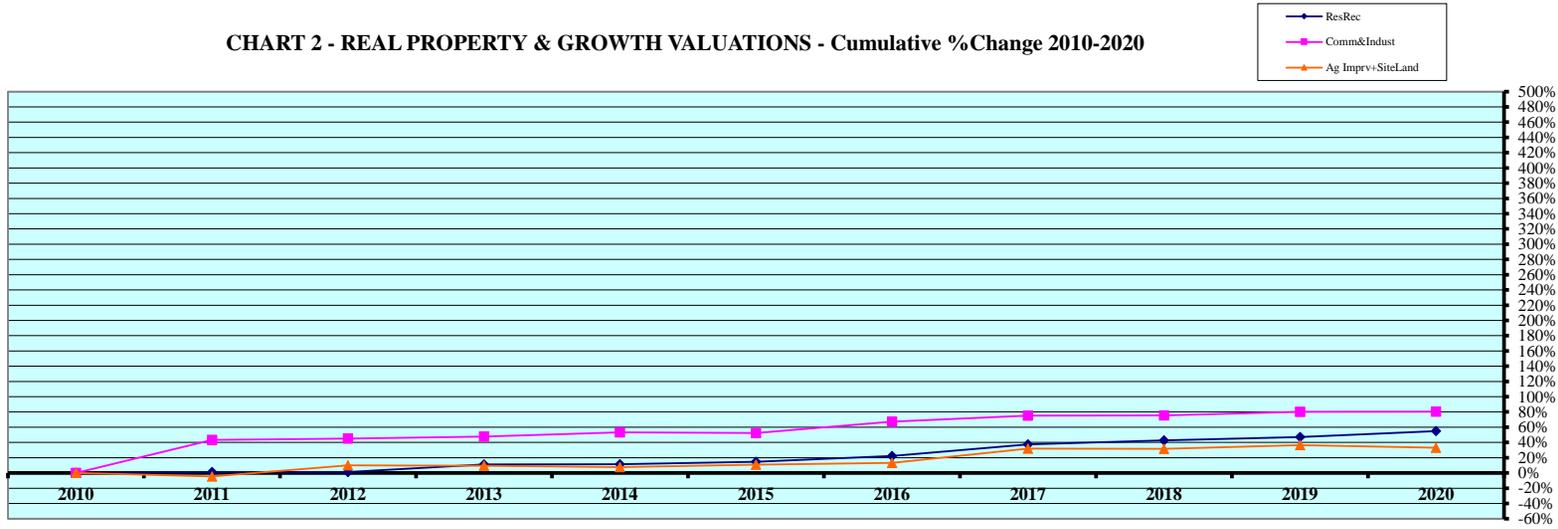
Agricultural Land **9.78%**

Cnty# **50**
County **KEARNEY**

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	217,875,980	939,625	0.43%	216,936,355	--	--	50,644,041	669,680	1.32%	49,974,361	--	--	
2011	221,262,870	702,775	0.32%	220,560,095	1.23%	1.23%	73,354,291	746,175	1.02%	72,608,116	43.37%	43.37%	
2012	223,859,860	3,459,380	1.55%	220,400,480	-0.39%	1.16%	75,952,961	2,491,495	3.28%	73,461,466	0.15%	45.05%	
2013	245,166,080	3,121,845	1.27%	242,044,235	8.12%	11.09%	77,470,721	2,639,610	3.41%	74,831,111	-1.48%	47.76%	
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	11.36%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	53.19%	
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	14.76%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	52.30%	
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	22.26%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	67.19%	
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	37.37%	88,726,045	46,955	0.05%	88,679,090	0.06%	75.10%	
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	42.73%	89,042,520	243,595	0.27%	88,798,925	0.08%	75.34%	
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	47.09%	91,828,995	556,720	0.61%	91,272,275	2.50%	80.22%	
2020	342,054,890	4,614,090	1.35%	337,440,800	4.09%	54.88%	92,222,665	902,970	0.98%	91,319,695	-0.55%	80.32%	
Rate Ann%chg	4.61%			Resid & Recreat w/o growth			6.18%			C & I w/o growth			4.23%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	--	--
2011	31,825,590	29,801,310	61,626,900	3,702,040	6.01%	57,924,860	-4.56%	-4.56%
2012	34,478,790	34,051,455	68,530,245	1,816,610	2.65%	66,713,635	8.25%	9.92%
2013	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-3.05%	9.48%
2014	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-5.95%	7.77%
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-0.51%	10.84%
2016	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	13.25%
2017	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	31.85%
2018	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	31.74%
2019	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	36.49%
2020	48,391,910	33,014,780	81,406,690	577,220	0.71%	80,829,470	-2.68%	33.18%
Rate Ann%chg	4.24%	1.40%	2.98%	Ag Imprv+Site w/o growth			0.08%	

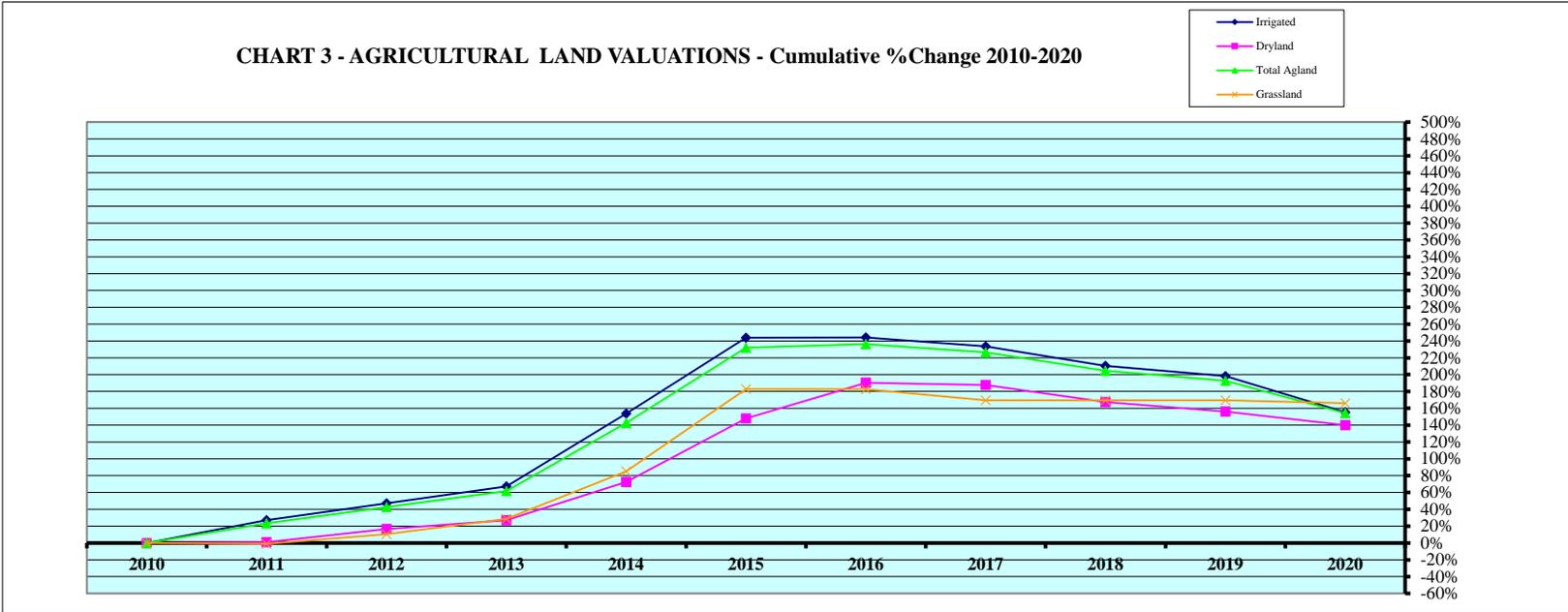
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 50
County KEARNEY

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	399,176,920	--	--	--	47,020,925	--	--	--	17,106,010	--	--	--
2011	507,641,815	108,464,895	27.17%	27.17%	47,525,975	505,050	1.07%	1.07%	16,937,260	-168,750	-0.99%	-0.99%
2012	587,482,590	79,840,775	15.73%	47.17%	54,816,670	7,290,695	15.34%	16.58%	18,880,805	1,943,545	11.47%	10.38%
2013	667,741,955	80,259,365	13.66%	67.28%	59,761,085	4,944,415	9.02%	27.09%	22,024,720	3,143,915	16.65%	28.75%
2014	1,012,961,330	345,219,375	51.70%	153.76%	81,108,475	21,347,390	35.72%	72.49%	31,672,205	9,647,485	43.80%	85.15%
2015	1,372,929,630	359,968,300	35.54%	243.94%	116,543,160	35,434,685	43.69%	147.85%	48,383,920	16,711,715	52.76%	182.85%
2016	1,373,791,885	862,255	0.06%	244.16%	136,482,735	19,939,575	17.11%	190.26%	48,347,620	-36,300	-0.08%	182.64%
2017	1,332,115,705	-41,676,180	-3.03%	233.72%	135,276,335	-1,206,400	-0.88%	187.69%	46,106,185	-2,241,435	-4.64%	169.53%
2018	1,239,373,505	-92,742,200	-6.96%	210.48%	125,735,530	-9,540,805	-7.05%	167.40%	46,114,745	8,560	0.02%	169.58%
2019	1,190,428,945	-48,944,560	-3.95%	198.22%	120,426,885	-5,308,645	-4.22%	156.11%	46,104,935	-9,810	-0.02%	169.52%
2020	1,018,996,175	-171,432,770	-14.40%	155.27%	112,861,190	-7,565,695	-6.28%	140.02%	45,504,290	-600,645	-1.30%	166.01%

Rate Ann.%chg: Irrigated **9.82%** Dryland **9.15%** Grassland **10.28%**

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	60,030	--	--	--	1,118,905	--	--	--	464,482,790	--	--	--
2011	59,900	-130	-0.22%	-0.22%	1,118,905	0	0.00%	0.00%	573,283,855	108,801,065	23.42%	23.42%
2012	61,385	1,485	2.48%	2.26%	1,308,695	189,790	16.96%	16.96%	662,550,145	89,266,290	15.57%	42.64%
2013	60,230	-1,155	-1.88%	0.33%	1,308,695	0	0.00%	16.96%	750,896,685	88,346,540	13.33%	61.66%
2014	60,280	50	0.08%	0.42%	1,303,005	-5,690	-0.43%	16.45%	1,127,105,295	376,208,610	50.10%	142.66%
2015	54,340	-5,940	-9.85%	-9.48%	4,039,160	2,736,155	209.99%	260.99%	1,541,950,210	414,844,915	36.81%	231.97%
2016	203,660	149,320	274.79%	239.26%	3,028,335	-1,010,825	-25.03%	170.65%	1,561,854,235	19,904,025	1.29%	236.26%
2017	215,805	12,145	5.96%	259.50%	3,039,550	11,215	0.37%	171.65%	1,516,753,580	-45,100,655	-2.89%	226.55%
2018	214,605	-1,200	-0.56%	257.50%	3,039,550	0	0.00%	171.65%	1,414,477,935	-102,275,645	-6.74%	204.53%
2019	216,940	2,335	1.09%	261.39%	3,039,550	0	0.00%	171.65%	1,360,217,255	-54,260,680	-3.84%	192.85%
2020	286,355	69,415	32.00%	377.02%	3,035,120	-4,430	-0.15%	171.26%	1,180,683,130	-179,534,125	-13.20%	154.19%

Cnty# **50**
County **KEARNEY**

Rate Ann.%chg: Total Agric Land **9.78%**

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	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
2010	399,032,975	226,471	1,762			46,980,375	44,392	1,058			81,700,995	133,333	613		
2011	508,224,940	227,180	2,237	26.97%	26.97%	47,547,835	44,427	1,070	1.13%	1.13%	89,688,965	135,300	663	8.18%	9.46%
2012	587,545,745	227,375	2,584	15.51%	46.66%	54,775,470	44,741	1,224	14.39%	15.68%	89,574,800	130,628	686	3.44%	13.24%
2013	666,773,305	227,429	2,932	13.46%	66.39%	60,229,775	44,670	1,348	10.13%	27.41%	97,239,960	127,646	762	11.09%	25.80%
2014	1,012,737,320	227,806	4,446	51.63%	152.31%	81,299,720	44,376	1,832	35.88%	73.11%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,373,267,625	227,784	6,029	35.61%	242.17%	116,699,745	44,254	2,637	43.94%	149.18%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,373,570,835	227,854	6,028	-0.01%	242.14%	136,523,570	44,082	3,097	17.44%	192.64%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,329,652,655	227,409	5,847	-3.01%	231.84%	136,074,485	43,931	3,097	0.01%	192.68%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,239,315,625	227,815	5,440	-6.96%	208.75%	125,752,475	43,679	2,879	-7.05%	172.04%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,190,223,010	227,867	5,223	-3.98%	196.45%	120,605,100	43,642	2,764	-4.01%	161.13%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,029,895,740	227,880	4,519	-13.48%	156.50%	113,052,140	43,591	2,593	-6.15%	145.06%	45,449,340	34,961	1,300	0.83%	112.16%

Rate Annual %chg Average Value/Acre:

9.88%

9.38%

7.81%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
2010	59,985	1,333	45			1,062,110	1,355	784			464,377,520	309,964	1,498		
2011	59,940	1,332	45	0.00%	0.00%	1,118,905	1,420	788	0.53%	0.53%	573,827,515	310,001	1,851	23.55%	23.55%
2012	60,865	1,353	45	0.00%	0.00%	0	0				661,294,430	310,758	2,128	14.96%	42.04%
2013	61,460	1,366	45	0.00%	0.00%	0	0				661,294,430	310,751	2,111	13.29%	60.91%
2014	60,240	1,339	45	0.01%	0.02%	0	0				1,125,682,055	310,678	3,623	50.30%	141.85%
2015	56,665	1,259	45	0.00%	0.02%	0	0				1,538,574,840	310,643	4,953	36.69%	230.60%
2016	203,660	1,357	150	233.38%	233.45%	3,033,790	1,685	1,800		129.70%	1,561,709,340	312,191	5,002	1.00%	233.90%
2017	202,510	1,350	150	0.00%	233.44%	3,039,550	1,689	1,800	0.00%	129.70%	1,515,169,585	309,917	4,889	-2.27%	226.33%
2018	215,805	1,438	150	0.00%	233.44%	3,039,550	1,689	1,800	0.00%	129.70%	1,414,431,855	310,088	4,561	-6.70%	204.46%
2019	214,480	1,430	150	0.00%	233.44%	3,039,550	1,689	1,800	0.00%	129.70%	1,360,183,595	310,089	4,386	-3.84%	192.79%
2020	291,140	1,941	150	-0.01%	233.41%	3,039,550	1,689	1,800	0.00%	129.70%	1,191,727,910	310,062	3,844	-12.38%	156.55%

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KEARNEY

Rate Annual %chg Average Value/Acre:

9.88%

(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
6,489	KEARNEY	75,279,752	27,219,380	21,736,400	342,054,890	92,222,665	0	0	1,180,683,130	48,391,910	33,014,780	0	1,820,602,907
cnty sectorvalue % of total value:		4.13%	1.50%	1.19%	18.79%	5.07%			64.85%	2.66%	1.81%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
726	AXTELL	1,310,652	604,560	957,479	34,737,375	7,001,840	0	0	0	0	0	0	44,611,906
11.19%	%sector of county sector	1.74%	2.22%	4.40%	10.16%	7.59%							2.45%
	%sector of municipality	2.94%	1.36%	2.15%	77.87%	15.70%							100.00%
71	HEARTWELL	1,990	184,941	391,450	1,016,585	45,395	0	0	0	0	0	0	1,640,361
1.09%	%sector of county sector	0.00%	0.68%	1.80%	0.30%	0.05%							0.09%
	%sector of municipality	0.12%	11.27%	23.86%	61.97%	2.77%							100.00%
2,923	MINDEN	14,838,411	2,076,630	1,059,410	139,561,970	52,656,375	0	0	0	0	490	0	210,193,286
45.05%	%sector of county sector	19.71%	7.63%	4.87%	40.80%	57.10%					0.00%		11.55%
	%sector of municipality	7.06%	0.99%	0.50%	66.40%	25.05%					0.00%		100.00%
43	NORMAN	686,790	0	0	1,118,695	687,080	0	0	0	0	0	0	2,492,565
0.66%	%sector of county sector	0.91%			0.33%	0.75%							0.14%
	%sector of municipality	27.55%			44.88%	27.57%							100.00%
358	WILCOX	103,019	640,693	108,163	10,010,730	3,847,350	0	0	0	0	0	0	14,709,955
5.52%	%sector of county sector	0.14%	2.35%	0.50%	2.93%	4.17%							0.81%
	%sector of municipality	0.70%	4.36%	0.74%	68.05%	26.15%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
4,121	Total Municipalities	16,940,862	3,506,824	2,516,502	186,445,355	64,238,040	0	0	0	0	490	0	273,648,073
63.51%	%all municip.sectors of cnty	22.50%	12.88%	11.58%	54.51%	69.66%					0.00%		15.03%

50 KEARNEY

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 : 6,079	Value : 1,726,216,210	Growth 7,301,640	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	164	1,416,235	32	423,435	579	7,421,925	775	9,261,595	
02. Res Improve Land	1,682	13,807,990	66	2,070,935	630	17,377,685	2,378	33,256,610	
03. Res Improvements	1,737	190,594,095	69	15,858,780	720	115,712,575	2,526	322,165,450	
04. Res Total	1,901	205,818,320	101	18,353,150	1,299	140,512,185	3,301	364,683,655	4,460,295
% of Res Total	57.59	56.44	3.06	5.03	39.35	38.53	54.30	21.13	61.09
05. Com UnImp Land	51	424,300	6	108,755	12	1,291,855	69	1,824,910	
06. Com Improve Land	244	2,671,695	11	389,450	33	2,108,105	288	5,169,250	
07. Com Improvements	254	37,097,380	13	9,234,125	35	46,012,045	302	92,343,550	
08. Com Total	305	40,193,375	19	9,732,330	47	49,412,005	371	99,337,710	1,591,765
% of Com Total	82.21	40.46	5.12	9.80	12.67	49.74	6.10	5.75	21.80
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	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	1,901	205,818,320	101	18,353,150	1,299	140,512,185	3,301	364,683,655	4,460,295
% of Res & Rec Total	57.59	56.44	3.06	5.03	39.35	38.53	54.30	21.13	61.09
Com & Ind Total	305	40,193,375	19	9,732,330	47	49,412,005	371	99,337,710	1,591,765
% of Com & Ind Total	82.21	40.46	5.12	9.80	12.67	49.74	6.10	5.75	21.80
17. Taxable Total	2,206	246,011,695	120	28,085,480	1,346	189,924,190	3,672	464,021,365	6,052,060
% of Taxable Total	60.08	53.02	3.27	6.05	36.66	40.93	60.40	26.88	82.89

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	10	198,185	3,110,160	0	0	0
19. Commercial	2	68,135	648,335	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	10	198,185	3,110,160
19. Commercial	0	0	0	2	68,135	648,335
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	266,320	3,758,495

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	2	40,550	2	40,550	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	40,550	2	40,550	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	201	1	80	282

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,850	907,196,675	1,850	907,196,675
28. Ag-Improved Land	0	0	0	0	516	284,285,915	516	284,285,915
29. Ag Improvements	1	490	0	0	554	70,671,215	555	70,671,705

30. Ag Total					2,405	1,262,154,295
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	44	46.28	582,400	44	46.28	582,400	
32. HomeSite Improv Land	307	343.81	8,005,310	307	343.81	8,005,310	
33. HomeSite Improvements	312	0.00	39,915,825	312	0.00	39,915,825	436,435
34. HomeSite Total				356	390.09	48,503,535	
35. FarmSite UnImp Land	11	9.57	42,715	11	9.57	42,715	
36. FarmSite Improv Land	420	422.88	2,051,970	420	422.88	2,051,970	
37. FarmSite Improvements	540	0.00	30,755,390	541	0.00	30,755,880	813,145
38. FarmSite Total				552	432.45	32,850,565	
39. Road & Ditches	2,274	7,232.99	0	2,274	7,232.99	0	
40. Other- Non Ag Use	6	298.90	358,685	6	298.90	358,685	
41. Total Section VI				908	8,354.43	81,712,785	1,249,580

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	51,723.39	22.70%	248,272,245	24.37%	4,800.00
46. 1A	99,126.51	43.50%	475,734,250	46.70%	4,799.26
47. 2A1	19,142.62	8.40%	90,928,850	8.93%	4,750.07
48. 2A	19,333.13	8.48%	87,783,925	8.62%	4,540.60
49. 3A1	166.10	0.07%	664,400	0.07%	4,000.00
50. 3A	16,924.51	7.43%	51,009,050	5.01%	3,013.92
51. 4A1	12,683.24	5.57%	38,068,045	3.74%	3,001.44
52. 4A	8,774.30	3.85%	26,322,900	2.58%	3,000.00
53. Total	227,873.80	100.00%	1,018,783,665	100.00%	4,470.82
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	29,231.41	67.17%	80,971,415	71.74%	2,770.01
56. 2D1	2,240.11	5.15%	5,600,275	4.96%	2,500.00
57. 2D	5,884.25	13.52%	14,710,625	13.03%	2,500.00
58. 3D1	1,413.83	3.25%	3,109,740	2.76%	2,199.51
59. 3D	255.77	0.59%	456,535	0.40%	1,784.94
60. 4D1	2,201.79	5.06%	3,930,205	3.48%	1,785.00
61. 4D	2,291.87	5.27%	4,091,050	3.62%	1,785.03
62. Total	43,519.03	100.00%	112,869,845	100.00%	2,593.57
Grass					
63. 1G1	7,915.18	22.63%	10,289,785	22.63%	1,300.01
64. 1G	1,797.47	5.14%	2,336,715	5.14%	1,300.00
65. 2G1	4,080.39	11.67%	5,304,625	11.67%	1,300.03
66. 2G	1,378.57	3.94%	1,792,145	3.94%	1,300.00
67. 3G1	17,094.81	48.88%	22,223,280	48.88%	1,300.00
68. 3G	1,099.20	3.14%	1,428,945	3.14%	1,299.99
69. 4G1	1,546.53	4.42%	2,010,495	4.42%	1,300.00
70. 4G	62.24	0.18%	80,915	0.18%	1,300.05
71. Total	34,974.39	100.00%	45,466,905	100.00%	1,300.01
Irrigated Total					
	227,873.80	73.52%	1,018,783,665	86.31%	4,470.82
Dry Total					
	43,519.03	14.04%	112,869,845	9.56%	2,593.57
Grass Total					
	34,974.39	11.28%	45,466,905	3.85%	1,300.01
72. Waste	1,906.20	0.61%	285,975	0.02%	150.02
73. Other	1,686.18	0.54%	3,035,120	0.26%	1,800.00
74. Exempt	3,467.42	1.12%	0	0.00%	0.00
75. Market Area Total	309,959.60	100.00%	1,180,441,510	100.00%	3,808.37

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	227,873.80	1,018,783,665	227,873.80	1,018,783,665
77. Dry Land	0.00	0	0.00	0	43,519.03	112,869,845	43,519.03	112,869,845
78. Grass	0.00	0	0.00	0	34,974.39	45,466,905	34,974.39	45,466,905
79. Waste	0.00	0	0.00	0	1,906.20	285,975	1,906.20	285,975
80. Other	0.00	0	0.00	0	1,686.18	3,035,120	1,686.18	3,035,120
81. Exempt	78.90	0	0.00	0	3,388.52	0	3,467.42	0
82. Total	0.00	0	0.00	0	309,959.60	1,180,441,510	309,959.60	1,180,441,510

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,873.80	73.52%	1,018,783,665	86.31%	4,470.82
Dry Land	43,519.03	14.04%	112,869,845	9.56%	2,593.57
Grass	34,974.39	11.28%	45,466,905	3.85%	1,300.01
Waste	1,906.20	0.61%	285,975	0.02%	150.02
Other	1,686.18	0.54%	3,035,120	0.26%	1,800.00
Exempt	3,467.42	1.12%	0	0.00%	0.00
Total	309,959.60	100.00%	1,180,441,510	100.00%	3,808.37

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	2	28,000	0	0	4	40,490	6	68,490	9,810
83.2 Awarii Dunes, Craneview	31	1,426,720	11	342,980	14	3,726,205	45	5,495,905	448,520
83.3 Axtell	26	236,685	303	1,835,630	314	39,870,115	340	41,942,430	1,722,575
83.4 Minden	73	957,210	1,164	11,378,690	1,200	136,326,185	1,273	148,662,085	970,190
83.5 Rural 1	545	4,783,460	520	13,321,675	599	96,602,280	1,144	114,707,415	1,301,655
83.6 Rural Subs	35	1,635,180	165	5,783,965	175	31,226,255	210	38,645,400	5,295
83.7 Small Communities	26	26,680	66	43,055	66	2,067,410	92	2,137,145	0
83.8 Wilcox	37	167,660	149	550,615	154	12,306,510	191	13,024,785	2,250
84 Residential Total	775	9,261,595	2,378	33,256,610	2,526	322,165,450	3,301	364,683,655	4,460,295

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	1	30,835	1	30,835	0
85.2	Axtell	0	0	1	15,650	1	17,885	1	33,535	0
85.3	Minden	0	0	8	93,765	7	972,340	7	1,066,105	238,950
85.4	Minden Commercial	27	340,970	148	2,608,335	157	49,623,550	184	52,572,855	175,840
85.5	Other Commercial	42	1,483,940	128	2,409,245	133	41,556,635	175	45,449,820	1,176,975
85.6	Rural 1	0	0	2	38,465	2	77,525	2	115,990	0
85.7	Wilcox	0	0	1	3,790	1	64,780	1	68,570	0
86	Commercial Total	69	1,824,910	288	5,169,250	302	92,343,550	371	99,337,710	1,591,765

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	7,915.18	22.63%	10,289,785	22.63%	1,300.01
88. 1G	1,797.47	5.14%	2,336,715	5.14%	1,300.00
89. 2G1	4,080.39	11.67%	5,304,625	11.67%	1,300.03
90. 2G	1,378.57	3.94%	1,792,145	3.94%	1,300.00
91. 3G1	17,094.81	48.88%	22,223,280	48.88%	1,300.00
92. 3G	1,099.20	3.14%	1,428,945	3.14%	1,299.99
93. 4G1	1,546.53	4.42%	2,010,495	4.42%	1,300.00
94. 4G	62.24	0.18%	80,915	0.18%	1,300.05
95. Total	34,974.39	100.00%	45,466,905	100.00%	1,300.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	34,974.39	100.00%	45,466,905	100.00%	1,300.01
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	34,974.39	100.00%	45,466,905	100.00%	1,300.01

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

50 Kearney

	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	342,054,890	364,683,655	22,628,765	6.62%	4,460,295	5.31%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	48,391,910	48,503,535	111,625	0.23%	436,435	-0.67%
04. Total Residential (sum lines 1-3)	390,446,800	413,187,190	22,740,390	5.82%	4,896,730	4.57%
05. Commercial	92,222,665	99,337,710	7,115,045	7.72%	1,591,765	5.99%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	92,222,665	99,337,710	7,115,045	7.72%	1,591,765	5.99%
08. Ag-Farmsite Land, Outbuildings	32,656,095	32,850,565	194,470	0.60%	813,145	-1.89%
09. Minerals	0	40,550	40,550		0	
10. Non Ag Use Land	358,685	358,685	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	33,014,780	33,249,800	235,020	0.71%	813,145	-1.75%
12. Irrigated	1,018,996,175	1,018,783,665	-212,510	-0.02%		
13. Dryland	112,861,190	112,869,845	8,655	0.01%		
14. Grassland	45,504,290	45,466,905	-37,385	-0.08%		
15. Wasteland	286,355	285,975	-380	-0.13%		
16. Other Agland	3,035,120	3,035,120	0	0.00%		
17. Total Agricultural Land	1,180,683,130	1,180,441,510	-241,620	-0.02%		
18. Total Value of all Real Property (Locally Assessed)	1,696,367,375	1,726,216,210	29,848,835	1.76%	7,301,640	1.33%

2021 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None.
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$166,050
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$90,000
10.	Part of the assessor's budget that is dedicated to the computer system:
11.	Amount of the assessor's budget set aside for education/workshops:
	\$800
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v2
2.	CAMA software:
	MIPS PC v2
3.	Personal Property software:
	MIPS PC v2
4.	Are cadastral maps currently being used?
	Yes.
5.	If so, who maintains the Cadastral Maps?
	Assessor.
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://kearney.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GWorks imagery
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	Pritchard and Abbott

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?
	County requires that the appraiser be a registered appraiser.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
	Appraisal Firm																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Only the cost approach is used to determined market value of residential properties.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	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 sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre.																																																	
7.	How are rural residential site values developed?																																																	
	Based on sale.																																																	
8.	Are there form 191 applications on file?																																																	
	No																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	All lots are treated the same.																																																	
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AG	2019	2019	2019	2019																																														
	Kearney County conducts land and depreciation studies yearly. The dates in the above table represent the date that the tables were last changed. The smaller villages and Axtell are planned for review for the 2022 assessment year.																																																	

2021 Commercial Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
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2	Remainder of the county. Commercial parcels lying outside of Minden.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary.																		
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?																		
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1	2020	2019	2014	2020															
2	2020	2019	2014	2020															
	N/A																		

2021 Agricultural Assessment Survey for Kearney County

1.	Valuation data collection done by:							
	Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Kearney has one market area. No geographic or economic differences have been determined.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Kearney has one market area. No geographic or economic differences have been determined.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Kearney has one market area. No geographic or economic differences have been determined.	2018						
	N/A							
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales are reviewed and inspected for current use before a determination is made.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WRP land is currently valued at \$1,200 an acre based on sales of WRP within the county.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	Irrigated Grass							
	<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?							
	None.							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	Study sales for a separate market involving non-agricultural influences							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

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

Plan of Assessment for Kearney County

Assessment Years 2021, 2022 and 2023

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the 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.

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The Assessor requested and received an office budget of \$166,050. She also requested and received an appraisal maintenance budget of \$90,000. This included the second half payment for the rural reappraisal completed for 2020 and costs for a commercial reappraisal to be completed for 2021.

The GIS system is continually updated for land use changes. Cadastral pages can be printed from a plotter in the office. Property record cards are continually updated for name changes, sales information, valuations changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by Gworks.

The Assessor's website can be found at kearney.gworks.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled monthly. Ownership changes are made in the administrative package the first of each month and our website updates nightly. All agricultural sales are verified by a sales verification form sent to the grantor and grantee and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are submitted periodically throughout the year and the properties inspected before March of the following year. All pick-up work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review 25% of properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios, then these studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual of residential property is as follows: Rural Res – 2019; Cities/Villages - 2016. Commercial properties are costed from 2012, and will be updated in 2021. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered in to the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance of if all guidelines are met.

Notice of Valuation Change postcards are mailed to property owners whose values changed. They are mailed on or before June 1.

Level of Value for assessment year 2020:

<u>Property Class</u>	<u>Median</u>
Residential	94%
Commercial	100%
Agricultural Land	71%

Assessment Actions Planned for Assessment Year 2021:

Residential:

All residential sales will be reviewed and plotted. Depreciation tables will be adjusted according to the actions of the market. Depending on statistics, pricing in Axtell by be updated. All residential pick-up work and building permits will be reviewed and completed by March 1, 2020.

Commercial:

A commercial reappraisal is planned for 2021. Commercial properties will be measured and photographed. All commercial sales will be reviewed by our appraisal firm. Pricing will be updated and depreciation tables will be adjusted according to the market. All pick-up work and building permits will be reviewed and completed by March 1,2020.

Agricultural:

All land use is currently sketched into the GIS system. Per LB372 a new LCG conversion was implemented for the 2020 tax year, but contained errors. Those soils we be reviewed again in 2021. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and staff. A market analysis will be conducted for 2021 and values assessed according to the rules set out by the Property Tax Administrator. All pick-up work will be reviewed and completed by March 1, 2020.

Assessment Actions planned for 2022:

Residential:

The market will continue to be monitored. Cities and Villages in Kearney County will be reviewed. All residential pick-up work and building permits will be reviewed and completed by March 1, 2021.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2021.

Agricultural:

A fly-over by gWorks will be completed in spring 2021 and changes applied to the 2022 tax year. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2021.

Assessment Actions Planned for Assessment Year 2023:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2022.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2020.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes. Land use will continue to be updated as information becomes available. All pick-up work will reviewed and completed by March 1, 2022.

Other functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made monthly as transfers are given to the Assessor's Office from the Register of Deeds. "Green Sheets" are sent electronically to the Department of Revenue. Splits and subdivision changes are made as they become available. All information is updated in the GIS system and the computer administration system as they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - Abstracts
 - Assessor Survey
 - Sales information to PAD, rosters and annual assessed value update
 - Certification of Value to political subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report
 - Personal Property Tax Loss Report
 - Certificate of Taxes Levied Report
 - Report of all exempt property and taxable government owned property
 - Annual Plan of Assessment
3. Personal Property: Administer annual filing of approximately 1000 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer 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 record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing purposes.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed property.
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 and attend taxpayer appeal hearings before TERC – defend valuation.
14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.
15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Jennifer Pittner

Kearney County Assessor