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DEPARTMENT OF REVENUE

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

KIMBALL 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 Kimball 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 Kimball 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: Sherry Winstrom, Kimball 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.

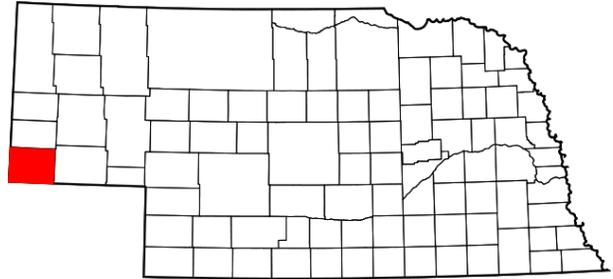
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

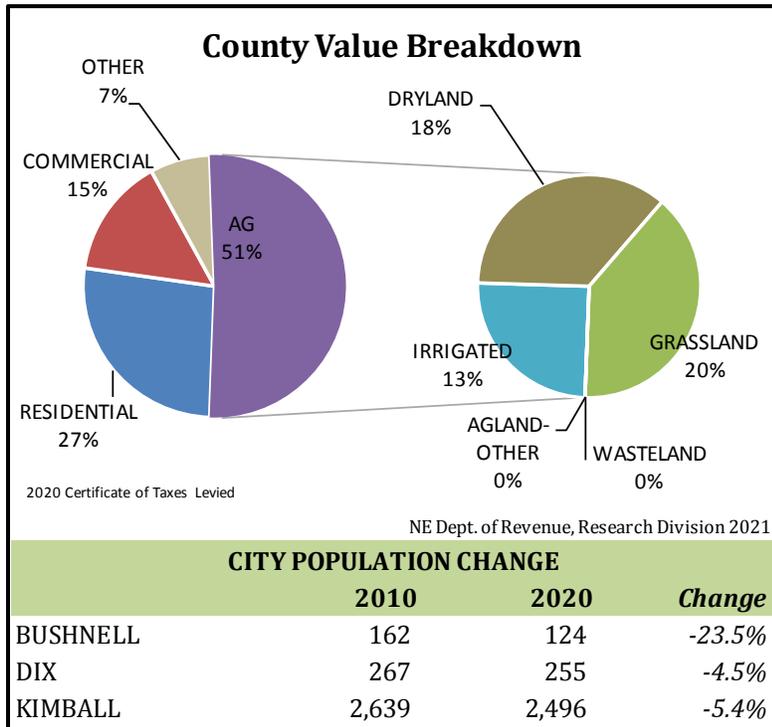
**Further information may be found in Exhibit 94*

County Overview

With a total area of 952 square miles, Kimball County has 3,632 residents, per the Census Bureau Quick Facts for 2019, a 5% population decline from the 2010 U.S. Census. Reports indicate that 71% of county residents are homeowners and 81% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$71,175 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kimball County are located in and around the county seat of Kimball. According to the latest information available from the U.S. Census Bureau, there are 123 employer establishments with total employment of 997, a slight increase in total employment from the prior year.



Approximately 51% of the county's valuation base is attributed to agricultural land. Grassland makes up the majority of the land in the county. Kimball County is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Kimball County ranks second in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

2021 Residential Correlation for Kimball County

Assessment Actions

Assessment actions taken by the county assessor to address residential property for the current assessment year included a market review of residential property and an increase to Kimball residential improvements of 7% to closer match the market.

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 Kimball County Assessor's sales verification and qualification process begins with a questionnaire mailed to both parties involved in the sales transaction. The response rate is roughly 50% and non-respondents are followed up with a telephone call. Analysis of the percentage of sales used for the residential property class is comparable to the statewide average.

The last residential lot study was conducted in 2017, and cost as well as depreciation tables are dated 2016. All residential property in the county is classified into four valuation groups that are primarily based on assessor location. The villages of Bushnell and Dix are reviewed at the same time and valued using the same cost and depreciation. These could easily be combined into one valuation group.

The Kimball County Assessor has submitted a written valuation methodology, and is current with the required six-year inspection and review of the residential property class. The review process begins with an aerial imagery review and is followed up by a physical review if there are questions regarding the property.

Description of Analysis

The Kimball County Assessor has established four valuation groups for residential property.

Valuation Group	Description
10	Kimball
20	Bushnell
30	Dix
80	Rural

A review of the residential statistical profile reveals 130 qualified sales, with two of the three overall measures of central tendency within acceptable range. The two qualitative statistics are above the suggested ranges due to extreme outliers. Further analysis of the sales reveals that 14 of

2021 Residential Correlation for Kimball County

these have a sale price less than \$30,000. The hypothetical removal of these would leave both the median and mean within range, but would lower the COD by almost three points and the PRD would only be one point above range.

Analysis of the sales by valuation group indicates that only Valuation Groups 10 and 80 have a sufficient number of sales for any meaningful analysis. The remaining two valuation groups comprised of the villages have five and seven sales respectively, and are thus an insufficient sample for statistical purposes. Valuation Group 10 with 104 sales indicates all three measures of central tendency are within range. Valuation Group 80 has 14 sales with the median and mean within range, but higher qualitative statistics as influenced by extreme outliers.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates an overall change to the residential sample of 7% and of the residential population of 4%. The three-point difference is explained by the over-representation of sales within Valuation Group 10 (80%), compared to the percent of the county residential as a whole..

Equalization and Quality of Assessment

The residential sample is adequate, although is evidently over-represented by Valuation Group 10 This is not surprising in a small county, since the county seat is the hub of the only active, competitive residential market. All cost and depreciation tables are current, as well as the six-year inspection and review cycle.

Based on all available information, the quality of assessment for the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	104	93.64	96.70	92.27	19.52	104.80
20	5	117.44	116.17	81.52	32.37	142.50
30	7	68.80	73.87	76.08	13.72	97.10
80	14	94.14	98.81	88.28	27.49	111.93
____ALL____	130	92.77	96.44	90.34	21.74	106.75

Level of Value

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

2021 Commercial Correlation for Kimball County

Assessment Actions

Assessment actions taken to address commercial property for the current assessment year included a review of the commercial market, and as a consequence of the review the county assessor decreased Kimball commercial improvements by 10%.

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.

Kimball County's commercial sales verification and qualification process consists of a questionnaire mailed to both buyer and seller. Non-responses are followed up by telephone contact by the assessor's staff. Commercial sales use for Kimball County is lower than the statewide average. However, a thorough review of the non-qualified sales showed by comment that all had been disqualified by IAAO sales usability standards. Therefore, no apparent bias exists in the sales qualification determination, and all arm's-length commercial sales were available for measurement purposes.

The last commercial lot study was conducted in 2017 and the cost index and depreciation table utilized to value this property class is dated 2016. Just as with the residential property class, the Kimball County Assessor applies four valuation groups for commercial property, all based on assessor location. Currently there is not an active, viable competitive commercial market within the county. The villages of Bushnell and Dix could be easily combined for assessment purposes.

The county is current with the statutory required six-year inspection and review cycle for commercial property. Kimball County's review process consists of an aerial imagery review coupled with physical inspection if there are any questions regarding the particular property.

Description of Analysis

Four valuation groups have been established for the commercial property class.

Valuation Group	Description
10	Kimball
20	Bushnell
30	Dix
80	Rural

2021 Commercial Correlation for Kimball County

A review of the statistical profile for Kimball commercial property shows 21 sales. Only the median measure of central tendency is within range. The price-related differential (PRD) is significantly above range, but is affected by a large dollar sale of \$1.55 million sale. Its removal would lower the PRD by 14 percentage points, and bring the weighted mean to 96%.

By valuation group, 20 of the 21 qualified sales fall into Valuation Group 10, and the remaining one qualified sale is in Valuation Group 30. Analysis of the 20 sales in Valuation Group 10 reveals only three sales within range, nine above the acceptable range, and eight below. However, commercial and residential property have appreciated at the same annual rate of change when growth is excluded (see Chart 2 in History Charts in the Appendix).

Equalization and Quality of Assessment

Based on the review of assessment practices, and comparison of commercial value changes with similar counties, commercial property in Kimball County is valued uniformly and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	20	99.00	100.84	83.06	24.32	121.41
30	1	147.19	147.19	147.19	00.00	100.00
____ALL____	21	99.48	103.04	83.92	25.34	122.78

Level of Value

Based on analysis of all available information, the level of value for commercial property in Kimball County is determined to be at 99% of market value.

2021 Agricultural Correlation for Kimball County

Assessment Actions

For the current assessment year the county assessor reviewed the qualified sales that occurred within the three-year study period and after reviewing the current market and assessment actions taken by surrounding counties, made no specific adjustments to agricultural land. The county assessor also received the updated information regarding the expiration date of a number of formerly Conservation Reserve Program (CRP) contracts.

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.

Agricultural land sales verification and qualification begins with the mailing of a questionnaire to both buyer and seller of agricultural sales. At best, usually half the responses are received, and the non-respondents are followed-up with staff members telephone contact. Analysis of the percentage of sales use for agricultural property is equal to the statewide average.

Land use was last reviewed in assessment year 2019, and all agricultural improvements were last physically reviewed in 2017. The review of both land use and improvements begins with Eagle View Pictometry, and is followed up with on-site inspections when questions arise.

Two agricultural market areas have been delineated that define the market characteristics of agricultural land in Kimball County. The areas divide the county into northern and southern portions and are based on topography and the availability of water for application to crops. The Kimball County assessor does not recognize a non-agricultural influence on agricultural sales and thus does not utilize special valuation.

The cost index used for all rural improvements in the county are dated 2016. Depreciation tables from 2016 for outbuildings were adjusted based on actual age and physical condition. All agricultural improvements were last reviewed in 2017.

Kimball County has not identified any intensive use at this time.

Description of Analysis

A review of the statistical sample for agricultural land indicates 57 qualified sales with two of the three overall measures of central tendency within acceptable range; the median and mean differ by only one point. By study years, the latest two exhibit medians within range, and would tend to indicate that the market has decreased and stabilized in the study period. Both qualitative statistics are also within range. Examination by market area reveals that most of the sales occurred in Market Area 1, with statistics that almost mirror the overall profile. Only 13 sales occurred in northern

2021 Agricultural Correlation for Kimball County

Market Area 2, and all of the statistics are in range. A review of the 80% Majority Land Use (MLU) by Market Area indicates that samples for irrigated, dryland and grassland are small in Market Area 2.

In Market Area 1 the 80% dryland MLU has 15 sales with a 66% median. Review of the statistical profile by study years indicates that there is not a consistent market trend in the statistics; as each study period year contains a range of ratios from below the acceptable range to within or above the acceptable range. The oldest year of the study period does contain the lowest ratios, indicating that the market is decreasing within the county and any increase in valuation may need to be offset by a decrease in future assessment years. Further, the ratio arrayed on each side of the median ratio is 63-69% suggesting that as sales come in and out of the sample, the median will shift in and out of the acceptable range.

Additional information can be obtained by comparing assessed valuations in adjoining counties. Kimball County Market Area 1 only borders Cheyenne County, and the comparability of the land in these areas is not perfect. Kimball County has 40% of its soils in the 4D1 and 4D Land Capability Groups (LCGs), while Cheyenne County only has 12% of its soils in the same categories. Although Kimball County Area 1 and Cheyenne County Area 1 have actual LCG values that are comparable, Kimball County will have a much lower weighted average due to the composition of the soil. Based on the comparison, the trend in the statistics, and the volatility of the sample, Kimball County's dryland is determined to be equalized at an acceptable level of value. A substat of the Market Area 1 dryland can be found in the appendices of this report.

Additionally, 14 grassland sales in Market Area 1 have all three measures of central tendency below the acceptable range, further review of these indicates that five are actually 80% MLU grassland, seven are 80% MLU CRP and the remaining two are a mixture of grass and land enrolled in CRP. The seven CRP sales have a median of 70% and the five grass sales show a 65% median measure, but are equalized with neighboring county Cheyenne in Market Area 1.

Examination of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied (CTL) indicates that overall agricultural land had virtually no significantly measurable change and this would accurately reflect the assessment actions taken to address agricultural land.

Equalization and Quality of Assessment

All agricultural dwellings and outbuildings are valued using the same cost index and Computer-Assisted Mass Appraisal (CAMA)-derived depreciation as those of rural residential properties. Likewise, farm home sites and residential home sites have the same value. Based on the analysis of the assessment practices of the county, the quality of assessment of agricultural property in Kimball County complies with generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Kimball County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	76.01	76.01	76.01	00.00	100.00
2	1	76.01	76.01	76.01	00.00	100.00
<u>Dry</u>						
County	21	68.98	69.26	67.99	12.31	101.87
1	15	66.22	67.43	67.14	12.20	100.43
2	6	70.11	73.85	69.92	12.44	105.62
<u>Grass</u>						
County	18	67.97	68.48	65.92	10.40	103.88
1	14	67.80	68.77	65.55	11.21	104.91
2	4	68.54	67.45	67.94	07.63	99.28
<u>ALL</u>	<u>57</u>	70.24	70.75	68.23	11.67	103.69

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kimball County is 70%.

2021 Opinions of the Property Tax Administrator for Kimball 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 Kimball County

Residential Real Property - Current

Number of Sales	130	Median	92.77
Total Sales Price	\$12,565,209	Mean	96.44
Total Adj. Sales Price	\$12,565,209	Wgt. Mean	90.34
Total Assessed Value	\$11,350,970	Average Assessed Value of the Base	\$57,310
Avg. Adj. Sales Price	\$96,655	Avg. Assessed Value	\$87,315

Confidence Interval - Current

95% Median C.I	87.86 to 96.76
95% Wgt. Mean C.I	85.93 to 94.74
95% Mean C.I	91.76 to 101.12
% of Value of the Class of all Real Property Value in the County	23.54
% of Records Sold in the Study Period	6.16
% of Value Sold in the Study Period	9.38

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	123	94	93.63
2019	130	97	97.23
2018	111	99	98.54
2017	90	99	99.16

2021 Commission Summary for Kimball County

Commercial Real Property - Current

Number of Sales	21	Median	99.48
Total Sales Price	\$2,997,200	Mean	103.04
Total Adj. Sales Price	\$2,997,200	Wgt. Mean	83.92
Total Assessed Value	\$2,515,220	Average Assessed Value of the Base	\$151,055
Avg. Adj. Sales Price	\$142,724	Avg. Assessed Value	\$119,772

Confidence Interval - Current

95% Median C.I	76.82 to 118.59
95% Wgt. Mean C.I	69.33 to 98.51
95% Mean C.I	87.51 to 118.57
% of Value of the Class of all Real Property Value in the County	15.40
% of Records Sold in the Study Period	4.01
% of Value Sold in the Study Period	3.18

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	21	100	103.41
2019	14	100	97.45
2018	16	100	95.26
2017	12	100	98.36

**53 Kimball
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 : 130
 Total Sales Price : 12,565,209
 Total Adj. Sales Price : 12,565,209
 Total Assessed Value : 11,350,970
 Avg. Adj. Sales Price : 96,655
 Avg. Assessed Value : 87,315

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 96
 COD : 21.74
 PRD : 106.75

COV : 28.25
 STD : 27.24
 Avg. Abs. Dev : 20.17
 MAX Sales Ratio : 207.50
 MIN Sales Ratio : 54.50

95% Median C.I. : 87.86 to 96.76
 95% Wgt. Mean C.I. : 85.93 to 94.74
 95% Mean C.I. : 91.76 to 101.12

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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	8	88.58	93.86	99.19	25.13	94.63	56.14	141.30	56.14 to 141.30	101,975	101,150
01-JAN-19 To 31-MAR-19	15	94.86	98.93	91.89	23.79	107.66	55.20	187.10	76.70 to 111.95	90,527	83,189
01-APR-19 To 30-JUN-19	15	80.61	85.39	83.75	19.41	101.96	56.95	123.69	66.07 to 100.44	128,027	107,228
01-JUL-19 To 30-SEP-19	19	96.91	98.70	95.00	14.24	103.89	67.99	137.79	86.63 to 114.10	84,795	80,556
01-OCT-19 To 31-DEC-19	15	103.90	110.14	96.93	22.77	113.63	59.20	207.50	86.54 to 118.05	87,500	84,814
01-JAN-20 To 31-MAR-20	19	80.12	90.24	85.89	22.73	105.06	62.37	157.53	71.32 to 112.25	116,655	100,200
01-APR-20 To 30-JUN-20	14	105.82	105.47	98.97	17.32	106.57	67.19	156.98	87.36 to 124.38	64,807	64,141
01-JUL-20 To 30-SEP-20	25	88.81	92.14	85.86	20.80	107.31	54.50	161.66	80.97 to 95.19	96,950	83,240
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	57	93.70	94.58	91.07	20.04	103.85	55.20	187.10	82.91 to 97.84	100,091	91,158
01-OCT-19 To 30-SEP-20	73	92.31	97.90	89.72	22.97	109.12	54.50	207.50	86.54 to 99.07	93,973	84,315
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	64	94.76	98.31	91.25	21.00	107.74	55.20	207.50	86.63 to 100.44	96,905	88,422
<u>ALL</u>	130	92.77	96.44	90.34	21.74	106.75	54.50	207.50	87.86 to 96.76	96,655	87,315

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	104	93.64	96.70	92.27	19.52	104.80	55.20	187.10	88.32 to 96.91	87,936	81,142
20	5	117.44	116.17	81.52	32.37	142.50	54.50	207.50	N/A	47,000	38,313
30	7	68.80	73.87	76.08	13.72	97.10	58.49	97.07	58.49 to 97.07	106,586	81,090
80	14	94.14	98.81	88.28	27.49	111.93	56.14	146.18	59.20 to 128.25	174,197	153,785
<u>ALL</u>	130	92.77	96.44	90.34	21.74	106.75	54.50	207.50	87.86 to 96.76	96,655	87,315

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	130	92.77	96.44	90.34	21.74	106.75	54.50	207.50	87.86 to 96.76	96,655	87,315
06											
07											
<u>ALL</u>	130	92.77	96.44	90.34	21.74	106.75	54.50	207.50	87.86 to 96.76	96,655	87,315

**53 Kimball
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 : 130
 Total Sales Price : 12,565,209
 Total Adj. Sales Price : 12,565,209
 Total Assessed Value : 11,350,970
 Avg. Adj. Sales Price : 96,655
 Avg. Assessed Value : 87,315

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 96
 COD : 21.74
 PRD : 106.75

COV : 28.25
 STD : 27.24
 Avg. Abs. Dev : 20.17
 MAX Sales Ratio : 207.50
 MIN Sales Ratio : 54.50

95% Median C.I. : 87.86 to 96.76
 95% Wgt. Mean C.I. : 85.93 to 94.74
 95% Mean C.I. : 91.76 to 101.12

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	167.21	167.21	163.55	24.10	102.24	126.92	207.50	N/A	11,000	17,990	
Less Than 30,000	14	118.65	124.50	118.77	27.90	104.82	63.32	207.50	82.19 to 161.66	20,568	24,429	
___Ranges Excl. Low \$___												
Greater Than 4,999	130	92.77	96.44	90.34	21.74	106.75	54.50	207.50	87.86 to 96.76	96,655	87,315	
Greater Than 14,999	128	92.46	95.34	90.21	20.88	105.69	54.50	187.10	87.36 to 95.89	97,994	88,398	
Greater Than 29,999	116	92.14	93.06	89.67	19.20	103.78	54.50	157.53	86.54 to 95.19	105,838	94,905	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	167.21	167.21	163.55	24.10	102.24	126.92	207.50	N/A	11,000	17,990	
15,000 TO 29,999	12	116.66	117.39	115.07	26.08	102.02	63.32	187.10	82.19 to 156.98	22,163	25,502	
30,000 TO 59,999	21	100.65	100.63	100.65	20.10	99.98	62.37	157.53	80.36 to 111.95	47,926	48,235	
60,000 TO 99,999	47	92.60	94.66	93.64	17.05	101.09	61.77	141.30	83.94 to 99.46	78,459	73,470	
100,000 TO 149,999	32	89.26	90.45	89.74	20.15	100.79	54.50	153.94	78.10 to 95.17	125,828	112,915	
150,000 TO 249,999	12	88.54	88.30	88.63	15.80	99.63	58.49	128.25	67.99 to 98.16	189,313	167,779	
250,000 TO 499,999	4	69.66	69.64	71.31	16.59	97.66	56.95	82.27	N/A	321,250	229,080	
500,000 TO 999,999												
1,000,000 +												
___ALL___	130	92.77	96.44	90.34	21.74	106.75	54.50	207.50	87.86 to 96.76	96,655	87,315	

53 Kimball
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 : 21
Total Sales Price : 2,997,200
Total Adj. Sales Price : 2,997,200
Total Assessed Value : 2,515,220
Avg. Adj. Sales Price : 142,724
Avg. Assessed Value : 119,772

MEDIAN : 99
WGT. MEAN : 84
MEAN : 103
COD : 25.34
PRD : 122.78

COV : 33.11
STD : 34.12
Avg. Abs. Dev : 25.21
MAX Sales Ratio : 198.78
MIN Sales Ratio : 45.20

95% Median C.I. : 76.82 to 118.59
95% Wgt. Mean C.I. : 69.33 to 98.51
95% Mean C.I. : 87.51 to 118.57

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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	3	98.52	103.56	88.08	19.80	117.57	76.82	135.34	N/A	93,233	82,117
01-JAN-18 To 31-MAR-18	3	89.92	85.73	74.95	08.34	114.38	72.39	94.88	N/A	589,000	441,453
01-APR-18 To 30-JUN-18	2	110.05	110.05	111.95	18.97	98.30	89.17	130.93	N/A	115,500	129,298
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	81.90	81.90	94.39	44.81	86.77	45.20	118.59	N/A	91,000	85,898
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	105.44	105.44	129.18	39.61	81.62	63.68	147.19	N/A	25,500	32,940
01-JUL-19 To 30-SEP-19	2	92.25	92.25	74.17	24.90	124.38	69.28	115.21	N/A	133,750	99,208
01-OCT-19 To 31-DEC-19	2	100.32	100.32	100.50	00.84	99.82	99.48	101.16	N/A	41,250	41,455
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	113.23	113.23	113.23	00.00	100.00	113.23	113.23	N/A	35,500	40,195
01-JUL-20 To 30-SEP-20	4	118.24	125.73	125.47	28.87	100.21	67.65	198.78	N/A	25,250	31,680
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	8	92.40	98.50	80.31	17.77	122.65	72.39	135.34	72.39 to 135.34	284,713	228,663
01-OCT-18 To 30-SEP-19	6	92.25	93.19	87.13	36.65	106.96	45.20	147.19	45.20 to 147.19	83,417	72,682
01-OCT-19 To 30-SEP-20	7	113.23	116.68	114.08	21.06	102.28	67.65	198.78	67.65 to 198.78	31,286	35,689
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	7	89.92	91.58	80.49	21.86	113.78	45.20	130.93	45.20 to 130.93	311,429	250,679
01-JAN-19 To 31-DEC-19	6	100.32	99.33	86.58	21.78	114.73	63.68	147.19	63.68 to 147.19	66,833	57,868
<u>ALL</u>	21	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	20	99.00	100.84	83.06	24.32	121.41	45.20	198.78	76.82 to 115.54	147,860	122,817
30	1	147.19	147.19	147.19	00.00	100.00	147.19	147.19	N/A	40,000	58,875
<u>ALL</u>	21	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772

**53 Kimball
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 : 21
 Total Sales Price : 2,997,200
 Total Adj. Sales Price : 2,997,200
 Total Assessed Value : 2,515,220
 Avg. Adj. Sales Price : 142,724
 Avg. Assessed Value : 119,772

MEDIAN : 99
 WGT. MEAN : 84
 MEAN : 103
 COD : 25.34
 PRD : 122.78

COV : 33.11
 STD : 34.12
 Avg. Abs. Dev : 25.21
 MAX Sales Ratio : 198.78
 MIN Sales Ratio : 45.20

95% Median C.I. : 76.82 to 118.59
 95% Wgt. Mean C.I. : 69.33 to 98.51
 95% Mean C.I. : 87.51 to 118.57

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772
04											
<u>ALL</u>	21	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	92.31	92.31	96.24	31.02	95.92	63.68	120.93	N/A	12,750	12,270
Less Than 30,000	6	118.07	116.93	122.77	29.43	95.24	63.68	198.78	63.68 to 198.78	23,283	28,586
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772
Greater Than 14,999	19	99.48	104.17	83.81	24.98	124.29	45.20	198.78	76.82 to 118.59	156,405	131,088
Greater Than 29,999	15	98.52	97.49	82.02	19.52	118.86	45.20	147.19	76.82 to 115.54	190,500	156,247
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	92.31	92.31	96.24	31.02	95.92	63.68	120.93	N/A	12,750	12,270
15,000 TO 29,999	4	125.28	129.25	128.70	30.19	100.43	67.65	198.78	N/A	28,550	36,744
30,000 TO 59,999	5	113.23	115.32	115.24	10.97	100.07	99.48	147.19	N/A	37,700	43,444
60,000 TO 99,999	3	89.92	77.88	79.14	19.76	98.41	45.20	98.52	N/A	65,667	51,967
100,000 TO 149,999	4	106.74	108.39	108.60	15.34	99.81	89.17	130.93	N/A	124,500	135,210
150,000 TO 249,999	2	73.05	73.05	72.57	05.16	100.66	69.28	76.82	N/A	212,000	153,850
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +	1	72.39	72.39	72.39	00.00	100.00	72.39	72.39	N/A	1,550,000	1,122,045
<u>ALL</u>	21	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772

53 Kimball
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 : 21
Total Sales Price : 2,997,200
Total Adj. Sales Price : 2,997,200
Total Assessed Value : 2,515,220
Avg. Adj. Sales Price : 142,724
Avg. Assessed Value : 119,772

MEDIAN : 99
WGT. MEAN : 84
MEAN : 103
COD : 25.34
PRD : 122.78

COV : 33.11
STD : 34.12
Avg. Abs. Dev : 25.21
MAX Sales Ratio : 198.78
MIN Sales Ratio : 45.20

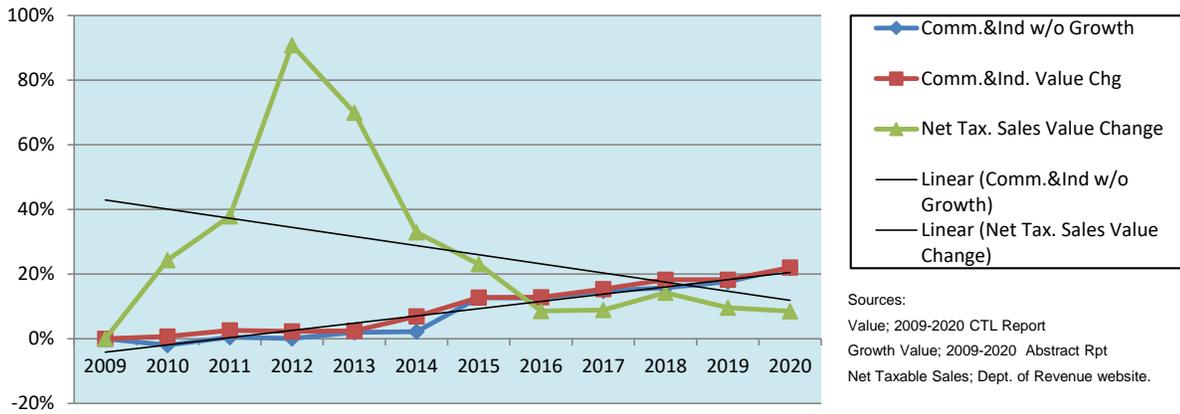
95% Median C.I. : 76.82 to 118.59
95% Wgt. Mean C.I. : 69.33 to 98.51
95% Mean C.I. : 87.51 to 118.57

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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
319	1	76.82	76.82	76.82	00.00	100.00	76.82	76.82	N/A	185,000	142,120
326	1	147.19	147.19	147.19	00.00	100.00	147.19	147.19	N/A	40,000	58,875
343	1	72.39	72.39	72.39	00.00	100.00	72.39	72.39	N/A	1,550,000	1,122,045
344	2	124.29	124.29	123.30	08.90	100.80	113.23	135.34	N/A	32,600	40,195
349	1	118.59	118.59	118.59	00.00	100.00	118.59	118.59	N/A	122,000	144,675
350	1	99.48	99.48	99.48	00.00	100.00	99.48	99.48	N/A	32,500	32,330
352	2	96.70	96.70	96.00	01.88	100.73	94.88	98.52	N/A	105,000	100,803
353	3	89.92	125.96	104.17	40.64	120.92	89.17	198.78	N/A	68,167	71,012
384	2	65.67	65.67	66.54	03.03	98.69	63.68	67.65	N/A	19,750	13,143
406	4	115.38	99.22	84.44	16.48	117.50	45.20	120.93	N/A	33,375	28,183
471	1	101.16	101.16	101.16	00.00	100.00	101.16	101.16	N/A	50,000	50,580
543	1	69.28	69.28	69.28	00.00	100.00	69.28	69.28	N/A	239,000	165,580
582	1	130.93	130.93	130.93	00.00	100.00	130.93	130.93	N/A	126,000	164,970
<u>ALL</u>	<u>21</u>	99.48	103.04	83.92	25.34	122.78	45.20	198.78	76.82 to 118.59	142,724	119,772

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	\$ 62,574,426	\$ 209,355		\$ 62,365,071	--	\$ 26,038,219	--
2009	\$ 62,481,862	\$ 2,043,704	3.27%	\$ 60,438,158	--	\$ 21,915,679	--
2010	\$ 62,908,152	\$ 1,662,293	2.64%	\$ 61,245,859	-1.98%	\$ 27,243,598	24.31%
2011	\$ 64,082,610	\$ 1,293,559	2.02%	\$ 62,789,051	-0.19%	\$ 30,225,252	10.94%
2012	\$ 63,918,386	\$ 1,395,984	2.18%	\$ 62,522,402	-2.43%	\$ 41,818,055	38.35%
2013	\$ 64,017,288	\$ 299,811	0.47%	\$ 63,717,477	-0.31%	\$ 37,249,144	-10.93%
2014	\$ 66,834,472	\$ 2,997,645	4.49%	\$ 63,836,827	-0.28%	\$ 29,122,936	-21.82%
2015	\$ 70,448,729	\$ 58,498	0.08%	\$ 70,390,231	5.32%	\$ 26,974,951	-7.38%
2016	\$ 70,517,449	\$ 179,080	0.25%	\$ 70,338,369	-0.16%	\$ 23,791,686	-11.80%
2017	\$ 72,078,260	\$ 325,015	0.45%	\$ 71,753,245	1.75%	\$ 23,869,019	0.33%
2018	\$ 73,882,990	\$ 1,564,440	2.12%	\$ 72,318,550	0.33%	\$ 25,041,922	4.91%
2019	\$ 73,906,658	\$ 420,195	0.57%	\$ 73,486,463	-0.54%	\$ 24,028,113	-4.05%
2020	\$ 76,236,185	\$ 3,150	0.00%	\$ 76,233,035	3.15%	\$ 23,780,366	-1.03%
Ann %chg	1.69%			Average	0.15%	0.92%	2.29%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.98%	0.68%	24.31%
2011	0.49%	2.56%	37.92%
2012	0.06%	2.30%	90.81%
2013	1.98%	2.46%	69.97%
2014	2.17%	6.97%	32.89%
2015	12.66%	12.75%	23.09%
2016	12.57%	12.86%	8.56%
2017	14.84%	15.36%	8.91%
2018	15.74%	18.25%	14.26%
2019	17.61%	18.28%	9.64%
2020	22.01%	22.01%	8.51%

County Number	53
County Name	Kimball

53 Kimball
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 : 57
Total Sales Price : 16,895,739
Total Adj. Sales Price : 16,895,739
Total Assessed Value : 11,527,195
Avg. Adj. Sales Price : 296,416
Avg. Assessed Value : 202,231

MEDIAN : 70
WGT. MEAN : 68
MEAN : 71
COD : 11.67
PRD : 103.69

COV : 14.54
STD : 10.29
Avg. Abs. Dev : 08.20
MAX Sales Ratio : 95.13
MIN Sales Ratio : 51.17

95% Median C.I. : 66.22 to 74.93
95% Wgt. Mean C.I. : 63.88 to 72.57
95% Mean C.I. : 68.08 to 73.42

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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	82.06	82.06	88.69	15.94	92.52	68.98	95.13	N/A	338,250	300,008	
01-JAN-18 To 31-MAR-18	2	79.19	79.19	74.22	11.63	106.70	69.98	88.40	N/A	162,395	120,530	
01-APR-18 To 30-JUN-18	6	64.47	65.70	64.81	10.00	101.37	51.17	76.09	51.17 to 76.09	511,417	331,447	
01-JUL-18 To 30-SEP-18	4	61.02	64.41	71.99	13.72	89.47	54.40	81.21	N/A	370,075	266,406	
01-OCT-18 To 31-DEC-18	2	77.82	77.82	67.97	14.78	114.49	66.32	89.32	N/A	446,750	303,653	
01-JAN-19 To 31-MAR-19	6	70.46	69.24	68.81	11.20	100.62	56.07	85.47	56.07 to 85.47	214,467	147,568	
01-APR-19 To 30-JUN-19	4	74.62	74.57	73.65	07.60	101.25	65.18	83.86	N/A	212,550	156,535	
01-JUL-19 To 30-SEP-19	3	70.24	69.75	74.40	06.65	93.75	62.50	76.50	N/A	243,333	181,043	
01-OCT-19 To 31-DEC-19	4	68.48	70.42	68.15	07.46	103.33	63.96	80.75	N/A	139,250	94,900	
01-JAN-20 To 31-MAR-20	8	67.75	67.85	68.93	06.46	98.43	60.92	76.18	60.92 to 76.18	223,713	154,211	
01-APR-20 To 30-JUN-20	11	75.22	73.40	72.76	10.33	100.88	59.75	90.50	61.29 to 88.85	219,605	159,782	
01-JUL-20 To 30-SEP-20	5	74.78	69.61	56.64	15.41	122.90	52.18	88.62	N/A	564,560	319,790	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	14	67.21	69.60	70.19	14.36	99.16	51.17	95.13	57.68 to 81.21	396,435	278,241	
01-OCT-18 To 30-SEP-19	15	70.73	71.90	70.79	10.49	101.57	56.07	89.32	65.18 to 76.61	250,700	177,465	
01-OCT-19 To 30-SEP-20	28	70.36	70.71	65.52	11.03	107.92	52.18	90.50	64.81 to 75.72	270,898	177,494	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	14	65.88	68.99	67.67	13.74	101.95	51.17	89.32	57.68 to 81.21	411,935	278,762	
01-JAN-19 To 31-DEC-19	17	70.29	70.86	71.09	09.13	99.68	56.07	85.47	63.96 to 76.61	201,412	143,193	
<u>ALL</u>	57	70.24	70.75	68.23	11.67	103.69	51.17	95.13	66.22 to 74.93	296,416	202,231	

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	69.73	70.45	67.68	12.53	104.09	51.17	95.13	64.81 to 75.72	319,368	216,139	
2	13	70.29	71.78	70.93	09.05	101.20	57.77	88.85	63.49 to 76.01	218,735	155,159	
<u>ALL</u>	57	70.24	70.75	68.23	11.67	103.69	51.17	95.13	66.22 to 74.93	296,416	202,231	

53 Kimball
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 : 57
 Total Sales Price : 16,895,739
 Total Adj. Sales Price : 16,895,739
 Total Assessed Value : 11,527,195
 Avg. Adj. Sales Price : 296,416
 Avg. Assessed Value : 202,231

MEDIAN : 70
 WGT. MEAN : 68
 MEAN : 71
 COD : 11.67
 PRD : 103.69

COV : 14.54
 STD : 10.29
 Avg. Abs. Dev : 08.20
 MAX Sales Ratio : 95.13
 MIN Sales Ratio : 51.17

95% Median C.I. : 66.22 to 74.93
 95% Wgt. Mean C.I. : 63.88 to 72.57
 95% Mean C.I. : 68.08 to 73.42

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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
_____Dry_____											
County	18	67.60	69.23	67.44	13.46	102.65	51.17	89.32	61.29 to 75.22	150,301	101,368
1	13	66.22	67.17	66.35	12.55	101.24	51.17	89.32	59.75 to 75.22	143,779	95,403
2	5	69.98	74.57	69.88	14.88	106.71	61.92	88.85	N/A	167,260	116,878
_____Grass_____											
County	16	67.97	68.34	66.42	10.50	102.89	55.65	88.40	57.77 to 74.93	252,063	167,425
1	12	67.80	68.63	65.96	11.47	104.05	55.65	88.40	57.68 to 76.81	257,230	169,658
2	4	68.54	67.45	67.94	07.63	99.28	57.77	74.93	N/A	236,563	160,729
_____ALL_____	57	70.24	70.75	68.23	11.67	103.69	51.17	95.13	66.22 to 74.93	296,416	202,231

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	1	76.01	76.01	76.01	00.00	100.00	76.01	76.01	N/A	590,000	448,470
2	1	76.01	76.01	76.01	00.00	100.00	76.01	76.01	N/A	590,000	448,470
_____Dry_____											
County	21	68.98	69.26	67.99	12.31	101.87	51.17	89.32	61.92 to 75.22	146,639	99,705
1	15	66.22	67.43	67.14	12.20	100.43	51.17	89.32	60.92 to 75.22	142,475	95,665
2	6	70.11	73.85	69.92	12.44	105.62	61.92	88.85	61.92 to 88.85	157,050	109,808
_____Grass_____											
County	18	67.97	68.48	65.92	10.40	103.88	55.65	88.40	63.08 to 74.93	341,001	224,796
1	14	67.80	68.77	65.55	11.21	104.91	55.65	88.40	57.68 to 76.81	370,840	243,100
2	4	68.54	67.45	67.94	07.63	99.28	57.77	74.93	N/A	236,563	160,729
_____ALL_____	57	70.24	70.75	68.23	11.67	103.69	51.17	95.13	66.22 to 74.93	296,416	202,231

AGRICULTURAL

Type : Qualified

Number of Sales :	15	Median :	66	COV :	14.85	95% Median C.I. :	60.92 to 75.22
Total Sales Price :	2,199,225	Wgt. Mean :	67	STD :	10.01	95% Wgt. Mean C.I. :	61.45 to 72.84
Total Adj. Sales Price :	2,137,125	Mean :	67	Avg. Abs. Dev :	08.08	95% Mean C.I. :	61.89 to 72.97
Total Assessed Value :	1,434,970						
Avg. Adj. Sales Price :	142,475	COD :	12.20	MAX Sales Ratio :	89.32		
Avg. Assessed Value :	95,665	PRD :	100.43	MIN Sales Ratio :	51.17		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	68.98	68.98	68.98		100.00	68.98	68.98	N/A	166,500	114,845
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	51.17	51.17	51.17		100.00	51.17	51.17	N/A	176,750	90,435
07/01/2018 To 09/30/2018	1	54.40	54.40	54.40		100.00	54.40	54.40	N/A	84,000	45,700
10/01/2018 To 12/31/2018	1	89.32	89.32	89.32		100.00	89.32	89.32	N/A	64,000	57,165
01/01/2019 To 03/31/2019	1	75.18	75.18	75.18		100.00	75.18	75.18	N/A	64,000	48,115
04/01/2019 To 06/30/2019	1	72.63	72.63	72.63		100.00	72.63	72.63	N/A	135,200	98,190
07/01/2019 To 09/30/2019	1	62.50	62.50	62.50		100.00	62.50	62.50	N/A	62,000	38,750
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	3	66.22	67.77	70.30	07.69	96.40	60.92	76.18	N/A	209,258	147,108
04/01/2020 To 06/30/2020	5	61.96	66.79	66.12	09.65	101.01	59.75	75.72	N/A	151,380	100,089
07/01/2020 To 09/30/2020											
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	3	54.40	58.18	58.74	10.92	99.05	51.17	68.98	N/A	142,417	83,660
10/01/2018 To 09/30/2019	4	73.91	74.91	74.48	09.93	100.58	62.50	89.32	N/A	81,300	60,555
10/01/2019 To 09/30/2020	8	64.09	67.16	68.01	09.64	98.75	59.75	76.18	59.75 to 76.18	173,084	117,721
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	3	54.40	64.96	59.52	23.38	109.14	51.17	89.32	N/A	108,250	64,433
01/01/2019 To 12/31/2019	3	72.63	70.10	70.85	05.82	98.94	62.50	75.18	N/A	87,067	61,685

AGRICULTURAL

Type : Qualified

Number of Sales :	15	Median :	66	COV :	14.85	95% Median C.I. :	60.92 to 75.22
Total Sales Price :	2,199,225	Wgt. Mean :	67	STD :	10.01	95% Wgt. Mean C.I. :	61.45 to 72.84
Total Adj. Sales Price :	2,137,125	Mean :	67	Avg. Abs. Dev :	08.08	95% Mean C.I. :	61.89 to 72.97
Total Assessed Value :	1,434,970						
Avg. Adj. Sales Price :	142,475	COD :	12.20	MAX Sales Ratio :	89.32		
Avg. Assessed Value :	95,665	PRD :	100.43	MIN Sales Ratio :	51.17		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	15	66.22	67.43	67.14	12.20	100.43	51.17	89.32	60.92 to 75.22	142,475	95,665

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	13	66.22	67.17	66.35	12.55	101.24	51.17	89.32	59.75 to 75.22	143,779	95,403
1	13	66.22	67.17	66.35	12.55	101.24	51.17	89.32	59.75 to 75.22	143,779	95,403
_____ALL_____											
10/01/2017 To 09/30/2020	15	66.22	67.43	67.14	12.20	100.43	51.17	89.32	60.92 to 75.22	142,475	95,665

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	15	66.22	67.43	67.14	12.20	100.43	51.17	89.32	60.92 to 75.22	142,475	95,665
1	15	66.22	67.43	67.14	12.20	100.43	51.17	89.32	60.92 to 75.22	142,475	95,665
_____ALL_____											
10/01/2017 To 09/30/2020	15	66.22	67.43	67.14	12.20	100.43	51.17	89.32	60.92 to 75.22	142,475	95,665

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Land	Increase	0%

What IF

Kimball County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kimball	1	1650	1650	1645	1640	1625	1625	1500	1500	1603
Kimball	2	1975	1975	1975	1625	n/a	1625	1625	1500	1702
Banner	1	2000	2000	1900	1800	1800	1800	1600	1234	1780
Cheyenne	1	2465	2451	2445	2430	2438	2333	2098	1948	2419
Cheyenne	3	2780	2775	n/a	2767	2762	2597	2522	2478	2755

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kimball	1	n/a	450	420	390	330	n/a	290	290	357
Kimball	2	n/a	565	525	505	415	n/a	350	345	457
Banner	1	n/a	475	475	455	455	450	430	410	456
Cheyenne	1	n/a	464	398	446	441	441	376	362	447
Cheyenne	3	n/a	620	605	610	608	n/a	605	600	617

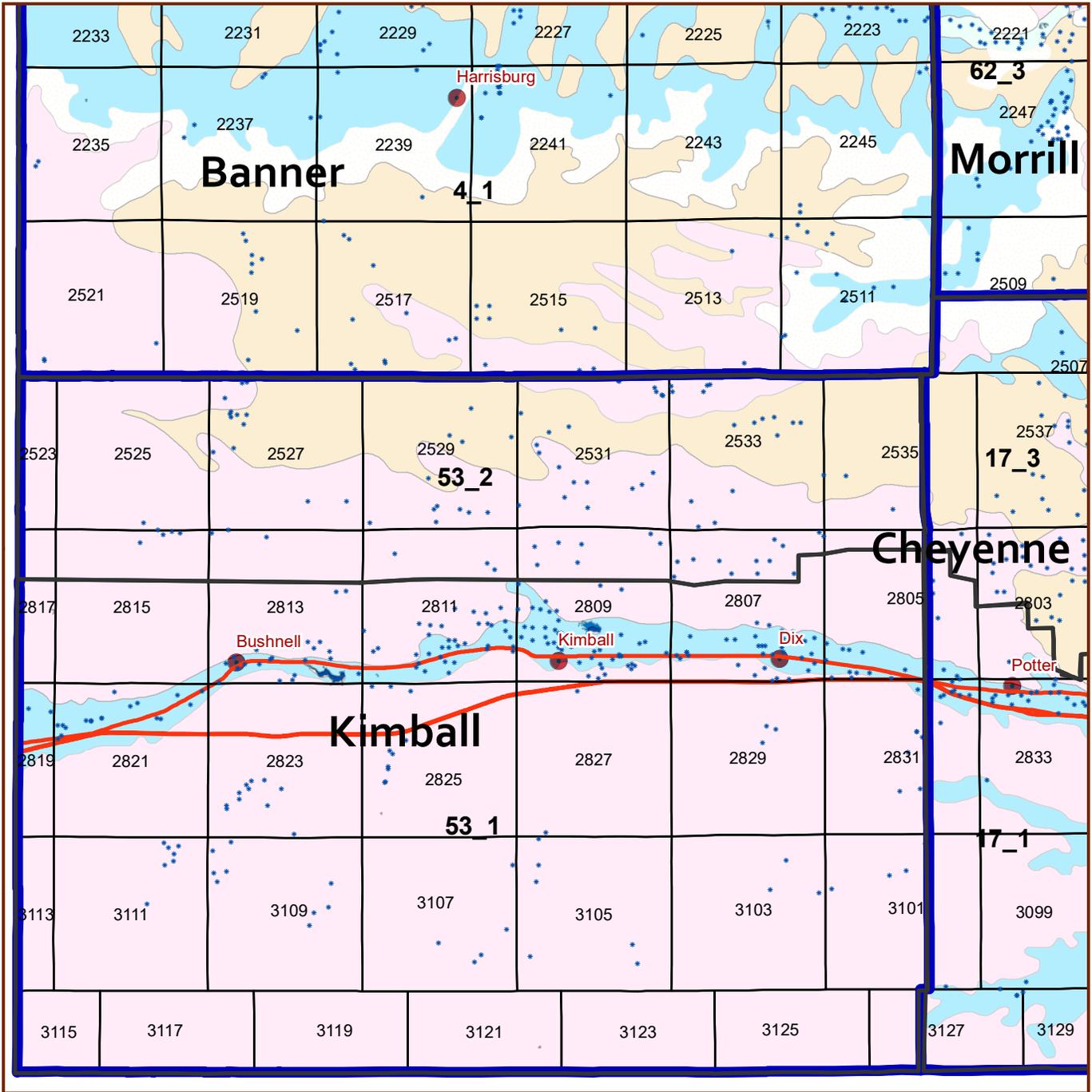
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kimball	1	n/a	n/a	n/a	380	n/a	335	335	335	335
Kimball	2	n/a	n/a	n/a	n/a	n/a	315	315	315	315
Banner	1	n/a	455	n/a	430	410	390	385	352	364
Cheyenne	1	442	435	n/a	390	n/a	375	365	312	340
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	325	406

County	Mkt Area	CRP	TIMBER	WASTE
Kimball	1	355	n/a	n/a
Kimball	2	345	n/a	n/a
Banner	1	380	n/a	227
Cheyenne	1	380	n/a	100
Cheyenne	3	496	n/a	100

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.

KIMBALL COUNTY



Legend

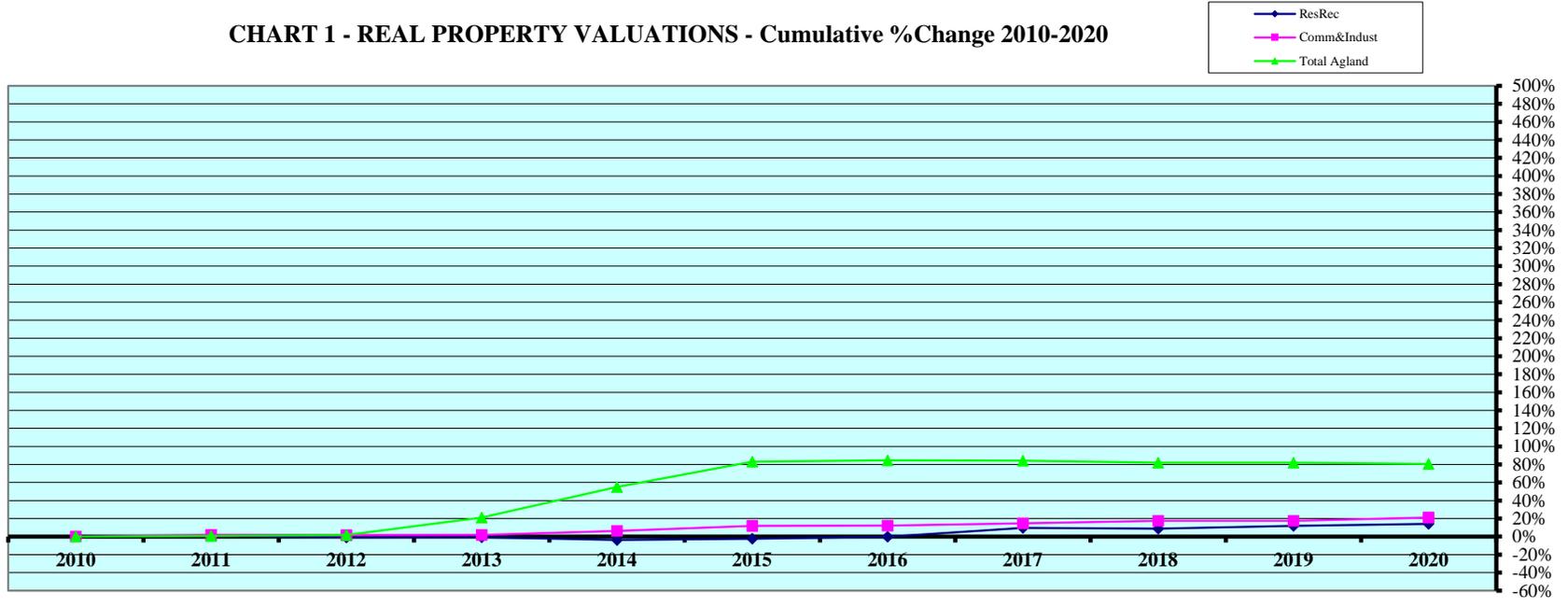
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	101,056,185	--	--	--	62,908,152	--	--	--	146,213,685	--	--	--
2011	101,908,479	852,294	0.84%	0.84%	64,082,610	1,174,458	1.87%	1.87%	147,243,290	1,029,605	0.70%	0.70%
2012	99,993,598	-1,914,881	-1.88%	-1.05%	63,918,386	-164,224	-0.26%	1.61%	148,812,495	1,569,205	1.07%	1.78%
2013	100,391,923	398,325	0.40%	-0.66%	64,017,288	98,902	0.15%	1.76%	177,290,150	28,477,655	19.14%	21.25%
2014	97,270,002	-3,121,921	-3.11%	-3.75%	66,834,472	2,817,184	4.40%	6.24%	226,836,315	49,546,165	27.95%	55.14%
2015	98,618,227	1,348,225	1.39%	-2.41%	70,448,729	3,614,257	5.41%	11.99%	267,630,609	40,794,294	17.98%	83.04%
2016	100,747,082	2,128,855	2.16%	-0.31%	70,517,449	68,720	0.10%	12.10%	269,956,675	2,326,066	0.87%	84.63%
2017	110,896,490	10,149,408	10.07%	9.74%	72,078,260	1,560,811	2.21%	14.58%	269,213,105	-743,570	-0.28%	84.12%
2018	110,046,220	-850,270	-0.77%	8.90%	73,882,990	1,804,730	2.50%	17.45%	265,934,750	-3,278,355	-1.22%	81.88%
2019	112,967,740	2,921,520	2.65%	11.79%	73,906,658	23,668	0.03%	17.48%	265,875,705	-59,045	-0.02%	81.84%
2020	115,261,040	2,293,300	2.03%	14.06%	76,236,185	2,329,527	3.15%	21.19%	263,857,330	-2,018,375	-0.76%	80.46%

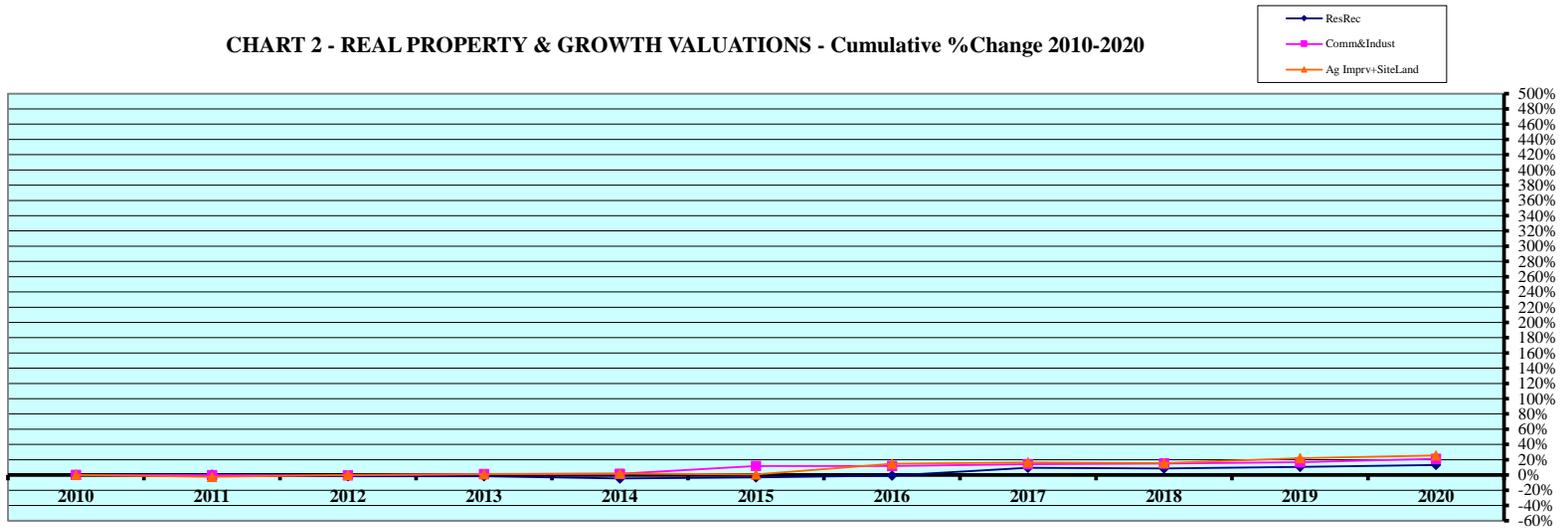
Rate Annual %chg: Residential & Recreational **1.32%** Commercial & Industrial **1.94%** Agricultural Land **6.08%**

Cnty# **53**
County **KIMBALL**

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	101,056,185	800,642	0.79%	100,255,543	--	--	62,908,152	1,662,293	2.64%	61,245,859	--	--						
2011	101,908,479	524,764	0.51%	101,383,715	0.32%	0.32%	64,082,610	1,293,559	2.02%	62,789,051	-0.19%	-0.19%						
2012	99,993,598	547,460	0.55%	99,446,138	-2.42%	-1.59%	63,918,386	1,395,984	2.18%	62,522,402	-2.43%	-0.61%						
2013	100,391,923	1,173,094	1.17%	99,218,829	-0.77%	-1.82%	64,017,288	299,811	0.47%	63,717,477	-0.31%	1.29%						
2014	97,270,002	825,128	0.85%	96,444,874	-3.93%	-4.56%	66,834,472	2,997,645	4.49%	63,836,827	-0.28%	1.48%						
2015	98,618,227	836,045	0.85%	97,782,182	0.53%	-3.24%	70,448,729	58,498	0.08%	70,390,231	5.32%	11.89%						
2016	100,747,082	655,050	0.65%	100,092,032	1.49%	-0.95%	70,517,449	179,080	0.25%	70,338,369	-0.16%	11.81%						
2017	110,896,490	227,945	0.21%	110,668,545	9.85%	9.51%	72,078,260	325,015	0.45%	71,753,245	1.75%	14.06%						
2018	110,046,220	308,515	0.28%	109,737,705	-1.04%	8.59%	73,882,990	1,564,440	2.12%	72,318,550	0.33%	14.96%						
2019	112,967,740	1,307,245	1.16%	111,660,495	1.47%	10.49%	73,906,658	420,195	0.57%	73,486,463	-0.54%	16.82%						
2020	115,261,040	983,230	0.85%	114,277,810	1.16%	13.08%	76,236,185	3,150	0.00%	76,233,035	3.15%	21.18%						
Rate Ann%chg	1.32%			Resid & Recreat w/o growth			0.67%			1.94%			C & I w/o growth			0.66%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	15,914,631	8,978,149	24,892,780	1,080,148	4.34%	23,812,632	--	--		
2011	15,838,411	9,197,497	25,035,908	758,825	3.03%	24,277,083	-2.47%	-2.47%		
2012	15,872,307	9,196,756	25,069,063	182,468	0.73%	24,886,595	-0.60%	-0.02%		
2013	16,229,268	9,274,938	25,504,206	379,173	1.49%	25,125,033	0.22%	0.93%		
2014	16,218,396	9,455,267	25,673,663	308,843	1.20%	25,364,820	-0.55%	1.90%		
2015	15,995,524	9,926,475	25,921,999	853,435	3.29%	25,068,564	-2.36%	0.71%		
2016	18,241,525	11,025,111	29,266,636	726,505	2.48%	28,540,131	10.10%	14.65%		
2017	20,083,260	9,246,270	29,329,530	374,798	1.28%	28,954,732	-1.07%	16.32%		
2018	19,992,875	8,979,815	28,972,690	226,405	0.78%	28,746,285	-1.99%	15.48%		
2019	21,627,705	9,382,450	31,010,155	641,380	2.07%	30,368,775	4.82%	22.00%		
2020	22,180,840	9,613,235	31,794,075	527,310	1.66%	31,266,765	0.83%	25.61%		
Rate Ann%chg	3.38%		0.69%		2.48%		Ag Imprv+Site w/o growth		0.69%	

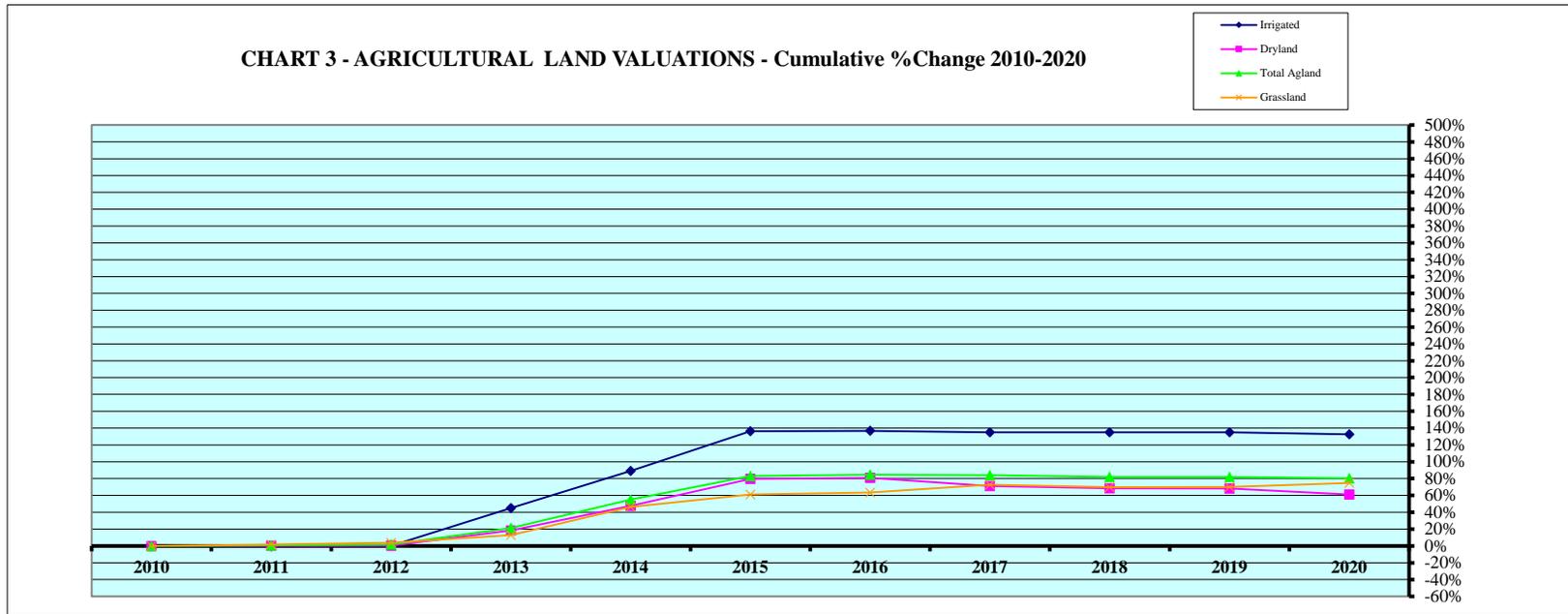
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 53
County KIMBALL

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	28,246,780	--	--	--	58,711,030	--	--	--	59,255,875	--	--	--
2011	28,176,190	-70,590	-0.25%	-0.25%	58,816,510	105,480	0.18%	0.18%	60,250,590	994,715	1.68%	1.68%
2012	28,290,670	114,480	0.41%	0.16%	58,927,725	111,215	0.19%	0.37%	61,594,100	1,343,510	2.23%	3.95%
2013	40,961,985	12,671,315	44.79%	45.01%	69,442,615	10,514,890	17.84%	18.28%	66,885,550	5,291,450	8.59%	12.88%
2014	53,436,430	12,474,445	30.45%	89.18%	86,719,185	17,276,570	24.88%	47.71%	86,680,700	19,795,150	29.60%	46.28%
2015	66,747,407	13,310,977	24.91%	136.30%	105,402,902	18,683,717	21.55%	79.53%	95,479,080	8,798,380	10.15%	61.13%
2016	66,861,035	113,628	0.17%	136.70%	106,188,090	785,188	0.74%	80.87%	96,907,550	1,428,470	1.50%	63.54%
2017	66,396,080	-464,955	-0.70%	135.06%	100,428,740	-5,759,350	-5.42%	71.06%	102,388,285	5,480,735	5.66%	72.79%
2018	66,339,320	-56,760	-0.09%	134.86%	99,007,345	-1,421,395	-1.42%	68.63%	100,588,085	-1,800,200	-1.76%	69.75%
2019	66,343,845	4,525	0.01%	134.87%	98,800,250	-207,095	-0.21%	68.28%	100,731,610	143,525	0.14%	69.99%
2020	65,688,570	-655,275	-0.99%	132.55%	94,592,040	-4,208,210	-4.26%	61.11%	103,576,720	2,845,110	2.82%	74.80%

Rate Ann.%chg: Irrigated **8.81%** Dryland **4.89%** Grassland **5.74%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	0	--	--	--	0	--	--	--	146,213,685	--	--	--
2011	0	0	--	--	0	0	--	--	147,243,290	1,029,605	0.70%	0.70%
2012	0	0	--	--	0	0	--	--	148,812,495	1,569,205	1.07%	1.78%
2013	0	0	--	--	0	0	--	--	177,290,150	28,477,655	19.14%	21.25%
2014	0	0	--	--	0	0	--	--	226,836,315	49,546,165	27.95%	55.14%
2015	0	0	--	--	1,220	1,220	--	--	267,630,609	40,794,294	17.98%	83.04%
2016	0	0	--	--	0	-1,220	-100.00%	--	269,956,675	2,326,066	0.87%	84.63%
2017	0	0	--	--	0	0	--	--	269,213,105	-743,570	-0.28%	84.12%
2018	0	0	--	--	0	0	--	--	265,934,750	-3,278,355	-1.22%	81.88%
2019	0	0	--	--	0	0	--	--	265,875,705	-59,045	-0.02%	81.84%
2020	0	0	--	--	0	0	--	--	263,857,330	-2,018,375	-0.76%	80.46%

Cnty# **53**
County **KIMBALL**

Rate Ann.%chg: Total Agric Land **6.08%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	28,246,875	40,932	690			58,828,295	253,681	232			81,700,995	133,333	613		
2011	28,176,190	40,810	690	0.05%	0.05%	58,816,780	250,487	235	1.26%	1.26%	89,688,965	135,300	663	8.18%	9.46%
2012	28,290,670	40,808	693	0.41%	0.46%	58,896,400	246,237	239	1.86%	3.14%	89,574,800	130,628	686	3.44%	13.24%
2013	40,775,695	40,810	999	44.12%	44.79%	69,433,880	245,582	283	18.21%	21.92%	97,239,960	127,646	762	11.09%	25.80%
2014	53,434,805	40,611	1,316	31.69%	90.67%	86,719,280	243,118	357	26.16%	53.82%	128,539,130	127,483	1,008	32.36%	66.50%
2015	66,814,280	40,612	1,645	25.03%	138.40%	105,406,350	244,303	431	20.96%	86.05%	149,636,865	127,257	1,176	16.62%	94.17%
2016	66,907,255	40,670	1,645	0.00%	138.39%	106,087,180	245,838	432	0.02%	86.09%	164,929,515	127,713	1,291	9.83%	113.25%
2017	66,658,770	40,509	1,646	0.02%	138.45%	100,552,350	245,251	410	-4.99%	76.80%	174,353,050	127,360	1,369	6.01%	126.06%
2018	66,339,325	40,304	1,646	0.03%	138.51%	98,976,810	246,999	401	-2.26%	72.80%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	66,343,845	40,306	1,646	0.00%	138.52%	98,800,245	246,549	401	0.00%	72.80%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	65,902,885	40,088	1,644	-0.12%	138.22%	94,536,855	240,299	393	-1.83%	69.65%	103,558,330	307,068	337	-73.84%	-44.96%

Rate Annual %chg Average Value/Acre:

9.07%

5.43%

-5.80%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	0	0				0	0				146,233,080	588,416	249		
2011	0	0				0	0				147,243,330	588,418	250	0.69%	0.69%
2012	0	0				0	0				148,797,990	588,151	253	1.10%	1.80%
2013	0	0				0	0				148,797,990	587,930	301	19.06%	21.20%
2014	0	0				0	0				226,833,895	587,925	386	28.09%	55.25%
2015	0	0				0	0				267,699,710	587,743	455	18.05%	83.27%
2016	0	0				0	0				269,971,390	587,738	459	0.85%	84.83%
2017	0	0				0	0				269,425,825	587,506	459	-0.16%	84.53%
2018	0	0				0	0				265,894,695	587,423	453	-1.30%	82.14%
2019	0	0				0	0				265,875,970	587,450	453	-0.01%	82.12%
2020	-	0				0	0				263,998,070	587,456	449	-0.71%	80.83%

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KIMBALL

Rate Annual %chg Average Value/Acre:

6.10%

(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
3,821	KIMBALL	31,062,676	58,470,235	95,441,322	115,261,040	36,882,455	39,353,730	0	263,857,330	22,180,840	9,613,235	28,546,005	700,668,868
cnty sectorvalue % of total value:		4.43%	8.34%	13.62%	16.45%	5.26%	5.62%		37.66%	3.17%	1.37%	4.07%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
124	BUSHNELL	165,396	345,258	1,796,906	3,422,390	422,490	0	0	0	0	0	0	6,152,440
3.25%	%sector of county sector	0.53%	0.59%	1.88%	2.97%	1.15%							0.88%
	%sector of municipality	2.69%	5.61%	29.21%	55.63%	6.87%							100.00%
255	DIX	115,744	304,646	1,491,735	5,991,060	934,450	0	0	0	0	0	0	8,837,635
6.67%	%sector of county sector	0.37%	0.52%	1.56%	5.20%	2.53%							1.26%
	%sector of municipality	1.31%	3.45%	16.88%	67.79%	10.57%							100.00%
2,496	KIMBALL	5,972,457	2,453,647	7,475,244	72,016,390	25,199,430	5,235,220	0	0	0	0	38,920	118,391,308
65.32%	%sector of county sector	19.23%	4.20%	7.83%	62.48%	68.32%	13.30%					0.14%	16.90%
	%sector of municipality	5.04%	2.07%	6.31%	60.83%	21.28%	4.42%					0.03%	100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
2,875	Total Municipalities	6,253,597	3,103,551	10,763,885	81,429,840	26,556,370	5,235,220	0	0	0	0	38,920	133,381,383
75.24%	%all municip.sectors of cnty	20.13%	5.31%	11.28%	70.65%	72.00%	13.30%					0.14%	19.04%

Total Real Property Sum Lines 17, 25, & 30	Records : 5,054	Value : 514,024,500	Growth 5,746,220	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	162	681,320	105	1,004,605	200	2,750,690	467	4,436,615	
02. Res Improve Land	1,275	9,988,275	75	750,020	150	1,500,100	1,500	12,238,395	
03. Res Improvements	1,328	76,101,005	111	9,912,495	205	18,293,215	1,644	104,306,715	
04. Res Total	1,490	86,770,600	216	11,667,120	405	22,544,005	2,111	120,981,725	736,165
% of Res Total	70.58	71.72	10.23	9.64	19.19	18.63	41.77	23.54	12.81
05. Com UnImp Land	52	338,115	16	60,840	11	124,800	79	523,755	
06. Com Improve Land	315	3,753,530	29	304,415	38	182,765	382	4,240,710	
07. Com Improvements	330	21,120,615	43	10,806,240	63	2,509,555	436	34,436,410	
08. Com Total	382	25,212,260	59	11,171,495	74	2,817,120	515	39,200,875	3,356,545
% of Com Total	74.17	64.32	11.46	28.50	14.37	7.19	10.19	7.63	58.41
09. Ind UnImp Land	0	0	0	0	1	110,650	1	110,650	
10. Ind Improve Land	7	207,750	0	0	1	81,585	8	289,335	
11. Ind Improvements	7	4,979,095	0	0	1	34,572,615	8	39,551,710	
12. Ind Total	7	5,186,845	0	0	2	34,764,850	9	39,951,695	646,340
% of Ind Total	77.78	12.98	0.00	0.00	22.22	87.02	0.18	7.77	11.25
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	1,490	86,770,600	216	11,667,120	405	22,544,005	2,111	120,981,725	736,165
% of Res & Rec Total	70.58	71.72	10.23	9.64	19.19	18.63	41.77	23.54	12.81
Com & Ind Total	389	30,399,105	59	11,171,495	76	37,581,970	524	79,152,570	4,002,885
% of Com & Ind Total	74.24	38.41	11.26	14.11	14.50	47.48	10.37	15.40	69.66
17. Taxable Total	1,879	117,169,705	275	22,838,615	481	60,125,975	2,635	200,134,295	4,739,050
% of Taxable Total	71.31	58.55	10.44	11.41	18.25	30.04	52.14	38.93	82.47

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	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	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	2	43,530	206	17,384,750	208	17,428,280	0
24. Non-Producing	0	0	0	0	265	128,625	265	128,625	0
25. Total	0	0	2	43,530	471	17,513,375	473	17,556,905	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	137	67	292	496

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	22	2,199,500	1,469	187,714,860	1,491	189,914,360
28. Ag-Improved Land	0	0	24	4,092,025	393	73,322,640	417	77,414,665
29. Ag Improvements	0	0	27	2,383,755	428	26,620,520	455	29,004,275

30. Ag Total					1,946	296,333,300
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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	4	6.00	39,300	
32. HomeSite Improv Land	0	0.00	0	15	15.00	150,000	
33. HomeSite Improvements	0	0.00	0	16	0.00	1,883,765	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	3.48	1,075	
36. FarmSite Improv Land	0	0.00	0	20	85.02	36,020	
37. FarmSite Improvements	0	0.00	0	25	0.00	499,990	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	24	47.22	0	
40. Other- Non Ag Use	0	0.00	0	1	17.49	20,990	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	27	29.00	262,400	31	35.00	301,700	
32. HomeSite Improv Land	197	223.07	2,071,860	212	238.07	2,221,860	
33. HomeSite Improvements	206	0.00	18,290,205	222	0.00	20,173,970	21,270
34. HomeSite Total				253	273.07	22,697,530	
35. FarmSite UnImp Land	71	290.72	211,295	75	294.20	212,370	
36. FarmSite Improv Land	386	2,006.50	773,190	406	2,091.52	809,210	
37. FarmSite Improvements	424	0.00	8,330,315	449	0.00	8,830,305	985,900
38. FarmSite Total				524	2,385.72	9,851,885	
39. Road & Ditches	1,377	5,238.44	0	1,401	5,285.66	0	
40. Other- Non Ag Use	0	0.00	0	1	17.49	20,990	
41. Total Section VI				777	7,961.94	32,570,405	1,007,170

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	2,288.58	9.79%	3,776,145	10.08%	1,649.99
46. 1A	8,596.95	36.79%	14,185,000	37.88%	1,650.00
47. 2A1	1,101.97	4.72%	1,812,730	4.84%	1,644.99
48. 2A	4,197.70	17.97%	6,884,245	18.39%	1,640.00
49. 3A1	111.67	0.48%	181,465	0.48%	1,625.01
50. 3A	18.45	0.08%	29,985	0.08%	1,625.20
51. 4A1	2,199.20	9.41%	3,298,800	8.81%	1,500.00
52. 4A	4,850.82	20.76%	7,276,225	19.43%	1,500.00
53. Total	23,365.34	100.00%	37,444,595	100.00%	1,602.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	10,795.11	7.06%	4,857,820	8.89%	450.00
56. 2D1	23,643.08	15.46%	9,930,060	18.18%	420.00
57. 2D	54,282.39	35.49%	21,170,150	38.75%	390.00
58. 3D1	1,286.41	0.84%	424,535	0.78%	330.02
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	5,617.36	3.67%	1,629,000	2.98%	289.99
61. 4D	57,317.93	37.48%	16,622,275	30.42%	290.00
62. Total	152,942.28	100.00%	54,633,840	100.00%	357.22
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,616.43	0.67%	615,480	0.75%	380.77
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	50,002.20	20.82%	17,183,030	21.05%	343.65
69. 4G1	48,973.58	20.39%	16,651,510	20.40%	340.01
70. 4G	139,534.06	58.11%	47,170,435	57.79%	338.06
71. Total	240,126.27	100.00%	81,620,455	100.00%	339.91
Irrigated Total					
Irrigated Total	23,365.34	5.61%	37,444,595	21.56%	1,602.57
Dry Total					
Dry Total	152,942.28	36.73%	54,633,840	31.45%	357.22
Grass Total					
Grass Total	240,126.27	57.66%	81,620,455	46.99%	339.91
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,479.23	0.36%	0	0.00%	0.00
75. Market Area Total	416,433.89	100.00%	173,698,890	100.00%	417.11

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	194.58	1.17%	384,300	1.36%	1,975.02
46. 1A	1,288.30	7.76%	2,544,400	9.01%	1,975.01
47. 2A1	2,859.23	17.23%	5,647,005	19.99%	1,975.01
48. 2A	6,275.26	37.82%	10,197,375	36.10%	1,625.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	13.36	0.08%	21,710	0.08%	1,625.00
51. 4A1	4,060.66	24.47%	6,598,605	23.36%	1,625.01
52. 4A	1,900.23	11.45%	2,850,340	10.09%	1,500.00
53. Total	16,591.62	100.00%	28,243,735	100.00%	1,702.29
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,567.26	7.56%	3,710,520	9.34%	565.00
56. 2D1	13,481.75	15.52%	7,077,955	17.82%	525.00
57. 2D	35,764.65	41.17%	18,061,160	45.47%	505.00
58. 3D1	901.13	1.04%	373,965	0.94%	415.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	17,993.76	20.71%	6,297,885	15.86%	350.00
61. 4D	12,163.54	14.00%	4,196,455	10.57%	345.00
62. Total	86,872.09	100.00%	39,717,940	100.00%	457.20
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	17,807.02	26.32%	5,904,115	26.71%	331.56
69. 4G1	18,717.44	27.67%	6,146,925	27.81%	328.41
70. 4G	31,132.94	46.02%	10,051,290	45.48%	322.85
71. Total	67,657.40	100.00%	22,102,330	100.00%	326.68
Irrigated Total	16,591.62	9.70%	28,243,735	31.36%	1,702.29
Dry Total	86,872.09	50.77%	39,717,940	44.10%	457.20
Grass Total	67,657.40	39.54%	22,102,330	24.54%	326.68
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	23.90	0.01%	0	0.00%	0.00
75. Market Area Total	171,121.11	100.00%	90,064,005	100.00%	526.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,645.97	4,314,945	37,310.99	61,373,385	39,956.96	65,688,330
77. Dry Land	0.00	0	1,178.88	446,240	238,635.49	93,905,540	239,814.37	94,351,780
78. Grass	0.00	0	3,785.68	1,282,955	303,997.99	102,439,830	307,783.67	103,722,785
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	135.44	0	1,367.69	0	1,503.13	0
82. Total	0.00	0	7,610.53	6,044,140	579,944.47	257,718,755	587,555.00	263,762,895

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	39,956.96	6.80%	65,688,330	24.90%	1,643.98
Dry Land	239,814.37	40.82%	94,351,780	35.77%	393.44
Grass	307,783.67	52.38%	103,722,785	39.32%	337.00
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,503.13	0.26%	0	0.00%	0.00
Total	587,555.00	100.00%	263,762,895	100.00%	448.92

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 Bushnell	37	84,665	91	374,510	101	3,096,860	138	3,556,035	89,905
83.2 Dix	38	75,805	131	472,895	138	5,646,225	176	6,194,925	122,680
83.3 Kimball	86	514,450	1,053	9,140,870	1,089	67,389,250	1,175	77,044,570	203,135
83.4 Rural	306	3,761,695	225	2,250,120	316	28,174,380	622	34,186,195	320,445
84 Residential Total	467	4,436,615	1,500	12,238,395	1,644	104,306,715	2,111	120,981,725	736,165

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bushnell	16	45,755	31	75,155	38	359,425	54	480,335	2,500
85.2	Dix	2	8,845	25	86,540	28	833,505	30	928,890	0
85.3	Kimball	36	298,680	265	3,753,770	272	21,036,420	308	25,088,870	131,990
85.4	Rural	26	281,125	69	614,580	106	51,758,770	132	52,654,475	3,868,395
86	Commercial Total	80	634,405	390	4,530,045	444	73,988,120	524	79,152,570	4,002,885

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	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,593.99	0.86%	605,720	0.98%	380.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	28,393.67	15.36%	9,512,005	15.34%	335.00
93. 4G1	36,708.67	19.85%	12,297,455	19.83%	335.00
94. 4G	118,208.81	63.93%	39,599,930	63.86%	335.00
95. Total	184,905.14	100.00%	62,015,110	100.00%	335.39
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	22.44	0.04%	9,760	0.05%	434.94
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	21,608.53	39.13%	7,671,025	39.13%	355.00
102. 4C1	12,264.91	22.21%	4,354,055	22.21%	355.00
103. 4C	21,325.25	38.62%	7,570,505	38.61%	355.00
104. Total	55,221.13	100.00%	19,605,345	100.00%	355.03
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	184,905.14	77.00%	62,015,110	75.98%	335.39
CRP Total	55,221.13	23.00%	19,605,345	24.02%	355.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	240,126.27	100.00%	81,620,455	100.00%	339.91

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,978.15	19.31%	2,513,170	19.31%	315.01
93. 4G1	10,354.90	25.06%	3,261,850	25.06%	315.01
94. 4G	22,986.82	55.63%	7,240,860	55.63%	315.00
95. Total	41,319.87	100.00%	13,015,880	100.00%	315.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	9,828.87	37.32%	3,390,945	37.32%	345.00
102. 4C1	8,362.54	31.75%	2,885,075	31.75%	345.00
103. 4C	8,146.12	30.93%	2,810,430	30.93%	345.00
104. Total	26,337.53	100.00%	9,086,450	100.00%	345.00
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	41,319.87	61.07%	13,015,880	58.89%	315.00
CRP Total	26,337.53	38.93%	9,086,450	41.11%	345.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	67,657.40	100.00%	22,102,330	100.00%	326.68

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

53 Kimball

	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	115,261,040	120,981,725	5,720,685	4.96%	736,165	4.32%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	22,180,840	22,697,530	516,690	2.33%	21,270	2.23%
04. Total Residential (sum lines 1-3)	137,441,880	143,679,255	6,237,375	4.54%	757,435	3.99%
05. Commercial	36,882,455	39,200,875	2,318,420	6.29%	3,356,545	-2.81%
06. Industrial	39,353,730	39,951,695	597,965	1.52%	646,340	-0.12%
07. Total Commercial (sum lines 5-6)	76,236,185	79,152,570	2,916,385	3.83%	4,002,885	-1.43%
08. Ag-Farmsite Land, Outbuildings	9,613,235	9,851,885	238,650	2.48%	985,900	-7.77%
09. Minerals	28,546,005	17,556,905	-10,989,100	-38.50	0	-38.50%
10. Non Ag Use Land	0	20,990	20,990			
11. Total Non-Agland (sum lines 8-10)	38,159,240	27,429,780	-10,729,460	-28.12%	985,900	-30.70%
12. Irrigated	65,688,570	65,688,330	-240	0.00%		
13. Dryland	94,592,040	94,351,780	-240,260	-0.25%		
14. Grassland	103,576,720	103,722,785	146,065	0.14%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	263,857,330	263,762,895	-94,435	-0.04%		
18. Total Value of all Real Property (Locally Assessed)	515,694,635	514,024,500	-1,670,135	-0.32%	5,746,220	-1.44%

2021 Assessment Survey for Kimball County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$157,697
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$46,385, of which \$5,768 was allocated for appraisal maintenance from Stanard Appraisal, and \$13,900 for Pritchard & Abbott.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$19,000 for MIPS & gWorks; \$3,000 for equipment.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000
12.	Amount of last year's assessor's budget not used:
	\$11,033.59

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS and MIPS online.
4.	Are cadastral maps currently being used?
	Yes, in conjunction with gWorks.
5.	If so, who maintains the Cadastral Maps?
	The Assessor and her staff.
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://kimball.gWorks.com
8.	Who maintains the GIS software and maps?
	gWorks and the Assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View (Pictometry)
10.	When was the aerial imagery last updated?
	April, 2019

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?
	City of Kimball, and the villages of Bushnell and Dix.
4.	When was zoning implemented?
	County zoning was implemented in 2010. It is unknown when the municipalities' zoning was implemented.

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil, gas and mineral interests. Stanard Appraisal for unique commercial/industrial appraisal maintenance.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software; also county-wide Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Pritchard & Abbott for oil, gas and mineral interests. Stanard Appraisal for unique commercial/industrial property.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Expertise in the appraisal of oil, gas and mineral interests. General certification for any additional appraisal activity.
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?
	Except for the unique commercial/industrial properties, no..

2021 Residential Assessment Survey for Kimball County

1.	Valuation data collection done by:												
	The County Assessor and her staff.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Kimball: all residential parcels within the City of Kimball.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: the residential parcels within the village of Bushnell</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: all residential parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Kimball: all residential parcels within the City of Kimball.	20	Bushnell: the residential parcels within the village of Bushnell	30	Dix: all residential parcels within the village of Dix.	80	Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
10	Kimball: all residential parcels within the City of Kimball.												
20	Bushnell: the residential parcels within the village of Bushnell												
30	Dix: all residential parcels within the village of Dix.												
80	Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach is used.												
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?												
	Local market depreciation was used in the depreciation studies when last appraised.												
5.	Are individual depreciation tables developed for each valuation group?												
	No.												
6.	Describe the methodology used to determine the residential lot values?												
	The market approach is used, and then values are determined on a square foot basis.												
7.	How are rural residential site values developed?												
	The assessor contacted local well companies for well and septic estimates and also researched electric hookup rates. From this information, a value for the first acre of home site was developed.												
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?												
	The County Assessor is not aware of any vacant lots being held for sale or resale.												

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2016	2016	2017	2017
20	2016	2016	2017	2017
30	2016	2016	2017	2017
80	2016	2016	2017	2017
AG	2016	2016	2017	2017

2021 Commercial Assessment Survey for Kimball County

1.	Valuation data collection done by:																												
	The County Assessor and staff.																												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Kimball: all commercial properties within the city of Kimball and the commercial properties considered to be suburban, since there is no separate suburban commercial market.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: commercial parcels within the village of Bushnell.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: commercial parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: all commercial parcels not within the above valuation groupings.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Kimball: all commercial properties within the city of Kimball and the commercial properties considered to be suburban, since there is no separate suburban commercial market.	20	Bushnell: commercial parcels within the village of Bushnell.	30	Dix: commercial parcels within the village of Dix.	80	Rural: all commercial parcels not within the above valuation groupings.															
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																												
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20	Bushnell: commercial parcels within the village of Bushnell.																												
30	Dix: commercial parcels within the village of Dix.																												
80	Rural: all commercial parcels not within the above valuation groupings.																												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	All three approaches: cost, income and sales comparison were used to estimate commercial property market value.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	The County has contracted with Stanard Appraisal to perform unique industrial property appraisals —such as Clean Harbors and Frenchman Valley Coop (FVC).																												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																												
	The contracted appraisal firm used the local market information in developing depreciation studies.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	No.																												
6.	Describe the methodology used to determine the commercial lot values.																												
	Commercial lot values appeared to be scattered--highway frontage was different from the downtown Kimball area. Therefore they were put in a manageable order and equalized.																												
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2021 Agricultural Assessment Survey for Kimball County

1.	Valuation data collection done by:										
	The County Assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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	CRP is updated annually by letters sent to taxpayers who currently have CRP contracts that are scheduled to expire (to determine if they will re-enroll in the program). The expiration dates of all contracts are put in MIPS PC Admin that can be queried each year. More of the current contracts of land enrolled in CRP have been identified as CRP in the county. There is a separate land classification designation for CRP grass.										
3.	Describe the process used to determine and monitor market areas.										
	Sales within the agricultural areas are reviewed yearly to determine the need for any changes to the areas' geographic composition or other possible trends.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Primary use of the land is used to distinguish both rural residential and recreational land from agricultural land. Rural residential land (other than the home and first acre farm site) is valued by market comparison with other similar parcels. Recreational use of land has not been seen within the county at this time.										
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, they are valued the same.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Kimball County does not have any intensive use such as commercial feedlots. Farmers with cattle feeding operations have a farm site value on the feeding area separate from the ag value.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	There are currently no parcels enrolled in the Wetland Reserve Program.										
7a.	Are any other agricultural subclasses used? If yes, please explain.										
	Grass parcels enrolled in CRP grass are identified as a separate CRP class.										

	<u>If your county has special value applications, please answer the following</u>
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?
	There are no non-agricultural influences within Kimball County.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**2020 Plan of Assessment for Kimball County
Assessment Years 2021, 2022 and 2023**

Date: July 21, 2020

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (hereinafter referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 of each year.

General Description of Real Property in Kimball County:

According to the 2020 County Abstract, Kimball County consists of the following real property types:

<u>Base</u>	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	2116	41.85	22.38
Commercial	511	10.11	7.11
Industrial	9	.18	7.63
Recreational	0	0	0
Minerals	478	9.45	5.54
Agricultural	1942	38.41	57.34

Kimball County has 587,455.77 acres of agricultural land; comprised of 6.82% irrigated land, 40.91% dryland, and 52.27% grassland.

New Property: For assessment year 2020, several building permits and/or Information Statements were filed for new property construction/additions in the county. Our yearly pickup work incorporated these permits and Information Statements and included newly constructed buildings, improvements, removed or deteriorated improvements, updating land uses, etc. Kimball County had an estimated \$1,519,110 in growth for 2020.

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

Current Resources:

Staff:

Deputy Assessor and two clerks.

Assessment Actions Planned for Assessment Year 2021:

Residential Property:

The 6-year review process will continue this year. We will begin the review of Rural Residential properties.

Changes will be noted in the attachment tab in the CAMA software. For properties with changes, new pictures will be taken, any necessary measurements will be obtained along with collection of new data and any characteristic changes made to the property. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned a value as per percentage of completion as of January 1 of the assessment year.

Pickup work is continuous based upon any discovery of property changes. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is at home, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Commercial Property:

This year will include the 6-year review and commercial reappraisal of Clean Harbors, Grain Elevators and LB Foster.

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Agricultural Land:

A land use verification will coincide with the Rural Residential review. Agricultural land will be reviewed using GIS, EagleView Pictometry, and current FSA maps to verify correct land use. Once verified, changes will be made as needed to maintain accuracy on all land usage.

As real estate transfers are received, we send out a questionnaire (to both grantors and grantees) confirming the land use. We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery, EagleView Pictometry, and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2022:

Residential Property:

The 6-year review process will continue this year. We will continue the review of Rural Residential properties.

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

1. Personal Property: Assist taxpayers with preprinted schedules mailed to them and prepare new schedules when there are changes. The option to file personal property online was added in spring 2020. Prepare notices of failure to file, penalties, unsigned returns, etc. as required.
2. Homestead Exemption Program: Assist applicants with forms. Send reminders or telephone previous year applicants that haven't filed by June 15th. Process the applications before mailing to State.
3. Annually prepare and file administrative reports as required by Nebraska State Statutes with the Property Tax Administrator including:
 - Personal Property Abstract
 - Real Property Abstract
 - Annual Plan of Assessment
 - Assessor Survey
 - School District Taxable Value Report
 - Average Residential Value for Homestead Exemption purposes
 - Homestead Exemption Tax Loss Report
 - Certificate of Taxes Levied Report
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Annual review of government owned property not used for a public purpose and send notice of intent to tax.
6. Certify values to Political Subdivisions.
7. Record maintenance, mapping updates, and ownership changes.
8. On or before June 1st send Notices of Valuation Change to property owners of record as of May 20th.
9. Centrally Assessed: review of valuations of entities as certified by PAD for railroad and public service entities. Establish assessment records for each subdivision taxed to each company and tax billing for tax list provided to the County Treasurer.
10. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
11. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
12. Tax List Corrections: prepare tax list correction documents for county board approval.
13. Annual Inventory: update report designating personal property of the assessor's office by August 25th each year.
14. County Board of Equalization: attend all County Board of Equalization meetings. Assemble and provide information for valuation protests.
15. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC.
16. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.
17. Pull real estate cards, make copies, and answer questions in person, over the phone or through email. Among those we assist are appraisers, realtors, lending institutions, property owners, attorneys, surveyors, general public and other county offices.
18. Education: Assessor and Deputy Assessor must attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain certification.
19. Assign 911 addresses for all properties in Kimball County in coordination with gWorks using the Master Street Address Guide (MSAG) database. Maintain and update 911 maps.

Conclusion:

We strive to operate a well-organized, non-adversarial, congenial office that serves the public and educates them about the assessment process. Our aim is equalization and uniformity of valuation of all property in the county and completing the duties and responsibilities required of the assessor by Nebraska Statutes, Regulations and Directives.

Respectfully submitted to the Kimball County Board of Equalization:

Sherry Winstrom
Kimball County Assessor
July 21, 2020