

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**NANCE 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 Nance 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 Nance 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: Megan Zoucha, Nance County Assessor

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## **Introduction**

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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.

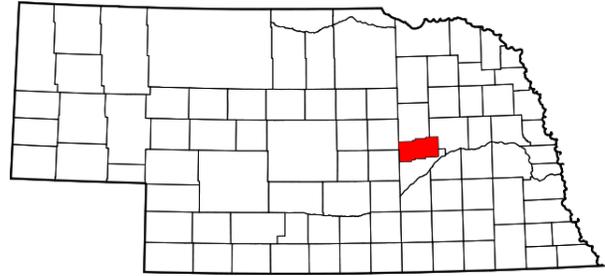
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

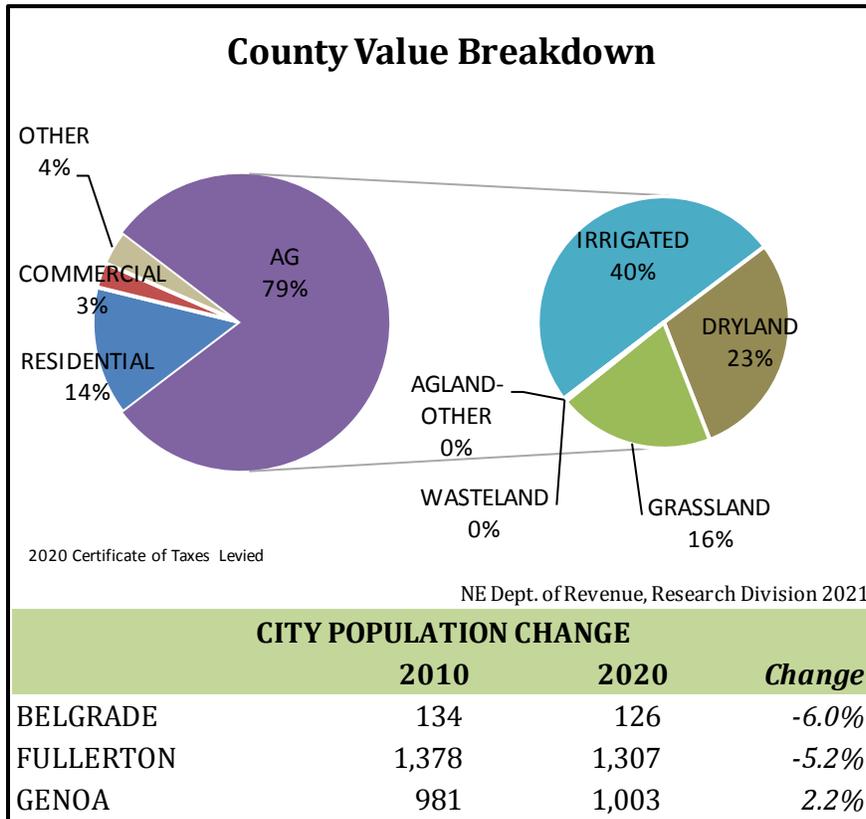
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 442 square miles, Nance County has 3,519 residents, per the Census Bureau Quick Facts for 2019, a 6% population decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$82,981 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



There is not a commercial hub in Nance County; rather, the commercial properties are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 89 employer establishments with total employment of 450, for a 4% decrease in employment.



Agricultural land is the single largest contributor to the valuation base of the county by an overwhelming majority. A mix of grass and irrigated land makes up the majority of the land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).

# 2021 Residential Correlation for Nance County

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## *Assessment Action*

Annually the county assessor conducts a market analysis and determines the need for adjustments. The 2021 assessment year included a 10% increase to the village of Genoa. For the town of Fullerton, the only adjustments were after the assessment of any new construction. The remaining two valuation groups had small samples and were not adjusted.

## *Assessment Practice Review*

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

Review of the sales verification and qualification indicated that the sales usability is slightly lower than average. The non-qualified sales were reviewed and no apparent bias existed in the qualification determination. All arm's-length sales were made available for the measurement of real property. Review and analysis indicates that the county assessor has adequately identified economic areas and geographic locations within the county with the four assigned valuation groups being used for the residential class. The county assessor is up-to-date with the six-year inspection and review cycle. Vacant lot studies are completed when the reappraisal is done for each valuation group.

The Nance County Assessor is currently using 2014 for its costing index with 2013 depreciation tables. The county assessor does not use the depreciation schedule in the Computer-Assisted Mass Appraisal (CAMA) system, instead depreciation tables are developed on local market information. The county assessor does not have a written valuation methodology on file.

## *Description of Analysis*

The residential parcels are analyzed utilizing four valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Fullerton
2	Belgrade
3	Genoa and Suburban Genoa
4	Rural

The statistical profile for the residential class indicates a total of 85 qualified sales representing all the valuation groups.

The overall median does not achieve the level of value, however the two largest valuation groups, with sufficient samples of sales both have measures of central tendency within the range. Valuation

## 2021 Residential Correlation for Nance County

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Groups 2 and 4 are well below the range with ratios of 78% and 76% respectively, and are impacting the statistics of the entire class.

In the 2020 Report & Opinion statistics, both Valuation Groups 2 and 4 had statistical measures above 100%, although, the sample sizes were even smaller than the current samples. A statistical change of over twenty percentage points in a single assessment year is not a typical pattern for the residential market.

Valuation Group 2, has five sales, two of which are extreme low dollars sales with selling prices less than \$5,000. The remaining three sales are all low, but are too few in number to adequately represent the population. Belgrade is the smallest community in Nance County, and the quality statistics represent the amount of dispersion typically seen in small rural communities. Belgrade was last inspected in 2020, but has not had an update in costing or depreciation since 2014.

Valuation Group 4 has nine sales, of which seven are below the acceptable range and two are above it. The COD is low at 15%; however, this valuation group is under represented in the sample with only 3% of the improved parcels selling in the two-year study period. This valuation group has neither been inspected nor revalued since 2017; the three-year plan indicates that it is due for reappraisal in 2023, however the county assessor has already made plans to escalate the reappraisal for the 2022 assessment year.

An adjustment to bring Valuation Groups 2 and 4 to the mid-point of the acceptable range would be in excess of 20% and would likely create uniformity issues within the residential population, which is not well represented by the statistics. While it is possible that Valuation Groups 2 and 4 are statistically below the range, determining a point estimate with which to adjust by is not feasible.

A 6% adjustment to all residential improvements would bring the entire class to the mid-point of the range, but would over value Valuation Group 1 and would leave Valuation Groups 2 and 4 well below the range at 83% and 81% respectively. A what-if statistics showing the impact of this adjustment is available in the addendum of this report.

A sub-stat combining Valuation Groups 1 and 3 can also be found in the addendum and confirms that these groups collectively remain within the acceptable range when the smaller valuation groups are excluded. Based on the review of the statistics and the assessment practices, the residential class of property is believed to be within an acceptable range.

A review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) affirms the assessment actions, and suggests that sold and unsold properties have been assessed uniformly.

## 2021 Residential Correlation for Nance County

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### *Equalization and Quality of Assessment*

Based on the review of assessment practice, and the statistical analysis of valuation groups with a reliable number of sales, the quality of assessment in the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	43	96.32	97.22	88.83	22.95	109.45
2	5	77.97	86.27	71.02	25.63	121.47
3	28	94.00	100.02	90.26	25.21	110.81
4	9	76.33	79.27	74.40	15.08	106.55
<u>ALL</u>	85	90.39	95.60	86.34	25.11	110.73

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Nance County is determined to have achieved the statutory level of value of 100%.

# 2021 Commercial Correlation for Nance County

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## *Assessment Actions*

The Nance County Assessor annually completes a statistical analysis for the commercial class of property and has determined that there are no adjustments warranted. All pick-up work was completed on all commercial property in the county utilizing aerial photography, zoning permits and improvement statements.

## *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 review of the sales verification and qualifications indicates the usability is comparable to similar size counties for the commercial property class. All non-qualified sales have documentation for the disqualification reason. Based on the analysis it is determined no apparent bias exists.

The county has four valuation groups established on the economic characteristics within the county. These define distinct areas within the county. Nance County is up-to-date with their six-year inspection and review cycle for the commercial class. Vacant lots studied are dated 2010 and the assessor will be updating as the valuation groups are reappraised. There are very few commercial lot sales in the county. Cost index and depreciation tables are current using 2017 and 2018.

## *Description of Analysis*

Nance County has four valuation groups for the commercial class, which are defined by assessor location.

<b>Valuation Group</b>	<b>Description</b>
1	Fullerton
2	Belgrade
3	Genoa
4	Rural

The commercial statistical profile shows nine qualified sales involving all of the valuation groups and six occupancy codes. The median and weighted mean are both within the acceptable range. None of the valuation groups have an acceptable number of sales, only two demonstrated a median within the acceptable range. The small sample of sales have ratios that range widely from 18% to

## 2021 Commercial Correlation for Nance County

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131%; this demonstrates the instability of the commercial market and indicates that the small sample cannot be used to provide a point estimate of the level of value.

A review of the 2021 County Abstract of Assessment for Real Property, Form 45, compared with the 2020 Certificate of Taxes Levied Report (CTL) shows a small increase in value outside of the growth in the commercial class which corresponds with the assessment actions of the county assessor.

### *Equalization and Quality of Assessment*

Based on the assessment practice review, the commercial class of property adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	98.25	100.48	88.10	20.13	114.05
2	1	37.09	37.09	37.09	00.00	100.00
3	4	113.55	90.98	94.14	24.92	96.64
4	1	100.28	100.28	100.28	00.00	100.00
____ALL____	9	100.28	89.19	94.82	28.01	94.06

### *Level of Value*

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

# 2021 Agricultural Correlation for Nance County

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## *Assessment Actions*

The Nance County Assessor conducts a market analysis annually of the agricultural sales. For the 2021 assessment year no changes were required to the irrigated, dryland or grassland values.

Using 2019 aerial imagery, a review of the land use was completed for each parcel in Nance County. Through the review, adjustments were made for flood restoration parcels.

## *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.

A review of sales verification and qualification indicates that the usability is comparable to the state average for the agricultural class; and review of the sales file indicates documentation for non-qualified determinations indicating several transactions are family or highway right of way, which lowers the usability rate. Based on the analysis it is determined no apparent bias exists.

Nance County has two agricultural market areas. Market Area 1 includes the area south of the Loup River and an area in the Northwest portion of the county. The topography tends to have steep hills with valleys and gullies. Based on the information from the County Abstract of Assessment, Form 45, the land use is defined as 24% irrigated land, 24% dryland, and 49% grassland. Market Area 2 contains the Twin Loups Reclamation District and an area in the Northeast portion of the county. The topography tends to be mostly flat with few gradual hills. Based on the information displayed in the abstract, Market Area 2 is 37% irrigated land, 32% dryland, and 28% grassland. The market area descriptions were reviewed with the county assessor and no change was necessary.

The county does not recognize any special value influence and has not received any applications. Agricultural intensive use areas in the county are identified and valued at \$3,950 per acre.

Land use was conducted using 2019 aerial imagery, certification from Farm Services Agency (FSA) maps, the Lower Loup and Central Platte's NRDs and if necessary, property inspection. The home site acres are valued at \$12,000 and building sites are valued at \$3,000 an acre. This is comparable to surrounding counties.

The depreciation tables were last updated in 2013 and the costing index is dated 2014, both are updated in conjunction with the six-year inspection and review cycle.

## *Description of Analysis*

The statistical sample includes 30 qualified sales and is reflective of the current market conditions. Based on the review of all information, the agricultural land statistics are determined to be reliable. Each of the market areas indicates measures of central tendency within the acceptable range with

## 2021 Agricultural Correlation for Nance County

the exception of the mean. Further review of the 80% Majority Land Use (MLU), shows that the measures of central tendency for dry and grassland are within the acceptable range. The irrigated land is split with three sales in each market area each, although the measures of central tendency are high in Market Area 1, the 2021 Average Acre Value Comparison indicates comparable values with adjoining counties.

### *Equalization and Quality of Assessment*

Agricultural improvements and rural residential acreages have all been valued the same with the same depreciation and costing. As indicated in the residential correlation, the rural acreages are below the acceptable range, with an unreliably small sample. The rural improvements and outbuildings are scheduled for a reappraisal in 2022. While the assessment may be low, the agricultural improvements are equalized with like property in the county.

Based on the review of the statistics, along with all other information available, the assessment practices suggest that assessments within the county are valued within the acceptable parameters and therefore considered equalized. The quality of assessment for the agricultural class of property adheres to the generally accepted mass appraisal techniques.

<b>80%MLU By Market Area</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT.MEAN</b>	<b>COD</b>	<b>PRD</b>
<b>Irrigated</b>						
County	6	83.70	88.85	84.39	21.28	105.28
1	3	109.01	106.65	105.71	07.07	100.89
2	3	73.23	71.04	70.30	03.24	101.05
<b>Dry</b>						
County	9	74.98	76.47	74.03	12.18	103.30
1	4	74.32	76.42	76.19	08.40	100.30
2	5	74.98	76.52	71.60	15.26	106.87
<b>Grass</b>						
County	5	73.44	87.96	76.15	26.40	115.51
1	4	72.00	77.51	74.39	14.10	104.19
2	1	129.77	129.77	129.77	00.00	100.00
<b>ALL</b>	<b>30</b>	<b>73.89</b>	<b>77.99</b>	<b>72.20</b>	<b>20.72</b>	<b>108.02</b>

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Nance County is 74%.

## 2021 Opinions of the Property Tax Administrator for Nance 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
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>74</b>	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.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Nance County

### Residential Real Property - Current

Number of Sales	85	Median	90.39
Total Sales Price	\$8,289,350	Mean	95.60
Total Adj. Sales Price	\$8,289,350	Wgt. Mean	86.34
Total Assessed Value	\$7,157,090	Average Assessed Value of the Base	\$66,279
Avg. Adj. Sales Price	\$97,522	Avg. Assessed Value	\$84,201

### Confidence Interval - Current

95% Median C.I	81.62 to 97.67
95% Wgt. Mean C.I	81.04 to 91.64
95% Mean C.I	88.32 to 102.88
% of Value of the Class of all Real Property Value in the County	11.79
% of Records Sold in the Study Period	4.75
% of Value Sold in the Study Period	6.03

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	72	98	98.27
2019	64	100	99.40
2018	66	95	94.81
2017	79	97	96.50

## 2021 Commission Summary for Nance County

### Commercial Real Property - Current

Number of Sales	9	Median	100.28
Total Sales Price	\$426,400	Mean	89.19
Total Adj. Sales Price	\$426,400	Wgt. Mean	94.82
Total Assessed Value	\$404,295	Average Assessed Value of the Base	\$130,864
Avg. Adj. Sales Price	\$47,378	Avg. Assessed Value	\$44,922

### Confidence Interval - Current

95% Median C.I	37.09 to 119.28
95% Wgt. Mean C.I	75.86 to 113.78
95% Mean C.I	59.07 to 119.31
% of Value of the Class of all Real Property Value in the County	2.85
% of Records Sold in the Study Period	4.11
% of Value Sold in the Study Period	1.41

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	9	100	99.66
2019	9	100	98.43
2018	14	100	98.79
2017	16	100	94.07

**63 Nance**  
**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 : 85  
Total Sales Price : 8,289,350  
Total Adj. Sales Price : 8,289,350  
Total Assessed Value : 7,157,090  
Avg. Adj. Sales Price : 97,522  
Avg. Assessed Value : 84,201

MEDIAN : 90  
WGT. MEAN : 86  
MEAN : 96  
COD : 25.11  
PRD : 110.73

COV : 35.82  
STD : 34.24  
Avg. Abs. Dev : 22.70  
MAX Sales Ratio : 261.03  
MIN Sales Ratio : 39.22

95% Median C.I. : 81.62 to 97.67  
95% Wgt. Mean C.I. : 81.04 to 91.64  
95% Mean C.I. : 88.32 to 102.88

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	14	100.60	110.68	103.78	19.35	106.65	53.33	204.00	96.32 to 127.11	67,582	70,136
01-JAN-19 To 31-MAR-19	10	92.87	91.76	85.81	13.65	106.93	64.31	131.40	72.75 to 101.62	89,540	76,832
01-APR-19 To 30-JUN-19	9	95.60	96.37	89.82	20.15	107.29	63.80	147.50	73.98 to 118.11	100,400	90,175
01-JUL-19 To 30-SEP-19	9	97.28	96.17	89.11	14.09	107.92	70.77	123.87	71.08 to 110.34	88,589	78,942
01-OCT-19 To 31-DEC-19	7	80.07	84.50	78.06	17.42	108.25	61.38	133.02	61.38 to 133.02	138,071	107,775
01-JAN-20 To 31-MAR-20	5	100.21	94.53	86.01	20.07	109.91	62.54	126.37	N/A	118,000	101,497
01-APR-20 To 30-JUN-20	12	77.82	87.49	74.21	33.73	117.90	46.39	261.03	59.26 to 83.91	101,792	75,542
01-JUL-20 To 30-SEP-20	19	85.35	95.38	87.18	29.70	109.41	39.22	201.91	72.85 to 115.32	103,626	90,337
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	42	97.63	100.00	92.37	17.53	108.26	53.33	204.00	92.64 to 101.62	84,344	77,911
01-OCT-19 To 30-SEP-20	43	80.58	91.31	81.84	29.92	111.57	39.22	261.03	76.33 to 88.34	110,393	90,345
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	35	90.39	92.63	85.46	17.91	108.39	61.38	147.50	80.07 to 97.58	101,794	86,994
<u>ALL</u>	85	90.39	95.60	86.34	25.11	110.73	39.22	261.03	81.62 to 97.67	97,522	84,201

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	43	96.32	97.22	88.83	22.95	109.45	39.22	204.00	83.91 to 100.21	78,435	69,674
2	5	77.97	86.27	71.02	25.63	121.47	53.33	147.50	N/A	22,640	16,080
3	28	94.00	100.02	90.26	25.21	110.81	53.48	261.03	81.62 to 102.94	114,159	103,040
4	9	76.33	79.27	74.40	15.08	106.55	62.54	107.18	64.31 to 101.62	178,556	132,843
<u>ALL</u>	85	90.39	95.60	86.34	25.11	110.73	39.22	261.03	81.62 to 97.67	97,522	84,201

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	85	90.39	95.60	86.34	25.11	110.73	39.22	261.03	81.62 to 97.67	97,522	84,201
06											
07											
<u>ALL</u>	85	90.39	95.60	86.34	25.11	110.73	39.22	261.03	81.62 to 97.67	97,522	84,201

**63 Nance**  
**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 : 85  
 Total Sales Price : 8,289,350  
 Total Adj. Sales Price : 8,289,350  
 Total Assessed Value : 7,157,090  
 Avg. Adj. Sales Price : 97,522  
 Avg. Assessed Value : 84,201

MEDIAN : 90  
 WGT. MEAN : 86  
 MEAN : 96  
 COD : 25.11  
 PRD : 110.73

COV : 35.82  
 STD : 34.24  
 Avg. Abs. Dev : 22.70  
 MAX Sales Ratio : 261.03  
 MIN Sales Ratio : 39.22

95% Median C.I. : 81.62 to 97.67  
 95% Wgt. Mean C.I. : 81.04 to 91.64  
 95% Mean C.I. : 88.32 to 102.88

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	2	113.32	113.32	111.79	30.16	101.37	79.14	147.50	N/A	3,350	3,745
Less Than 15,000	3	147.50	143.55	174.15	28.22	82.43	79.14	204.00	N/A	6,900	12,017
Less Than 30,000	14	126.05	122.35	121.91	20.92	100.36	77.97	204.00	87.94 to 147.50	17,514	21,351
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	83	90.39	95.17	86.32	24.80	110.25	39.22	261.03	81.68 to 97.58	99,791	86,140
Greater Than 14,999	82	90.12	93.85	86.12	23.65	108.98	39.22	261.03	81.62 to 97.58	100,837	86,842
Greater Than 29,999	71	86.49	90.33	85.26	23.11	105.95	39.22	261.03	79.81 to 95.62	113,298	96,594
<b>Incremental Ranges</b>											
0 TO 4,999	2	113.32	113.32	111.79	30.16	101.37	79.14	147.50	N/A	3,350	3,745
5,000 TO 14,999	1	204.00	204.00	204.00	00.00	100.00	204.00	204.00	N/A	14,000	28,560
15,000 TO 29,999	11	125.73	116.57	117.09	16.09	99.56	77.97	159.07	87.94 to 145.61	20,409	23,897
30,000 TO 59,999	14	97.82	106.15	104.06	41.98	102.01	39.22	261.03	51.06 to 133.02	41,832	43,533
60,000 TO 99,999	27	89.85	89.80	89.27	14.47	100.59	53.48	141.96	81.62 to 99.78	77,819	69,472
100,000 TO 149,999	13	80.58	85.84	85.37	12.83	100.55	61.38	115.32	77.87 to 99.46	123,531	105,459
150,000 TO 249,999	12	77.83	85.04	84.92	20.35	100.14	64.31	110.13	68.04 to 104.41	191,875	162,938
250,000 TO 499,999	5	67.03	73.24	72.24	16.59	101.38	59.26	101.05	N/A	289,800	209,349
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>85</b>	<b>90.39</b>	<b>95.60</b>	<b>86.34</b>	<b>25.11</b>	<b>110.73</b>	<b>39.22</b>	<b>261.03</b>	<b>81.62 to 97.67</b>	<b>97,522</b>	<b>84,201</b>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	85	Median :	96	COV :	35.82	95% Median C.I. :	86.52 to 103.53
Total Sales Price :	8,289,350	Wgt. Mean :	92	STD :	36.30	95% Wgt. Mean C.I. :	85.90 to 97.14
Total Adj. Sales Price :	8,289,350	Mean :	101	Avg. Abs. Dev :	24.06	95% Mean C.I. :	93.62 to 109.06
Total Assessed Value :	7,586,520						
Avg. Adj. Sales Price :	97,522	COD :	25.11	MAX Sales Ratio :	276.70		
Avg. Assessed Value :	89,253	PRD :	110.73	MIN Sales Ratio :	41.58		

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>											
10/01/2018 To 12/31/2018	14	106.63	117.32	110.01	19.35	106.64	56.53	216.24	102.10 to 134.73	67,582	74,345
01/01/2019 To 03/31/2019	10	98.45	97.27	90.96	13.64	106.94	68.17	139.28	77.11 to 107.71	89,540	81,441
04/01/2019 To 06/30/2019	9	101.34	102.16	95.20	20.14	107.31	67.63	156.35	78.42 to 125.20	100,400	95,585
07/01/2019 To 09/30/2019	9	103.12	101.94	94.46	14.09	107.92	75.02	131.30	75.35 to 116.96	88,589	83,678
10/01/2019 To 12/31/2019	7	84.87	89.57	82.74	17.43	108.25	65.06	141.00	65.06 to 141.00	138,071	114,242
01/01/2020 To 03/31/2020	5	106.22	100.20	91.18	20.07	109.89	66.29	133.95	N/A	118,000	107,587
04/01/2020 To 06/30/2020	12	82.49	92.73	78.67	33.74	117.87	49.17	276.70	62.81 to 88.94	101,792	80,075
07/01/2020 To 09/30/2020	19	90.47	101.10	92.41	29.70	109.40	41.58	214.03	77.22 to 122.24	103,626	95,757
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	42	103.48	106.00	97.92	17.53	108.25	56.53	216.24	98.19 to 107.71	84,344	82,586
10/01/2019 To 09/30/2020	43	85.42	96.78	86.75	29.92	111.56	41.58	276.70	80.91 to 93.64	110,393	95,765
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	35	95.82	98.19	90.59	17.91	108.39	65.06	156.35	84.87 to 103.43	101,794	92,214

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	43	102.10	103.06	94.16	22.95	109.45	41.58	216.24	88.94 to 106.22	78,435	73,855
2	5	82.65	91.45	75.29	25.63	121.46	56.53	156.35	N/A	22,640	17,045
3	28	99.63	106.03	95.68	25.22	110.82	56.69	276.70	86.52 to 109.12	114,159	109,222
4	9	80.91	84.02	78.86	15.08	106.54	66.29	113.61	68.17 to 107.71	178,556	140,813

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	85	Median :	96	COV :	35.82	95% Median C.I. :	86.52 to 103.53
Total Sales Price :	8,289,350	Wgt. Mean :	92	STD :	36.30	95% Wgt. Mean C.I. :	85.90 to 97.14
Total Adj. Sales Price :	8,289,350	Mean :	101	Avg. Abs. Dev :	24.06	95% Mean C.I. :	93.62 to 109.06
Total Assessed Value :	7,586,520						
Avg. Adj. Sales Price :	97,522	COD :	25.11	MAX Sales Ratio :	276.70		
Avg. Assessed Value :	89,253	PRD :	110.73	MIN Sales Ratio :	41.58		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	85	95.82	101.34	91.52	25.11	110.73	41.58	276.70	86.52 to 103.53	97,522	89,253
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	2	120.12	120.12	118.49	30.16	101.38	83.89	156.35	N/A	3,350	3,970
Less Than 15,000	3	156.35	152.16	184.60	28.22	82.43	83.89	216.24	N/A	6,900	12,738
Less Than 30,000	14	133.62	129.69	129.22	20.92	100.36	82.65	216.24	93.22 to 156.35	17,514	22,633
__ Ranges Excl. Low \$ __											
Greater Than 4,999	83	95.82	100.88	91.50	24.80	110.25	41.58	276.70	86.58 to 103.43	99,791	91,308
Greater Than 15,000	82	95.54	99.48	91.29	23.64	108.97	41.58	276.70	86.52 to 103.43	100,837	92,053
Greater Than 30,000	71	91.68	95.75	90.37	23.11	105.95	41.58	276.70	84.60 to 101.35	113,298	102,390
__ Incremental Ranges __											
0 TO 4,999	2	120.12	120.12	118.49	30.16	101.38	83.89	156.35	N/A	3,350	3,970
5,000 TO 14,999	1	216.24	216.24	216.24		100.00	216.24	216.24	N/A	14,000	30,274
15,000 TO 29,999	11	133.28	123.57	124.12	16.09	99.56	82.65	168.62	93.22 to 154.35	20,409	25,331
30,000 TO 59,999	14	103.69	112.52	110.31	41.97	102.00	41.58	276.70	54.12 to 141.00	41,832	46,145
60,000 TO 99,999	27	95.25	95.18	94.63	14.47	100.58	56.69	150.48	86.52 to 105.77	77,819	73,640
100,000 TO 149,999	13	85.42	90.99	90.49	12.83	100.55	65.06	122.24	82.54 to 105.43	123,531	111,787
150,000 TO 249,999	12	82.50	90.14	90.01	20.35	100.14	68.17	116.74	72.12 to 110.67	191,875	172,715
250,000 TO 499,999	5	71.05	77.64	76.57	16.59	101.40	62.81	107.12	N/A	289,800	221,910
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	6%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	71	Median :	96	COV :	36.06	95% Median C.I. :	86.49 to 100.04
Total Sales Price :	6,569,150	Wgt. Mean :	90	STD :	35.46	95% Wgt. Mean C.I. :	83.45 to 95.60
Total Adj. Sales Price :	6,569,150	Mean :	98	Avg. Abs. Dev :	22.75	95% Mean C.I. :	90.08 to 106.58
Total Assessed Value :	5,881,105						
Avg. Adj. Sales Price :	92,523	COD :	23.80	MAX Sales Ratio :	261.03		
Avg. Assessed Value :	82,832	PRD :	109.83	MIN Sales Ratio :	39.22		

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>											
10/01/2018 To 12/31/2018	12	100.60	115.75	105.21	18.11	110.02	91.89	204.00	97.67 to 127.11	67,929	71,471
01/01/2019 To 03/31/2019	8	92.87	93.96	91.87	12.04	102.27	72.75	131.40	72.75 to 131.40	76,300	70,098
04/01/2019 To 06/30/2019	8	88.61	89.98	89.61	17.13	100.41	63.80	118.11	63.80 to 118.11	112,550	100,857
07/01/2019 To 09/30/2019	9	97.28	96.17	89.11	14.09	107.92	70.77	123.87	71.08 to 110.34	88,589	78,942
10/01/2019 To 12/31/2019	7	80.07	84.50	78.06	17.42	108.25	61.38	133.02	61.38 to 133.02	138,071	107,775
01/01/2020 To 03/31/2020	3	110.13	112.24	110.53	07.92	101.55	100.21	126.37	N/A	91,667	101,322
04/01/2020 To 06/30/2020	10	72.91	89.40	73.77	43.18	121.19	46.39	261.03	51.06 to 100.04	109,000	80,409
07/01/2020 To 09/30/2020	14	91.98	102.37	97.17	33.06	105.35	39.22	201.91	70.25 to 141.96	79,600	77,347
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	37	97.58	100.70	94.00	16.00	107.13	63.80	204.00	92.64 to 101.15	84,412	79,345
10/01/2019 To 09/30/2020	34	84.63	95.75	85.47	33.55	112.03	39.22	261.03	77.77 to 100.21	101,350	86,628
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	32	90.12	91.52	86.50	16.37	105.80	61.38	133.02	79.81 to 97.58	102,331	88,517

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	43	96.32	97.22	88.83	22.95	109.45	39.22	204.00	83.91 to 100.21	78,435	69,674
3	28	94.00	100.02	90.26	25.21	110.81	53.48	261.03	81.62 to 102.94	114,159	103,040

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	71	Median :	96	COV :	36.06	95% Median C.I. :	86.49 to 100.04
Total Sales Price :	6,569,150	Wgt. Mean :	90	STD :	35.46	95% Wgt. Mean C.I. :	83.45 to 95.60
Total Adj. Sales Price :	6,569,150	Mean :	98	Avg. Abs. Dev :	22.75	95% Mean C.I. :	90.08 to 106.58
Total Assessed Value :	5,881,105						
Avg. Adj. Sales Price :	92,523	COD :	23.80	MAX Sales Ratio :	261.03		
Avg. Assessed Value :	82,832	PRD :	109.83	MIN Sales Ratio :	39.22		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	71	95.60	98.33	89.53	23.80	109.83	39.22	261.03	86.49 to 100.04	92,523	82,832
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	204.00	204.00	204.00		100.00	204.00	204.00	N/A	14,000	28,560
Less Than 30,000	11	126.37	128.03	125.48	18.16	102.03	87.94	204.00	96.32 to 159.07	20,182	25,324
__ Ranges Excl. Low \$ __											
Greater Than 4,999	71	95.60	98.33	89.53	23.80	109.83	39.22	261.03	86.49 to 100.04	92,523	82,832
Greater Than 15,000	70	95.48	96.82	89.28	22.55	108.45	39.22	261.03	86.49 to 99.78	93,645	83,608
Greater Than 30,000	60	90.12	92.88	88.27	22.55	105.22	39.22	261.03	81.62 to 97.67	105,786	93,376
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	204.00	204.00	204.00		100.00	204.00	204.00	N/A	14,000	28,560
15,000 TO 29,999	10	126.05	120.43	120.19	13.87	100.20	87.94	159.07	96.32 to 145.61	20,800	25,001
30,000 TO 59,999	13	100.04	110.21	106.80	40.60	103.19	39.22	261.03	51.06 to 133.02	42,742	45,650
60,000 TO 99,999	25	89.85	89.98	89.35	14.37	100.71	53.48	141.96	83.91 to 97.28	79,044	70,626
100,000 TO 149,999	9	80.58	86.04	85.94	13.01	100.12	61.38	115.32	78.48 to 99.46	124,211	106,748
150,000 TO 249,999	11	81.68	86.93	87.10	19.22	99.80	67.04	110.13	68.04 to 109.55	189,318	164,889
250,000 TO 499,999	2	80.16	80.16	76.25	26.07	105.13	59.26	101.05	N/A	307,500	234,463
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

**63 Nance**  
**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 : 9  
Total Sales Price : 426,400  
Total Adj. Sales Price : 426,400  
Total Assessed Value : 404,295  
Avg. Adj. Sales Price : 47,378  
Avg. Assessed Value : 44,922

MEDIAN : 100  
WGT. MEAN : 95  
MEAN : 89  
COD : 28.01  
PRD : 94.06

COV : 43.93  
STD : 39.18  
Avg. Abs. Dev : 28.09  
MAX Sales Ratio : 131.27  
MIN Sales Ratio : 17.54

95% Median C.I. : 37.09 to 119.28  
95% Wgt. Mean C.I. : 75.86 to 113.78  
95% Mean C.I. : 59.07 to 119.31

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	47,900	34,455
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	119.54	119.54	113.42	09.81	105.40	107.81	131.27	N/A	23,000	26,088
01-JUL-19 To 30-SEP-19	1	119.28	119.28	119.28	00.00	100.00	119.28	119.28	N/A	40,000	47,710
01-OCT-19 To 31-DEC-19	2	109.78	109.78	103.66	08.65	105.90	100.28	119.28	N/A	112,500	116,615
01-JAN-20 To 31-MAR-20	1	37.09	37.09	37.09	00.00	100.00	37.09	37.09	N/A	5,500	2,040
01-APR-20 To 30-JUN-20	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	29,500	28,985
01-JUL-20 To 30-SEP-20	1	17.54	17.54	17.54	00.00	100.00	17.54	17.54	N/A	32,500	5,700
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	47,900	34,455
01-OCT-18 To 30-SEP-19	3	119.28	119.45	116.15	06.56	102.84	107.81	131.27	N/A	28,667	33,295
01-OCT-19 To 30-SEP-20	5	98.25	74.49	92.29	33.58	80.71	17.54	119.28	N/A	58,500	53,991
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18											
01-JAN-19 To 31-DEC-19	5	119.28	115.58	107.11	07.12	107.91	100.28	131.27	N/A	62,200	66,623
<u>ALL</u>	9	100.28	89.19	94.82	28.01	94.06	17.54	131.27	37.09 to 119.28	47,378	44,922

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	3	98.25	100.48	88.10	20.13	114.05	71.93	131.27	N/A	29,467	25,960
2	1	37.09	37.09	37.09	00.00	100.00	37.09	37.09	N/A	5,500	2,040
3	4	113.55	90.98	94.14	24.92	96.64	17.54	119.28	N/A	36,875	34,714
4	1	100.28	100.28	100.28	00.00	100.00	100.28	100.28	N/A	185,000	185,520
<u>ALL</u>	9	100.28	89.19	94.82	28.01	94.06	17.54	131.27	37.09 to 119.28	47,378	44,922

**63 Nance**  
**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 : 9  
Total Sales Price : 426,400  
Total Adj. Sales Price : 426,400  
Total Assessed Value : 404,295  
Avg. Adj. Sales Price : 47,378  
Avg. Assessed Value : 44,922

MEDIAN : 100  
WGT. MEAN : 95  
MEAN : 89  
COD : 28.01  
PRD : 94.06

COV : 43.93  
STD : 39.18  
Avg. Abs. Dev : 28.09  
MAX Sales Ratio : 131.27  
MIN Sales Ratio : 17.54

95% Median C.I. : 37.09 to 119.28  
95% Wgt. Mean C.I. : 75.86 to 113.78  
95% Mean C.I. : 59.07 to 119.31

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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	9	100.28	89.19	94.82	28.01	94.06	17.54	131.27	37.09 to 119.28	47,378	44,922
04											
<u>ALL</u>	<u>9</u>	<u>100.28</u>	<u>89.19</u>	<u>94.82</u>	<u>28.01</u>	<u>94.06</u>	<u>17.54</u>	<u>131.27</u>	<u>37.09 to 119.28</u>	<u>47,378</u>	<u>44,922</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	84.18	84.18	99.88	55.94	84.28	37.09	131.27	N/A	8,250	8,240
Less Than 30,000	3	98.25	88.87	98.84	31.95	89.91	37.09	131.27	N/A	15,333	15,155
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	100.28	89.19	94.82	28.01	94.06	17.54	131.27	37.09 to 119.28	47,378	44,922
Greater Than 14,999	7	100.28	90.62	94.61	22.60	95.78	17.54	119.28	17.54 to 119.28	58,557	55,402
Greater Than 29,999	6	104.05	89.35	94.33	25.08	94.72	17.54	119.28	17.54 to 119.28	63,400	59,805
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	84.18	84.18	99.88	55.94	84.28	37.09	131.27	N/A	8,250	8,240
15,000 TO 29,999	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	29,500	28,985
30,000 TO 59,999	5	107.81	87.17	88.69	27.66	98.29	17.54	119.28	N/A	39,080	34,662
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	100.28	100.28	100.28	00.00	100.00	100.28	100.28	N/A	185,000	185,520
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>9</u>	<u>100.28</u>	<u>89.19</u>	<u>94.82</u>	<u>28.01</u>	<u>94.06</u>	<u>17.54</u>	<u>131.27</u>	<u>37.09 to 119.28</u>	<u>47,378</u>	<u>44,922</u>

**63 Nance**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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 Total Adj. Sales Price : 426,400  
 Total Assessed Value : 404,295  
 Avg. Adj. Sales Price : 47,378  
 Avg. Assessed Value : 44,922

MEDIAN : 100  
 WGT. MEAN : 95  
 MEAN : 89  
 COD : 28.01  
 PRD : 94.06

COV : 43.93  
 STD : 39.18  
 Avg. Abs. Dev : 28.09  
 MAX Sales Ratio : 131.27  
 MIN Sales Ratio : 17.54

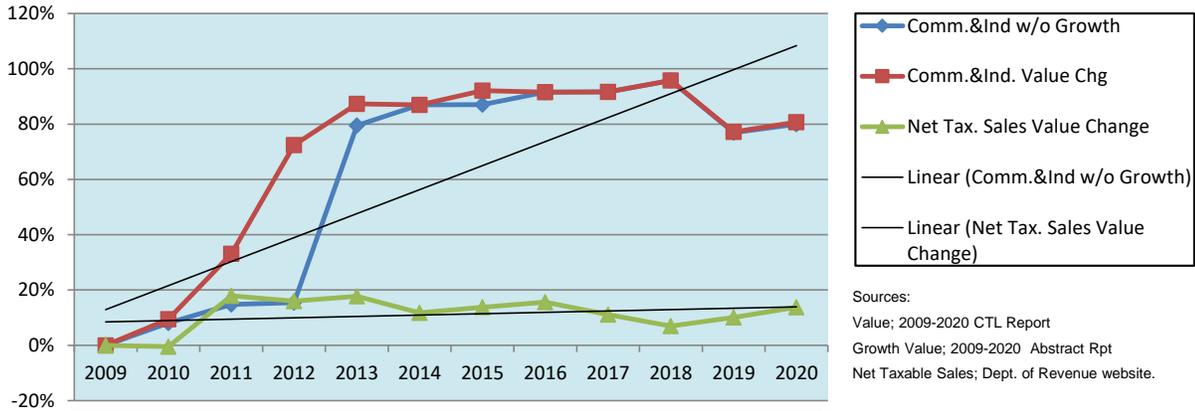
95% Median C.I. : 37.09 to 119.28  
 95% Wgt. Mean C.I. : 75.86 to 113.78  
 95% Mean C.I. : 59.07 to 119.31

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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
326	1	17.54	17.54	17.54	00.00	100.00	17.54	17.54	N/A	32,500	5,700
346	1	37.09	37.09	37.09	00.00	100.00	37.09	37.09	N/A	5,500	2,040
350	2	89.87	89.87	87.08	19.96	103.20	71.93	107.81	N/A	41,450	36,095
406	1	131.27	131.27	131.27	00.00	100.00	131.27	131.27	N/A	11,000	14,440
442	3	119.28	112.27	113.61	05.88	98.82	98.25	119.28	N/A	36,500	41,468
531	1	100.28	100.28	100.28	00.00	100.00	100.28	100.28	N/A	185,000	185,520
<u>ALL</u>	9	100.28	89.19	94.82	28.01	94.06	17.54	131.27	37.09 to 119.28	47,378	44,922

### 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	\$ 13,676,503	\$ 2,484,308		\$ 11,192,195	--	\$ 14,798,017	--
2009	\$ 15,118,878	\$ 797,875	5.28%	\$ 14,321,003	--	\$ 14,951,088	--
2010	\$ 16,545,035	\$ 200,000	1.21%	\$ 16,345,035	8.11%	\$ 14,882,395	-0.46%
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995	4.90%	\$ 17,629,232	18.46%
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
2016	\$ 28,962,520	\$ -	0.00%	\$ 28,962,520	-0.28%	\$ 17,280,867	1.57%
2017	\$ 28,972,340	\$ -	0.00%	\$ 28,972,340	0.03%	\$ 16,613,699	-3.86%
2018	\$ 29,597,840	\$ -	0.00%	\$ 29,597,840	2.16%	\$ 15,997,934	-3.71%
2019	\$ 26,794,695	\$ 45,635	0.17%	\$ 26,749,060	-9.62%	\$ 16,462,797	2.91%
2020	\$ 27,318,540	\$ 115,780	0.42%	\$ 27,202,760	1.52%	\$ 17,006,689	3.30%
<b>Ann %chg</b>	5.89%			<b>Average</b>	<b>-0.40%</b>	0.97%	<b>1.15%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	8.11%	9.43%	-0.46%
2011	14.80%	33.12%	17.91%
2012	15.47%	72.42%	15.97%
2013	79.54%	87.31%	17.71%
2014	86.93%	86.93%	11.74%
2015	87.01%	92.10%	13.80%
2016	91.57%	91.57%	15.58%
2017	91.63%	91.63%	11.12%
2018	95.77%	95.77%	7.00%
2019	76.92%	77.23%	10.11%
2020	79.93%	80.69%	13.75%

County Number	63
County Name	Nance

**63 Nance**  
**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 : 30  
Total Sales Price : 20,210,109  
Total Adj. Sales Price : 20,210,109  
Total Assessed Value : 14,592,440  
Avg. Adj. Sales Price : 673,670  
Avg. Assessed Value : 486,415

MEDIAN : 74  
WGT. MEAN : 72  
MEAN : 78  
COD : 20.72  
PRD : 108.02

COV : 27.85  
STD : 21.72  
Avg. Abs. Dev : 15.31  
MAX Sales Ratio : 129.77  
MIN Sales Ratio : 24.03

95% Median C.I. : 69.16 to 85.39  
95% Wgt. Mean C.I. : 64.08 to 80.33  
95% Mean C.I. : 69.88 to 86.10

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	5	70.55	69.63	69.41	04.49	100.32	62.64	73.50	N/A	750,724	521,051
01-APR-18 To 30-JUN-18	2	87.66	87.66	83.11	16.22	105.47	73.44	101.88	N/A	682,000	566,830
01-JUL-18 To 30-SEP-18	3	74.98	65.34	51.60	32.45	126.63	24.03	97.01	N/A	454,286	234,408
01-OCT-18 To 31-DEC-18	4	70.44	64.88	58.40	22.81	111.10	33.26	85.39	N/A	792,186	462,653
01-JAN-19 To 31-MAR-19	3	88.80	84.72	79.29	13.90	106.85	64.17	101.19	N/A	754,867	598,507
01-APR-19 To 30-JUN-19	2	89.48	89.48	80.67	30.80	110.92	61.92	117.04	N/A	734,950	592,860
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	4	84.39	86.04	82.09	15.46	104.81	66.39	109.01	N/A	688,459	565,138
01-JAN-20 To 31-MAR-20	5	72.13	74.55	73.54	09.90	101.37	63.30	93.90	N/A	762,910	561,016
01-APR-20 To 30-JUN-20	1	80.97	80.97	80.97	00.00	100.00	80.97	80.97	N/A	168,000	136,025
01-JUL-20 To 30-SEP-20	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	10	73.34	71.95	68.55	16.65	104.96	24.03	101.88	62.64 to 97.01	648,048	444,214
01-OCT-18 To 30-SEP-19	9	76.51	76.96	69.99	24.49	109.96	33.26	117.04	61.92 to 101.19	767,027	536,872
01-OCT-19 To 30-SEP-20	11	79.60	84.33	77.91	17.99	108.24	63.30	129.77	66.39 to 109.01	620,581	483,495
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	14	73.34	69.93	65.22	18.16	107.22	24.03	101.88	62.64 to 85.39	689,230	449,482
01-JAN-19 To 31-DEC-19	9	88.80	86.37	80.79	18.06	106.91	61.92	117.04	64.17 to 109.01	720,926	582,421
<u>ALL</u>	30	73.89	77.99	72.20	20.72	108.02	24.03	129.77	69.16 to 85.39	673,670	486,415

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	15	74.28	79.24	74.73	19.92	106.04	33.26	117.04	68.22 to 93.90	700,747	523,665
2	15	73.50	76.75	69.47	21.44	110.48	24.03	129.77	63.30 to 89.17	646,594	449,164
<u>ALL</u>	30	73.89	77.99	72.20	20.72	108.02	24.03	129.77	69.16 to 85.39	673,670	486,415

**63 Nance**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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MIN Sales Ratio : 24.03

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95% Wgt. Mean C.I. : 64.08 to 80.33  
95% Mean C.I. : 69.88 to 86.10

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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
<b>_____Irrigated_____</b>											
County	2	95.27	95.27	96.91	22.85	98.31	73.50	117.04	N/A	465,000	450,625
1	1	117.04	117.04	117.04	00.00	100.00	117.04	117.04	N/A	500,000	585,200
2	1	73.50	73.50	73.50	00.00	100.00	73.50	73.50	N/A	430,000	316,050
<b>_____Dry_____</b>											
County	6	71.60	75.71	72.10	15.68	105.01	61.92	97.01	61.92 to 97.01	748,275	539,499
1	2	78.51	78.51	77.04	13.11	101.91	68.22	88.80	N/A	1,027,311	791,445
2	4	69.14	74.30	67.93	16.91	109.38	61.92	97.01	N/A	608,757	413,526
<b>_____Grass_____</b>											
County	3	73.44	91.25	76.60	26.88	119.13	70.55	129.77	N/A	436,667	334,505
1	2	72.00	72.00	72.68	02.01	99.06	70.55	73.44	N/A	610,000	443,360
2	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
<b>_____ALL_____</b>	<b>30</b>	<b>73.89</b>	<b>77.99</b>	<b>72.20</b>	<b>20.72</b>	<b>108.02</b>	<b>24.03</b>	<b>129.77</b>	<b>69.16 to 85.39</b>	<b>673,670</b>	<b>486,415</b>

**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
<b>_____Irrigated_____</b>											
County	6	83.70	88.85	84.39	21.28	105.28	66.39	117.04	66.39 to 117.04	749,139	632,227
1	3	109.01	106.65	105.71	07.07	100.89	93.90	117.04	N/A	596,278	630,347
2	3	73.23	71.04	70.30	03.24	101.05	66.39	73.50	N/A	902,000	634,107
<b>_____Dry_____</b>											
County	9	74.98	76.47	74.03	12.18	103.30	61.92	97.01	63.30 to 88.80	726,405	537,727
1	4	74.32	76.42	76.19	08.40	100.30	68.22	88.80	N/A	863,655	658,030
2	5	74.98	76.52	71.60	15.26	106.87	61.92	97.01	N/A	616,605	441,484
<b>_____Grass_____</b>											
County	5	73.44	87.96	76.15	26.40	115.51	64.17	129.77	N/A	563,800	429,359
1	4	72.00	77.51	74.39	14.10	104.19	64.17	101.88	N/A	682,250	507,500
2	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
<b>_____ALL_____</b>	<b>30</b>	<b>73.89</b>	<b>77.99</b>	<b>72.20</b>	<b>20.72</b>	<b>108.02</b>	<b>24.03</b>	<b>129.77</b>	<b>69.16 to 85.39</b>	<b>673,670</b>	<b>486,415</b>

## Nance County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	4906	4893	4876	4876	4870	4893	4800	4796	<b>4868</b>
Merrick	1	4700	4400	4100	3900	3800	3700	3550	3150	<b>4060</b>
Howard	7300	4750	4750	4300	4100	3725	3625	3425	3425	<b>4292</b>
Greeley	1	3875	3875	3865	3825	3800	3800	3750	3750	<b>3781</b>
Boone	1	5410	5400	5410	5399	4858	5190	5195	5194	<b>5285</b>
Nance	2	5300	5300	5300	5250	5250	5250	5200	5200	<b>5265</b>
Boone	1	5410	5400	5410	5399	4858	5190	5195	5194	<b>5285</b>
Platte	3	6399	6100	5572	5215	4900	4474	4100	3650	<b>5310</b>
Platte	6	9088	8500	7756	7500	6900	6498	6000	5400	<b>7254</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2549	2550	2494	2493	2487	2470	2425	2375	<b>2482</b>
Merrick	1	2800	2575	2400	2300	2175	2075	1900	1840	<b>2286</b>
Howard	7300	2500	2500	2400	2400	2300	2200	2100	2000	<b>2280</b>
Greeley	1	n/a	1835	1825	1800	1790	1770	1575	1415	<b>1626</b>
Boone	1	4360	4329	4360	4013	3607	4325	4307	4306	<b>4320</b>
Nance	2	3975	3950	3925	3925	3875	3850	3800	3800	<b>3895</b>
Boone	1	4360	4329	4360	4013	3607	4325	4307	4306	<b>4320</b>
Platte	3	5200	5050	4851	4700	4408	4107	3300	2800	<b>4432</b>
Platte	6	6493	6100	5551	5499	5100	4599	3800	2900	<b>5216</b>

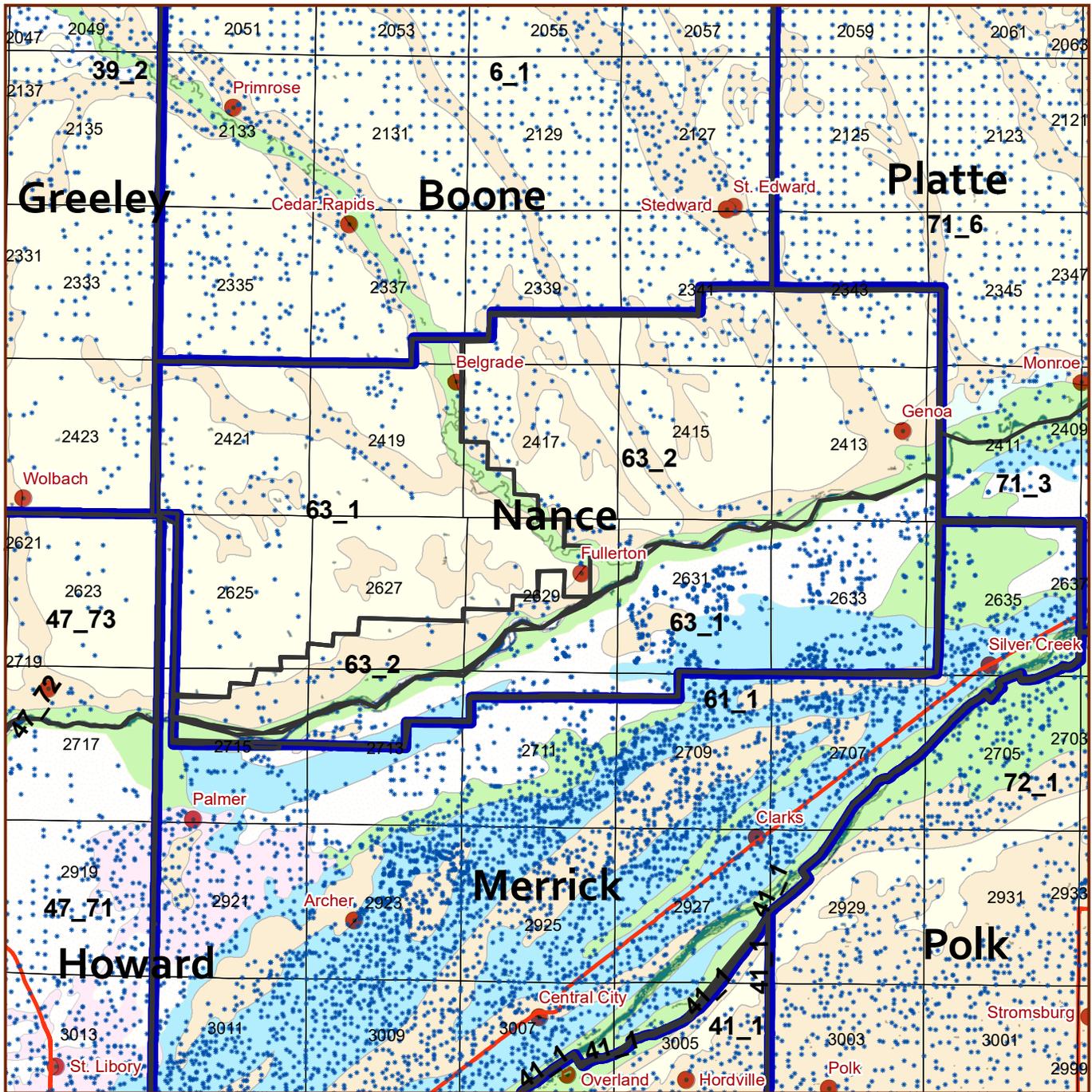
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1451	1450	1441	1426	1402	1388	1385	1350	<b>1426</b>
Merrick	1	1636	1575	1578	1502	1459	n/a	1340	1200	<b>1579</b>
Howard	7300	1275	1175	1175	1175	1150	1150	1150	n/a	<b>1173</b>
Greeley	1	1050	1045	1045	1040	1025	1025	n/a	1030	<b>1029</b>
Boone	1	1549	1545	1546	1555	1166	1267	n/a	n/a	<b>1545</b>
Nance	2	1726	1702	1676	1650	1651	1575	n/a	1575	<b>1682</b>
Boone	1	1549	1545	1546	1555	1166	1267	n/a	n/a	<b>1545</b>
Platte	3	1393	1366	1300	1320	1200	1132	1098	1055	<b>1292</b>
Platte	6	1585	1573	1507	1513	n/a	1459	1375	1398	<b>1556</b>

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	1603	1300	278
Merrick	1	1214	500	546
Howard	7300	1163	n/a	783
Greeley	1	1068	n/a	200
Boone	1	2114	616	487
Nance	2	2000	1600	276
Boone	1	2114	616	487
Platte	3	1316	1057	100
Platte	6	1581	1414	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.

# NANCE COUNTY



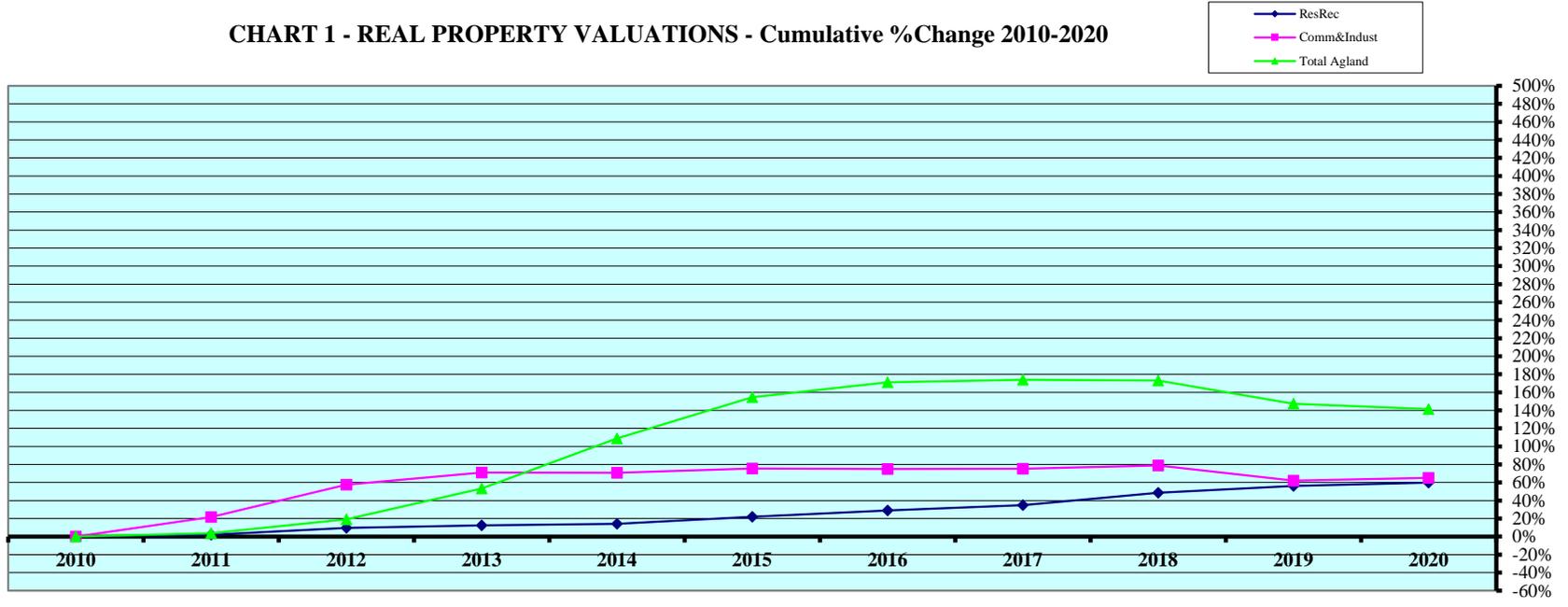
**Legend**

- 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 <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	71,025,240	--	--	--	16,545,035	--	--	--	327,563,098	--	--	--
2011	72,477,185	1,451,945	2.04%	2.04%	20,126,965	3,581,930	21.65%	21.65%	339,508,288	11,945,190	3.65%	3.65%
2012	77,902,031	5,424,846	7.48%	9.68%	26,067,375	5,940,410	29.51%	57.55%	390,753,683	51,245,395	15.09%	19.29%
2013	79,875,061	1,973,030	2.53%	12.46%	28,319,865	2,252,490	8.64%	71.17%	502,842,238	112,088,555	28.69%	53.51%
2014	81,143,600	1,268,539	1.59%	14.25%	28,262,120	-57,745	-0.20%	70.82%	684,631,188	181,788,950	36.15%	109.01%
2015	86,595,530	5,451,930	6.72%	21.92%	29,043,470	781,350	2.76%	75.54%	834,214,078	149,582,890	21.85%	154.67%
2016	91,570,013	4,974,483	5.74%	28.93%	28,962,520	-80,950	-0.28%	75.05%	888,572,173	54,358,095	6.52%	171.27%
2017	95,858,338	4,288,325	4.68%	34.96%	28,972,340	9,820	0.03%	75.11%	897,230,318	8,658,145	0.97%	173.91%
2018	105,477,630	9,619,292	10.03%	48.51%	29,597,840	625,500	2.16%	78.89%	894,164,028	-3,066,290	-0.34%	172.97%
2019	110,861,305	5,383,675	5.10%	56.09%	26,794,695	-2,803,145	-9.47%	61.95%	809,882,148	-84,281,880	-9.43%	147.24%
2020	113,543,525	2,682,220	2.42%	59.86%	27,318,540	523,845	1.96%	65.12%	790,534,230	-19,347,918	-2.39%	141.34%

Rate Annual %chg: Residential & Recreational **4.80%**

Commercial & Industrial **5.14%**

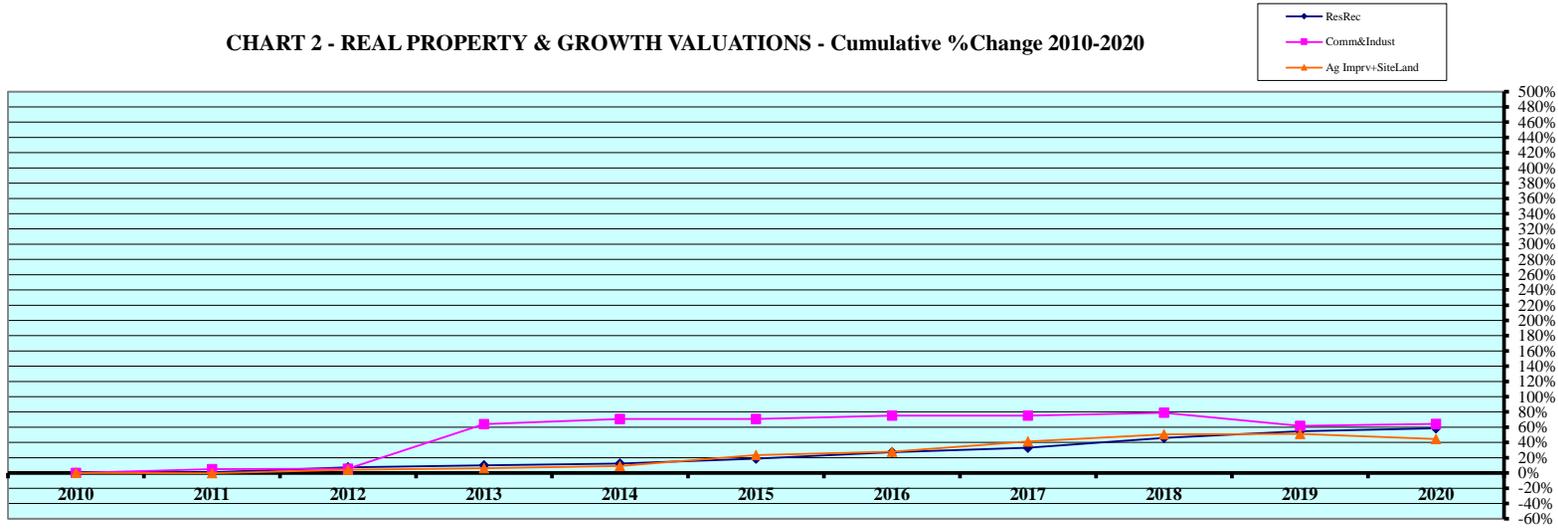
Agricultural Land **9.21%**

Cnty# **63**  
County **NANCE**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	71,025,240	1,181,305	1.66%	69,843,935	--	--	16,545,035	200,000	1.21%	16,345,035	--	--	
2011	72,477,185	816,290	1.13%	71,660,895	0.89%	0.89%	20,126,965	2,770,970	13.77%	17,355,995	4.90%	4.90%	
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	7.44%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	5.52%	
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	10.07%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	64.06%	
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	12.47%	28,262,120	0	0.00%	28,262,120	-0.20%	70.82%	
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	18.90%	29,043,470	769,060	2.65%	28,274,410	0.04%	70.89%	
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	27.23%	28,962,520	0	0.00%	28,962,520	-0.28%	75.05%	
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	33.02%	28,972,340	0	0.00%	28,972,340	0.03%	75.11%	
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	45.95%	29,597,840	0	0.00%	29,597,840	2.16%	78.89%	
2019	110,861,305	1,038,145	0.94%	109,823,160	4.12%	54.63%	26,794,695	45,635	0.17%	26,749,060	-9.62%	61.67%	
2020	113,543,525	895,135	0.79%	112,648,390	1.61%	58.60%	27,318,540	115,780	0.42%	27,202,760	1.52%	64.42%	
Rate Ann%chg	4.80%			Resid & Recreat w/o growth			5.14%			C & I w/o growth			-1.06%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	--	--
2011	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%	-0.33%
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%	4.21%
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%	6.19%
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%	9.03%
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	23.58%
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	27.97%
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	41.38%
2018	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	50.75%
2019	28,798,400	39,276,915	68,075,315	878,005	1.29%	67,197,310	-1.45%	51.25%
2020	28,013,870	37,867,235	65,881,105	1,657,035	2.52%	64,224,070	-5.66%	44.56%
Rate Ann%chg	3.54%	4.39%	4.02%	Ag Imprv+Site w/o growth			0.86%	

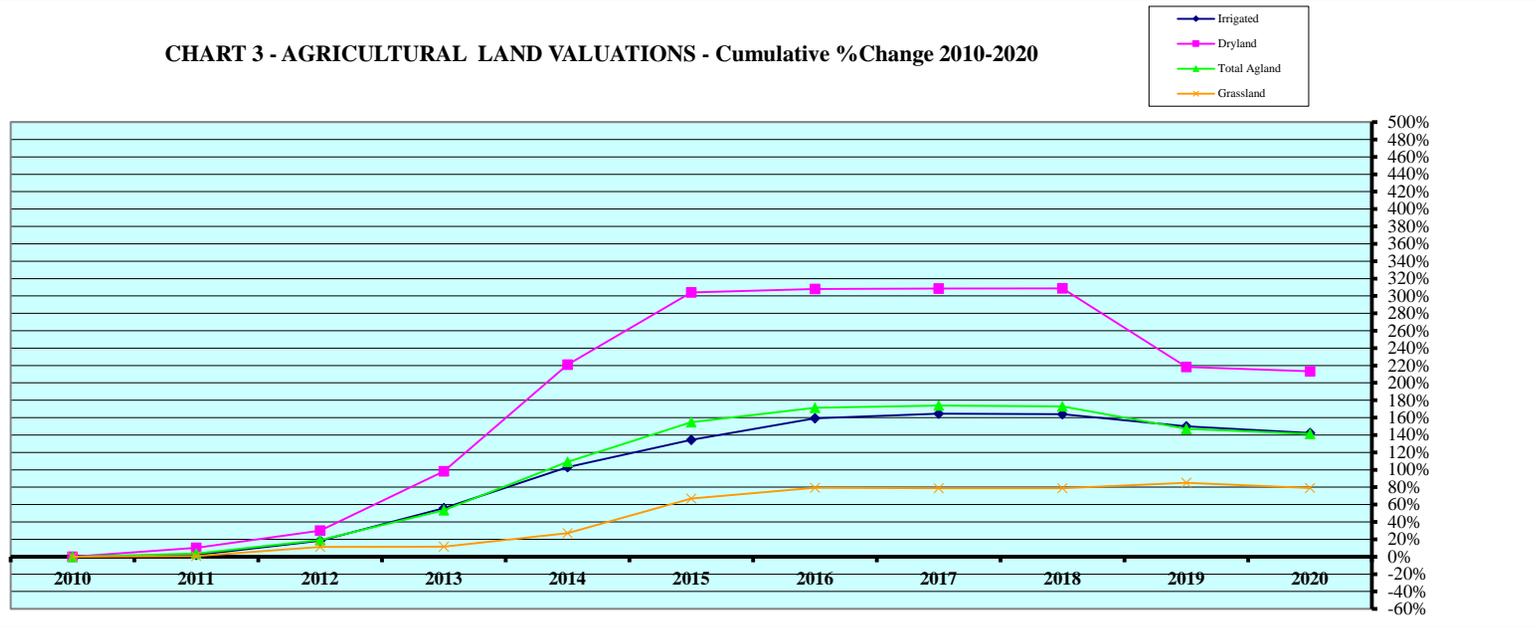
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 63  
County NANCE

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	163,274,135	--	--	--	74,110,515	--	--	--	88,878,680	--	--	--
2011	166,700,105	3,425,970	2.10%	2.10%	81,593,040	7,482,525	10.10%	10.10%	89,606,645	727,965	0.82%	0.82%
2012	193,360,830	26,660,725	15.99%	18.43%	96,392,725	14,799,685	18.14%	30.07%	98,879,215	9,272,570	10.35%	11.25%
2013	254,596,520	61,235,690	31.67%	55.93%	146,981,335	50,588,610	52.48%	98.33%	99,049,530	170,315	0.17%	11.44%
2014	331,592,020	76,995,500	30.24%	103.09%	237,817,450	90,836,115	61.80%	220.90%	112,949,520	13,899,990	14.03%	27.08%
2015	382,644,960	51,052,940	15.40%	134.36%	299,466,895	61,649,445	25.92%	304.08%	148,477,545	35,528,025	31.45%	67.06%
2016	423,083,425	40,438,465	10.57%	159.12%	302,417,935	2,951,040	0.99%	308.06%	159,422,505	10,944,960	7.37%	79.37%
2017	431,992,335	8,908,910	2.11%	164.58%	302,708,290	290,355	0.10%	308.46%	158,884,215	-538,290	-0.34%	78.77%
2018	430,848,470	-1,143,865	-0.26%	163.88%	302,879,330	171,040	0.06%	308.69%	158,980,620	96,405	0.06%	78.87%
2019	408,094,070	-22,754,400	-5.28%	149.94%	235,862,080	-67,017,250	-22.13%	218.26%	164,486,440	5,505,820	3.46%	85.07%
2020	395,833,365	-12,260,705	-3.00%	142.43%	232,116,115	-3,745,965	-1.59%	213.20%	159,246,505	-5,239,935	-3.19%	79.17%

Rate Ann.%chg: Irrigated **9.26%** Dryland **12.09%** Grassland **6.01%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	891,183	--	--	--	408,585	--	--	--	327,563,098	--	--	--
2011	368,160	-523,023	-58.69%	-58.69%	1,240,338	831,753	203.57%	203.57%	339,508,288	11,945,190	3.65%	3.65%
2012	415,395	47,235	12.83%	-53.39%	1,705,518	465,180	37.50%	317.42%	390,753,683	51,245,395	15.09%	19.29%
2013	404,700	-10,695	-2.57%	-54.59%	1,810,153	104,635	6.14%	343.03%	502,842,238	112,088,555	28.69%	53.51%
2014	400,185	-4,515	-1.12%	-55.10%	1,872,013	61,860	3.42%	358.17%	684,631,188	181,788,950	36.15%	109.01%
2015	428,995	28,810	7.20%	-51.86%	3,195,683	1,323,670	70.71%	682.13%	834,214,078	149,582,890	21.85%	154.67%
2016	222,975	-206,020	-48.02%	-74.98%	3,425,333	229,650	7.19%	738.34%	888,572,173	54,358,095	6.52%	171.27%
2017	216,360	-6,615	-2.97%	-75.72%	3,429,118	3,785	0.11%	739.27%	897,230,318	8,658,145	0.97%	173.91%
2018	231,720	15,360	7.10%	-74.00%	1,223,888	-2,205,230	-64.31%	199.54%	894,164,028	-3,066,290	-0.34%	172.97%
2019	261,040	29,320	12.65%	-70.71%	1,178,518	-45,370	-3.71%	188.44%	809,882,148	-84,281,880	-9.43%	147.24%
2020	2,094,480	1,833,440	702.36%	135.02%	1,243,765	65,247	5.54%	204.41%	790,534,230	-19,347,918	-2.39%	141.34%

Cnty# **63**  
County **NANCE**

Rate Ann.%chg: Total Agric Land **9.21%**

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

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	163,349,985	76,447	2,137			73,963,935	69,441	1,065			81,700,995	133,333	613		
2011	166,696,560	76,409	2,182	2.10%	2.10%	81,500,735	69,487	1,173	10.12%	10.12%	89,688,965	135,300	663	8.18%	9.46%
2012	193,796,775	77,455	2,502	14.69%	17.10%	96,289,600	69,832	1,379	17.56%	29.46%	89,574,800	130,628	686	3.44%	13.24%
2013	254,747,445	77,675	3,280	31.08%	53.49%	147,032,385	70,486	2,086	51.28%	95.84%	97,239,960	127,646	762	11.09%	25.80%
2014	332,067,000	77,844	4,266	30.07%	99.64%	237,575,680	70,655	3,362	61.20%	215.69%	128,539,130	127,483	1,008	32.36%	66.50%
2015	382,951,920	77,446	4,945	15.92%	131.41%	299,347,455	72,301	4,140	23.13%	288.71%	149,636,865	127,257	1,176	16.62%	94.17%
2016	423,522,325	77,893	5,437	9.96%	154.46%	303,494,035	73,074	4,153	0.31%	289.93%	164,929,515	127,713	1,291	9.83%	113.25%
2017	432,184,145	78,163	5,529	1.69%	158.77%	302,671,485	72,738	4,161	0.19%	290.67%	174,353,050	127,360	1,369	6.01%	126.06%
2018	431,115,135	77,960	5,530	0.01%	158.80%	302,650,255	72,697	4,163	0.05%	290.86%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	412,716,670	78,251	5,274	-4.62%	146.83%	236,836,160	72,215	3,280	-21.22%	207.90%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	396,187,550	77,988	5,080	-3.68%	137.75%	232,204,065	73,078	3,177	-3.11%	198.32%	159,196,555	106,202	1,499	16.27%	144.63%

Rate Annual %chg Average Value/Acre:

9.05%

11.55%

9.36%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	872,403	2,701	323			408,585	908	450			327,581,328	267,389	1,225		
2011	384,935	1,447	266	-17.65%	-17.65%	1,199,743	1,811	663	47.23%	47.23%	339,546,063	266,718	1,273	3.91%	3.91%
2012	414,850	1,389	299	12.25%	-7.56%	1,564,303	2,102	744	12.35%	65.41%	391,005,953	266,636	1,466	15.19%	19.70%
2013	403,450	1,358	297	-0.54%	-8.06%	1,788,763	2,519	710	-4.61%	57.78%	391,005,953	266,719	1,886	28.60%	53.93%
2014	404,235	1,361	297	0.01%	-8.05%	1,808,268	2,534	714	0.51%	58.58%	684,761,603	266,731	2,567	36.14%	109.55%
2015	406,345	1,369	297	-0.07%	-8.11%	3,168,523	2,886	1,098	53.85%	143.98%	834,452,988	266,625	3,130	21.91%	155.46%
2016	218,670	1,046	209	-29.58%	-35.29%	3,425,333	3,208	1,068	-2.76%	137.25%	889,650,068	267,133	3,330	6.41%	171.84%
2017	214,475	1,085	198	-5.42%	-38.80%	3,429,118	3,211	1,068	0.04%	137.35%	897,335,853	267,077	3,360	0.89%	174.25%
2018	231,720	1,144	203	2.46%	-37.29%	1,223,888	1,373	891	-16.53%	98.11%	894,308,758	265,216	3,372	0.36%	175.24%
2019	232,220	1,146	203	0.07%	-37.25%	1,223,083	1,372	892	0.00%	98.12%	817,261,068	265,198	3,082	-8.61%	151.54%
2020	2,092,690	7,547	277	36.82%	-14.15%	1,243,770	1,100	1,131	26.82%	151.25%	790,924,630	265,914	2,974	-3.48%	142.78%

63  
NANCE

Rate Annual %chg Average Value/Acre:

9.28%

(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
3,735	NANCE	38,871,158	5,756,593	24,028,229	111,853,290	20,694,995	6,623,545	1,690,235	790,534,230	28,013,870	37,867,235	0	1,065,933,380
cnty sectorvalue % of total value:		3.65%	0.54%	2.25%	10.49%	1.94%	0.62%	0.16%	74.16%	2.63%	3.55%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
126	BELGRADE	136,250	71,288	11,874	2,204,650	313,065	0	0	4,015	0	26,310	0	2,767,452
3.37%	%sector of county sector	0.35%	1.24%	0.05%	1.97%	1.51%			0.00%		0.07%		0.26%
	%sector of municipality	4.92%	2.58%	0.43%	79.66%	11.31%			0.15%		0.95%		100.00%
1,307	FULLERTON	3,941,696	757,785	690,959	41,787,435	11,647,355	51,630	0	223,145	149,435	1,085	0	59,250,525
34.99%	%sector of county sector	10.14%	13.16%	2.88%	37.36%	56.28%	0.78%		0.03%	0.53%	0.00%		5.56%
	%sector of municipality	6.65%	1.28%	1.17%	70.53%	19.66%	0.09%		0.38%	0.25%	0.00%		100.00%
1,003	GENOA	880,728	591,733	1,659,364	30,316,680	3,372,080	0	0	198,740	0	52,770	0	37,072,095
26.85%	%sector of county sector	2.27%	10.28%	6.91%	27.10%	16.29%			0.03%		0.14%		3.48%
	%sector of municipality	2.38%	1.60%	4.48%	81.78%	9.10%			0.54%		0.14%		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
2,436	Total Municipalities	4,958,674	1,420,806	2,362,197	74,308,765	15,332,500	51,630	0	425,900	149,435	80,165	0	99,090,072
65.22%	%all municip.sectors of cnty	12.76%	24.68%	9.83%	66.43%	74.09%	0.78%		0.05%	0.53%	0.21%		9.30%

63 NANCE

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,396</b>	<b>Value : 1,006,695,245</b>	<b>Growth 5,655,220</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	142	466,525	90	1,105,350	189	3,135,595	421	4,707,470	
<b>02. Res Improve Land</b>	1,067	4,787,110	62	744,000	179	2,160,960	1,308	7,692,070	
<b>03. Res Improvements</b>	1,069	72,975,060	75	8,721,410	188	22,831,150	1,332	104,527,620	
<b>04. Res Total</b>	1,211	78,228,695	165	10,570,760	377	28,127,705	1,753	116,927,160	1,796,660
<b>% of Res Total</b>	69.08	66.90	9.41	9.04	21.51	24.06	39.88	11.61	31.77
<b>05. Com UnImp Land</b>	21	198,610	4	38,340	4	72,220	29	309,170	
<b>06. Com Improve Land</b>	157	547,830	14	343,390	0	0	171	891,220	
<b>07. Com Improvements</b>	167	15,135,850	16	5,674,255	4	25,230	187	20,835,335	
<b>08. Com Total</b>	188	15,882,290	20	6,055,985	8	97,450	216	22,035,725	842,065
<b>% of Com Total</b>	87.04	72.08	9.26	27.48	3.70	0.44	4.91	2.19	14.89
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	51,630	0	0	2	916,575	3	968,205	
<b>11. Ind Improvements</b>	0	0	0	0	3	5,655,340	3	5,655,340	
<b>12. Ind Total</b>	0	51,630	0	0	3	6,571,915	3	6,623,545	0
<b>% of Ind Total</b>	0.00	0.78	0.00	0.00	100.00	99.22	0.07	0.66	0.00
<b>13. Rec UnImp Land</b>	0	0	6	289,170	10	295,110	16	584,280	
<b>14. Rec Improve Land</b>	0	0	2	73,920	9	344,320	11	418,240	
<b>15. Rec Improvements</b>	0	0	2	23,605	19	686,740	21	710,345	
<b>16. Rec Total</b>	0	0	8	386,695	29	1,326,170	37	1,712,865	0
<b>% of Rec Total</b>	0.00	0.00	21.62	22.58	78.38	77.42	0.84	0.17	0.00
<b>Res &amp; Rec Total</b>	1,211	78,228,695	173	10,957,455	406	29,453,875	1,790	118,640,025	1,796,660
<b>% of Res &amp; Rec Total</b>	67.65	65.94	9.66	9.24	22.68	24.83	40.72	11.79	31.77
<b>Com &amp; Ind Total</b>	188	15,933,920	20	6,055,985	11	6,669,365	219	28,659,270	842,065
<b>% of Com &amp; Ind Total</b>	85.84	55.60	9.13	21.13	5.02	23.27	4.98	2.85	14.89
<b>17. Taxable Total</b>	1,399	94,162,615	193	17,013,440	417	36,123,240	2,009	147,299,295	2,638,725
<b>% of Taxable Total</b>	69.64	63.93	9.61	11.55	20.76	24.52	45.70	14.63	46.66

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	704,090	0	0	0
19. Commercial	2	20,265	823,780	0	0	0
20. Industrial	1	51,630	4,115,965	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	27,820	704,090
19. Commercial	0	0	0	2	20,265	823,780
20. Industrial	0	0	0	1	51,630	4,115,965
21. Other	0	0	0	0	0	0
22. Total Sch II				5	99,715	5,643,835

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	156	13	304	473

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	111,295	36	6,621,760	1,743	565,486,805	1,784	572,219,860
28. Ag-Improved Land	3	300,920	23	4,617,780	532	222,843,870	558	227,762,570
29. Ag Improvements	3	194,270	25	3,693,510	575	55,525,740	603	59,413,520

30. Ag Total				2,387	859,395,950
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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	3	3.00	36,000	
32. HomeSite Improv Land	1	2.00	24,000	13	13.00	156,000	
33. HomeSite Improvements	1	0.00	123,855	13	0.00	1,802,475	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	3	3.02	9,060	
36. FarmSite Improv Land	2	2.86	8,580	21	40.58	121,740	
37. FarmSite Improvements	3	0.00	70,415	25	0.00	1,891,035	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	29	49.04	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	17.97	215,640	21	20.97	251,640	
32. HomeSite Improv Land	289	296.26	3,555,120	303	311.26	3,735,120	
33. HomeSite Improvements	299	0.00	22,120,115	313	0.00	24,046,445	385,390
34. HomeSite Total				<b>334</b>	<b>332.23</b>	<b>28,033,205</b>	
35. FarmSite UnImp Land	25	56.35	169,050	29	59.87	179,610	
36. FarmSite Improv Land	467	775.18	2,325,540	490	818.62	2,455,860	
37. FarmSite Improvements	548	0.00	33,405,625	576	0.00	35,367,075	2,631,105
38. FarmSite Total				<b>605</b>	<b>878.49</b>	<b>38,002,545</b>	
39. Road & Ditches	1,732	4,321.79	0	1,763	4,373.92	0	
40. Other- Non Ag Use	23	1,828.39	2,194,060	24	1,837.60	2,205,110	
41. Total Section VI				<b>939</b>	<b>7,422.24</b>	<b>68,240,860</b>	<b>3,016,495</b>

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	9	1,123.70	1,810,515	9	1,123.70	1,810,515

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	6,399.33	17.15%	31,393,180	17.29%	4,905.70
46. 1A	8,173.24	21.91%	39,991,080	22.02%	4,892.93
47. 2A1	6,587.27	17.66%	32,122,070	17.69%	4,876.39
48. 2A	4,857.39	13.02%	23,685,155	13.04%	4,876.11
49. 3A1	1,357.74	3.64%	6,611,765	3.64%	4,869.68
50. 3A	1,625.04	4.36%	7,952,115	4.38%	4,893.49
51. 4A1	4,491.74	12.04%	21,560,350	11.87%	4,800.00
52. 4A	3,813.61	10.22%	18,291,655	10.07%	4,796.41
53. Total	37,305.36	100.00%	181,607,370	100.00%	4,868.13
<b>Dry</b>					
54. 1D1	3,213.97	8.69%	8,192,055	8.92%	2,548.89
55. 1D	11,186.47	30.24%	28,520,340	31.06%	2,549.54
56. 2D1	5,215.16	14.10%	13,005,690	14.16%	2,493.82
57. 2D	1,844.97	4.99%	4,599,270	5.01%	2,492.87
58. 3D1	1,840.63	4.98%	4,577,265	4.98%	2,486.79
59. 3D	231.77	0.63%	572,510	0.62%	2,470.16
60. 4D1	7,863.88	21.26%	19,068,300	20.76%	2,424.80
61. 4D	5,600.13	15.14%	13,299,520	14.48%	2,374.86
62. Total	36,996.98	100.00%	91,834,950	100.00%	2,482.23
<b>Grass</b>					
63. 1G1	10,567.37	14.10%	15,305,945	14.36%	1,448.42
64. 1G	8,784.83	11.72%	12,573,720	11.79%	1,431.30
65. 2G1	21,732.01	28.99%	31,500,960	29.55%	1,449.52
66. 2G	20,107.20	26.82%	28,243,965	26.49%	1,404.67
67. 3G1	2,776.33	3.70%	3,886,500	3.65%	1,399.87
68. 3G	4,327.49	5.77%	6,063,835	5.69%	1,401.24
69. 4G1	202.42	0.27%	280,235	0.26%	1,384.42
70. 4G	6,462.37	8.62%	8,757,325	8.21%	1,355.13
71. Total	74,960.02	100.00%	106,612,485	100.00%	1,422.26
<b>Irrigated Total</b>					
Irrigated Total	37,305.36	24.23%	181,607,370	47.55%	4,868.13
<b>Dry Total</b>					
Dry Total	36,996.98	24.03%	91,834,950	24.05%	2,482.23
<b>Grass Total</b>					
Grass Total	74,960.02	48.68%	106,612,485	27.92%	1,422.26
72. Waste	3,983.50	2.59%	1,108,060	0.29%	278.16
73. Other	737.04	0.48%	735,155	0.19%	997.44
74. Exempt	1,185.04	0.77%	0	0.00%	0.00
75. Market Area Total	153,982.90	100.00%	381,898,020	100.00%	2,480.13

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,794.72	36.06%	78,412,025	36.30%	5,300.00
46. 1A	6,647.21	16.20%	35,230,190	16.31%	5,300.00
47. 2A1	3,956.70	9.64%	20,970,545	9.71%	5,300.01
48. 2A	2,166.95	5.28%	11,376,695	5.27%	5,250.10
49. 3A1	209.53	0.51%	1,100,055	0.51%	5,250.11
50. 3A	125.85	0.31%	660,750	0.31%	5,250.30
51. 4A1	8,440.66	20.57%	43,891,465	20.32%	5,200.00
52. 4A	4,691.41	11.43%	24,395,305	11.29%	5,199.99
53. Total	41,033.03	100.00%	216,037,030	100.00%	5,264.95
<b>Dry</b>					
54. 1D1	8,122.19	22.74%	32,285,770	23.20%	3,975.01
55. 1D	6,961.57	19.49%	27,498,340	19.76%	3,950.02
56. 2D1	2,644.49	7.40%	10,379,645	7.46%	3,925.01
57. 2D	591.04	1.65%	2,319,875	1.67%	3,925.07
58. 3D1	386.82	1.08%	1,498,980	1.08%	3,875.14
59. 3D	10,112.93	28.31%	38,934,905	27.98%	3,850.01
60. 4D1	900.12	2.52%	3,420,440	2.46%	3,799.98
61. 4D	5,999.28	16.80%	22,797,265	16.38%	3,800.00
62. Total	35,718.44	100.00%	139,135,220	100.00%	3,895.33
<b>Grass</b>					
63. 1G1	8,670.56	27.74%	15,074,710	28.66%	1,738.61
64. 1G	3,152.27	10.09%	5,346,600	10.16%	1,696.11
65. 2G1	6,303.93	20.17%	10,619,355	20.19%	1,684.56
66. 2G	12,565.54	40.21%	20,679,075	39.31%	1,645.70
67. 3G1	26.85	0.09%	44,190	0.08%	1,645.81
68. 3G	145.75	0.47%	230,765	0.44%	1,583.29
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	387.38	1.24%	610,695	1.16%	1,576.48
71. Total	31,252.28	100.00%	52,605,390	100.00%	1,683.25
<b>Irrigated Total</b>					
	41,033.03	36.67%	216,037,030	52.79%	5,264.95
<b>Dry Total</b>					
	35,718.44	31.92%	139,135,220	34.00%	3,895.33
<b>Grass Total</b>					
	31,252.28	27.93%	52,605,390	12.85%	1,683.25
72. Waste	3,532.63	3.16%	974,085	0.24%	275.74
73. Other	359.53	0.32%	505,345	0.12%	1,405.57
74. Exempt	2,293.23	2.05%	35,615	0.01%	15.53
75. Market Area Total	111,895.91	100.00%	409,257,070	100.00%	3,657.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	67.05	342,925	1,242.09	6,451,310	77,029.25	390,850,165	78,338.39	397,644,400
<b>77. Dry Land</b>	6.00	23,850	644.00	2,450,875	72,065.42	228,495,445	72,715.42	230,970,170
<b>78. Grass</b>	6.93	11,045	1,209.62	1,915,355	104,995.75	157,291,475	106,212.30	159,217,875
<b>79. Waste</b>	1.32	315	290.72	84,770	7,224.09	1,997,060	7,516.13	2,082,145
<b>80. Other</b>	0.00	0	3.45	3,380	1,093.12	1,237,120	1,096.57	1,240,500
<b>81. Exempt</b>	124.70	0	51.74	35,615	3,301.83	0	3,478.27	35,615
<b>82. Total</b>	<b>81.30</b>	<b>378,135</b>	<b>3,389.88</b>	<b>10,905,690</b>	<b>262,407.63</b>	<b>779,871,265</b>	<b>265,878.81</b>	<b>791,155,090</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	78,338.39	29.46%	397,644,400	50.26%	5,075.98
<b>Dry Land</b>	72,715.42	27.35%	230,970,170	29.19%	3,176.36
<b>Grass</b>	106,212.30	39.95%	159,217,875	20.12%	1,499.05
<b>Waste</b>	7,516.13	2.83%	2,082,145	0.26%	277.02
<b>Other</b>	1,096.57	0.41%	1,240,500	0.16%	1,131.25
<b>Exempt</b>	3,478.27	1.31%	35,615	0.00%	10.24
<b>Total</b>	<b>265,878.81</b>	<b>100.00%</b>	<b>791,155,090</b>	<b>100.00%</b>	<b>2,975.62</b>

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 Belgrade	36	48,465	89	129,985	90	2,183,725	126	2,362,175	104,665
83.2 Fullerton	57	203,385	587	2,593,030	587	39,951,335	644	42,747,750	796,325
83.3 Genoa	51	218,870	391	2,064,095	392	30,840,000	443	33,122,965	158,700
83.4 Rural	293	4,821,030	252	3,323,200	284	32,262,905	577	40,407,135	736,970
84 Residential Total	437	5,291,750	1,319	8,110,310	1,353	105,237,965	1,790	118,640,025	1,796,660

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	Belgrade	2	1,305	16	14,330	16	297,370	18	313,005	0
85.2	Fullerton	13	112,775	93	373,135	94	11,224,770	107	11,710,680	0
85.3	Genoa	6	84,530	48	144,195	56	3,327,380	62	3,556,105	5,405
85.4	Rural	8	110,560	17	1,327,765	24	11,641,155	32	13,079,480	836,660
86	Commercial Total	29	309,170	174	1,859,425	190	26,490,675	219	28,659,270	842,065

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	9,449.62	14.71%	13,710,375	14.97%	1,450.89
88. 1G	7,516.57	11.70%	10,901,825	11.90%	1,450.37
89. 2G1	19,183.56	29.87%	27,642,415	30.18%	1,440.94
90. 2G	15,238.88	23.72%	21,723,165	23.71%	1,425.51
91. 3G1	2,713.08	4.22%	3,802,720	4.15%	1,401.62
92. 3G	3,715.45	5.78%	5,156,115	5.63%	1,387.75
93. 4G1	201.03	0.31%	278,430	0.30%	1,385.02
94. 4G	6,214.79	9.68%	8,389,975	9.16%	1,350.00
95. Total	64,232.98	100.00%	91,605,020	100.00%	1,426.14
<b>CRP</b>					
96. 1C1	445.48	12.71%	721,645	12.84%	1,619.93
97. 1C	76.90	2.19%	123,160	2.19%	1,601.56
98. 2C1	1,812.77	51.71%	2,902,140	51.64%	1,600.94
99. 2C	639.93	18.25%	1,023,895	18.22%	1,600.01
100. 3C1	5.21	0.15%	8,335	0.15%	1,599.81
101. 3C	373.61	10.66%	597,770	10.64%	1,599.98
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	151.67	4.33%	242,670	4.32%	1,599.99
104. Total	3,505.57	100.00%	5,619,615	100.00%	1,603.05
<b>Timber</b>					
105. 1T1	672.27	9.31%	873,925	9.31%	1,299.96
106. 1T	1,191.36	16.50%	1,548,735	16.50%	1,299.97
107. 2T1	735.68	10.19%	956,405	10.19%	1,300.03
108. 2T	4,228.39	58.55%	5,496,905	58.55%	1,300.00
109. 3T1	58.04	0.80%	75,445	0.80%	1,299.88
110. 3T	238.43	3.30%	309,950	3.30%	1,299.96
111. 4T1	1.39	0.02%	1,805	0.02%	1,298.56
112. 4T	95.91	1.33%	124,680	1.33%	1,299.97
113. Total	7,221.47	100.00%	9,387,850	100.00%	1,299.99
<hr/>					
Grass Total	64,232.98	85.69%	91,605,020	85.92%	1,426.14
CRP Total	3,505.57	4.68%	5,619,615	5.27%	1,603.05
Timber Total	7,221.47	9.63%	9,387,850	8.81%	1,299.99
<hr/>					
114. Market Area Total	74,960.02	100.00%	106,612,485	100.00%	1,422.26

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	7,018.60	29.57%	12,117,015	30.35%	1,726.41
88. 1G	2,099.21	8.84%	3,572,405	8.95%	1,701.79
89. 2G1	5,379.89	22.66%	9,017,615	22.59%	1,676.17
90. 2G	8,717.71	36.72%	14,388,140	36.04%	1,650.45
91. 3G1	24.35	0.10%	40,190	0.10%	1,650.51
92. 3G	134.76	0.57%	212,295	0.53%	1,575.36
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	364.64	1.54%	574,310	1.44%	1,575.01
95. Total	23,739.16	100.00%	39,921,970	100.00%	1,681.69
<b>CRP</b>					
96. 1C1	786.48	47.52%	1,572,985	47.51%	2,000.03
97. 1C	223.32	13.49%	446,640	13.49%	2,000.00
98. 2C1	307.70	18.59%	615,610	18.60%	2,000.68
99. 2C	335.34	20.26%	670,920	20.27%	2,000.72
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2.21	0.13%	4,420	0.13%	2,000.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,655.05	100.00%	3,310,575	100.00%	2,000.29
<b>Timber</b>					
105. 1T1	865.48	14.77%	1,384,710	14.77%	1,599.93
106. 1T	829.74	14.16%	1,327,555	14.16%	1,599.97
107. 2T1	616.34	10.52%	986,130	10.52%	1,599.98
108. 2T	3,512.49	59.96%	5,620,015	59.96%	1,600.01
109. 3T1	2.50	0.04%	4,000	0.04%	1,600.00
110. 3T	8.78	0.15%	14,050	0.15%	1,600.23
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	22.74	0.39%	36,385	0.39%	1,600.04
113. Total	5,858.07	100.00%	9,372,845	100.00%	1,599.99
<hr/>					
Grass Total	23,739.16	75.96%	39,921,970	75.89%	1,681.69
CRP Total	1,655.05	5.30%	3,310,575	6.29%	2,000.29
Timber Total	5,858.07	18.74%	9,372,845	17.82%	1,599.99
<hr/>					
114. Market Area Total	31,252.28	100.00%	52,605,390	100.00%	1,683.25

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

63 Nance

	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	111,853,290	116,927,160	5,073,870	4.54%	1,796,660	2.93%
02. Recreational	1,690,235	1,712,865	22,630	1.34%	0	1.34%
03. Ag-Homesite Land, Ag-Res Dwelling	28,013,870	28,033,205	19,335	0.07%	385,390	-1.31%
<b>04. Total Residential (sum lines 1-3)</b>	<b>141,557,395</b>	<b>146,673,230</b>	<b>5,115,835</b>	<b>3.61%</b>	<b>2,182,050</b>	<b>2.07%</b>
05. Commercial	20,694,995	22,035,725	1,340,730	6.48%	842,065	2.41%
06. Industrial	6,623,545	6,623,545	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>27,318,540</b>	<b>28,659,270</b>	<b>1,340,730</b>	<b>4.91%</b>	<b>842,065</b>	<b>1.83%</b>
08. Ag-Farmsite Land, Outbuildings	35,662,125	38,002,545	2,340,420	6.56%	2,631,105	-0.82%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,205,110	2,205,110	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>37,867,235</b>	<b>40,207,655</b>	<b>2,340,420</b>	<b>6.18%</b>	<b>2,631,105</b>	<b>-0.77%</b>
12. Irrigated	395,833,365	397,644,400	1,811,035	0.46%		
13. Dryland	232,116,115	230,970,170	-1,145,945	-0.49%		
14. Grassland	159,246,505	159,217,875	-28,630	-0.02%		
15. Wasteland	2,094,480	2,082,145	-12,335	-0.59%		
16. Other Agland	1,243,765	1,240,500	-3,265	-0.26%		
<b>17. Total Agricultural Land</b>	<b>790,534,230</b>	<b>791,155,090</b>	<b>620,860</b>	<b>0.08%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>997,277,400</b>	<b>1,006,695,245</b>	<b>9,417,845</b>	<b>0.94%</b>	<b>5,655,220</b>	<b>0.38%</b>

## 2021 Assessment Survey for Nance County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 (part-time)
<b>3.</b>	<b>Other full-time employees:</b>
	N/A
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	N/A
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$137,180.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$137,180.00
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$39,413.00
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	0, paid out of the county's general fund
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$425.00
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$1,992.81

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	County assessor and staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes nance.gworks.com
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks and assessor staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	FSA flown imagery that is flown every two years
10.	<b>When was the aerial imagery last updated?</b>
	2019 Due to historic flood flown by Cornerstone Mapping.

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	County wide except the village of Belgrade

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	All except the village of Belgrade
<b>4.</b>	<b>When was zoning implemented?</b>
	2000

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	N/A
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	No
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	N/A
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2021 Residential Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	County assessor and staff												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 &amp; 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	4	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG	Ag Homes and Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
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3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.												
4	Rural - All residential properties not within the boundaries of a municipality or subdivision												
AG	Ag Homes and Outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county.												
<b>4.</b>	<b>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?</b>												
	Depreciation tables are developed based on local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Sales and size comparison of value in each town.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	The sales are used and the cost to develop the vacant land as well as surrounding counties values for the first acre.												
<b>8.</b>	<b>Are there form 191 applications on file?</b>												
	N/A												

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

All lots are treated the same; no applications to combine lots have been received.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2013	2014	2018	2020
2	2013	2014	2013	2020
3	2013	2014	2018	2020
4	2013	2014	2013	2016/2017
AG	2013	2014	2013	2020

## 2021 Commercial Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	County assessor and staff																												
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	Cost approach less depreciation derived from market determines the market value of commercial properties.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query.																												
<b>4.</b>	<b>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?</b>																												
	Depreciation tables are developed based on local market information.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Yes																												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
	Reviewing sales of commercial property.																												
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<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																									
1	2018	2017	2010	2018																									
2	2018	2017	2010	2018																									
3	2018	2017	2010	2018																									
4	2018	2017	2010	2018																									

## 2021 Agricultural Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Assessor and staff	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	01	This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.
	02	This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	Common geographic characteristics, topography, and market characteristics are reviewed.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>	
	Yes	
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>	
	New in 2020, market analysis is conducted using studied data from neighboring counties with similar characteristics.	
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	

	Questionnaires, buyer/seller interviews by phone or correspondence, and location. \$1200 per acre
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	N/A
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**Nance County**  
**3 Year Plan of Assessment**  
**2021-2023**

**Introduction**

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15<sup>th</sup> each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31<sup>st</sup>, and to the Department of Property Assessment & Taxation on or before October 31<sup>st</sup> each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

**Real Property Assessment Requirements**

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

Assessment levels required for real property are as follows:

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

**General Description of Real Property in Nance County**

As reported on the 2020 County Abstract, Nance County has a total of 4,377 real property parcels. The residential parcel count (1,743) is approximately 40% of the total; the commercial parcel count (212) is approximately 5% of the total; the industrial parcel count (3) is less than 0.1% of the total; and the recreational parcel count (37) is less than 1% of the total. Agriculture parcels (2,382) account for about 55% of the total. The total Nance county real estate valuations as reported on the 2020 Abstract of Assessment, excluding centrally assessed property, is \$997,686,415.

**Budget**

2019/2020 Assessor’s Proposed Budget \$130,426  
2019/2020 Appraisal Proposed Budget \$59,393  
2020/2021 Assessor’s Proposed Budget \$137,180  
2020/2021 Appraisal Proposed Budget \$39,413

### **Staff/Training**

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time Deputy Assessor. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the deputy assessor. The assessor and deputy manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy Assessor hold the assessor's certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

### 3-YEAR APPRAISAL PLAN

#### 2021

##### Residential

All Fullerton, Genoa, and Belgrade residential photos will be updated. A statistical analysis will be done for Nance County's residential properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all residential properties in the county.

##### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### Agricultural

All agricultural land use will be reviewed using GIS, FSA records, and the Lower Loup & Central Platte NRDs. The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance.

#### 2022

##### Residential

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

##### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### 2023

##### Residential

Nance County will review rural residential properties in the fall of 2022 to be completed for year 2023 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of rural residential properties will take place. All other

residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

#### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

#### Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### **Conclusion**

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha  
Nance County Assessor