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DEPARTMENT OF REVENUE

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

SHERMAN 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 Sherman 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 Sherman 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: Sherie Kuszak, Sherman County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the

calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment

process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

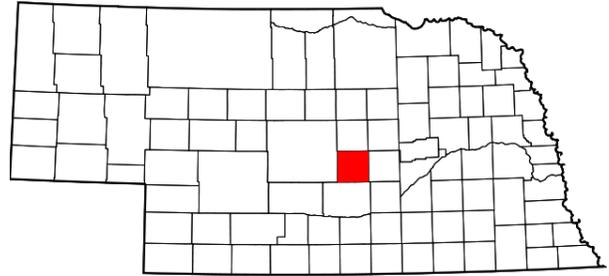
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

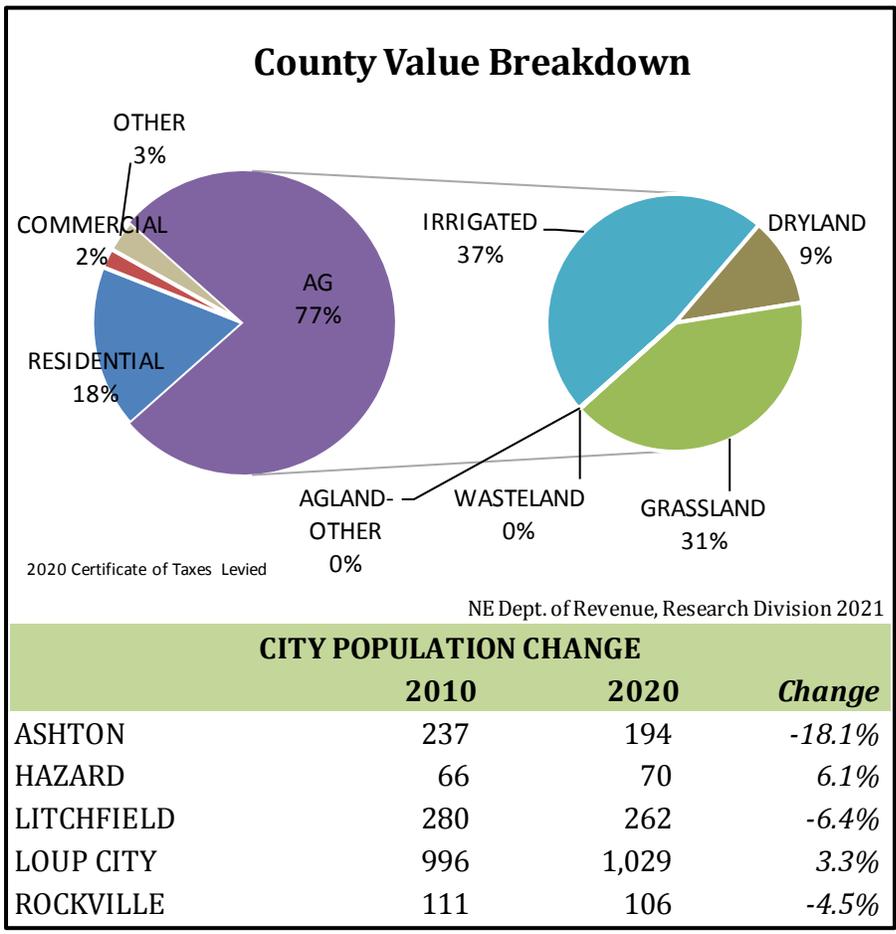
**Further information may be found in Exhibit 94*

County Overview

With a total area of 566 square miles, Sherman County has 3,001 residents, per the Census Bureau Quick Facts for 2019, a 5% decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 96% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$80,695 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sherman County are located in and around Loup City, the county seat. According to the latest information available from the U.S. Census Bureau, there are 90 employer establishments with total employment of 644, for an 8% increase in employment.



Agricultural land is the largest contributing factor to Sherman County's overall valuation base by a large margin. Grassland makes up the majority of the land in the county. Sherman County is included in the Lower Loup Natural Resources District (NRD).

Sherman County is also home to Sherman Reservoir. The lake is located on the northeastern side of the county. Sherman Lake offers some of the state's finest recreational opportunities including camping, fishing, boating, and hunting.

2021 Residential Correlation for Sherman County

Assessment Action

For the residential class, a market study was conducted. As a result, all residential properties within the villages and at Sherman Lake received an increase based on age and/or condition of the home. A 15% increase was applied to homes that were built from 1950-1980. A separate increase was applied to homes in average condition. These adjustments were made to equalize the residential class. A reappraisal will be completed with the assistance of a Property Assessment Division teammates. For the remainder of the class, pick-up work was completed in a timely manner.

Assessment Practice Review

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

The sales verification and qualification processes were reviewed with the county assessor. The usability rate for the residential class is typical when compared to the statewide average. This along with analysis of the sales rosters indicate that all arm's-length transactions have been made available for measurement purposes.

Review of the valuation groups was also completed to ensure that economic differences that would affect market value have been identified. Currently, the Sherman County assessor has four separate valuation groups. Valuation Group 1 is the combination of the largest communities of Loup City and Litchfield. Valuation Group 2 is comprised of the villages within the county, the residential market is not as stable as valuation group 1. Valuation Group 10 is all parcels located around Sherman Lake. There is a recreational influence within this valuation group that is not found in the rest of the county. Valuation Group 15 includes all residential parcels that are outside of city limits. Examination of the structure of residential parcels indicate that the county has adequately stratified the residential class.

Currency of the appraisal tables along with the frequency of the six-year inspection and review cycle were evaluated as well. For the residential class, the county assessor is in compliance with the six-year inspection and review cycle. Appraisal tables indicate that the costing, depreciation, and land models have been updated within the last appraisal cycle. Statistics over the last few years have indicated a widening of uniformity and an increase in regressivity when measuring vertical inequality of the residential class. Adjustments to value for the 2021 assessment year were used to maintain an acceptable level of value until a reappraisal is completed.

2021 Residential Correlation for Sherman County

Description of Analysis

Residential properties are stratified into four valuation groups. Most sales occur in Loup City, which is the county seat. For measurement purposes, Loup City and Litchfield are combined, as the markets are similar.

Valuation Group	Description
1	Loup City & Litchfield
2	Ashton, Hazard, & Rockville
10	Sherman Lake
15	Acreages

The statistical sample shows that the median is the only measure of central tendency within the acceptable range. The mean is affected by high ratio low dollar sales. While the weighted mean is slightly below the acceptable range. Review of the qualitative statistics indicates that both the COD and PRD are above the recommended range by IAAO. Both are impacted by over assessed low dollar sales and under assessed high dollar sales. If low dollar sales are removed, the COD and PRD improve however, the median falls outside of the range.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
____ Low \$ Ranges ____							
Less Than	5,000						
Less Than	15,000	2	216.48	216.48	241.06	35.31	89.80
Less Than	30,000	8	126.79	137.41	121.50	39.95	113.09
____ Ranges Excl. Low \$ ____							
Greater Than	4,999	56	92.42	100.64	90.50	27.54	111.20
Greater Than	14,999	54	91.35	96.35	90.00	23.84	107.06
Greater Than	29,999	48	90.47	94.51	89.59	22.12	105.49

When reviewed by valuation groups, Valuation Groups 1 and 2 have an adequate sampling of sales. However, review of Valuation Group 2 reveals the COD does not support uniformity of the sample. Further analysis of Valuation Group 2 shows that 42% of the sample is comprised of sales under \$30,000. A test to the stability of the median was also conducted. When a high dollar and low dollar sale were removed, the median swung from 77%-92% supporting the dispersion within the sales and instability of the median in Valuation Group 2 and proves the median isn't a reliable indication of a level of value for Valuation Group 2. Valuation Group 2 had the same percent adjustments as Valuation Group 1 which achieved an acceptable level of value.

Historical valuation changes without growth over the past five years indicates that generally all villages in Sherman County have appreciated at 5-8% annually. When compared to communities of similar economics in surrounding counties, the changes reflect the general movement of the residential market.

2021 Residential Correlation for Sherman County

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) reveal that the population for the residential increased 7 % while the sample increased 19%. This can be explained in the makeup of the sample. The majority of the sample is comprised of homes built between 1950 and 1980 which are of average condition. These properties increased 30% due to receiving both adjustments applied for age and condition. The makeup of the residential property population is much more diverse, many parcel increased 15% or had no adjustment. Additionally applying the new values, the county assessor noticed that some of the percent changes were not changing at a similar rate. Discussion with the county assessor and reviewing the Computer Assisted Mass Appraisal (CAMA) system with the vendor there was no indication as to the reason for the difference. The county assessor plans to handle changes through the county board of equalization.

Equalization and Quality of Assessment

Although Valuation Group 10 and 15 lacked a sufficient number of sales for measurement purposes and Valuation Group 2 has a dispersion within the sample, the appraisal methods are the same across the residential class of real property. The county assessor applied percent adjustments where needed to achieve an acceptable level of value. The residential class of real property in Sherman County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	38	95.39	105.93	95.59	25.09	110.82
2	12	81.80	88.47	75.42	37.03	117.30
10	3	81.29	82.58	80.94	05.61	102.03
15	3	87.16	100.41	87.02	35.88	115.39
____ALL____	56	92.42	100.64	90.50	27.54	111.20

Level of Value

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

2021 Commercial Correlation for Sherman County

Assessment Actions

For the commercial class, the economic factor of 25% on all commercial properties was lowered 10% to keep pace with the changes in the residential market. Additionally, new photos were taken for all commercial properties. For the remainder of the class, pick-up work was completed timely

Assessment Practice Review

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

The review of the sales verification and qualification indicates the usability is comparable to state averages for the commercial class. All non-qualified sales have sound documentation for disqualification reasons. Based on the analysis it is determined that no apparent sales bias exists.

Valuation Groups were reviewed to ensure that differing economics that could influence market value were recognized. The Sherman County assessor has identified one valuation group for the county in the commercial class. There are too few sales within the study period to differentiate a variance in market value. Over half of the improved commercial parcels are within Loup City, with the rest scattered across the other villages in the county.

The six-year inspection and review cycle was also examined. The county assessor is up-to-date with the six-year inspection and review cycle. The next systematic review will be for the 2022 assessment year.

Appraisal tables were also reviewed. Currently the last reappraisal of the commercial class was conducted in 2017. The cost approach is the main valuation approach used to value the commercial class. The costing utilized is old at 2007 cost indexes. This will be updated as part of the next reappraisal. A licensed appraiser is contracted to help value large and unique properties.

Description of Analysis

Review of the commercial statistical sample shows 11 qualified sales. Although the median is within the range neither the other two measures of central tendency or the qualitative statistics support uniformity in the statistics of the commercial class.

Historical valuation changes to the commercial class indicate that the values have increased at a rate of 1.5% per year excluding growth and the revaluation of agricultural commercial parcels in 2014. The surrounding county annualized valuation changes were between 0% and 2% over the prior decade. Generally, the county assessor has recognized market trends in the commercial market and has achieved an acceptable level of market value.

2021 Commercial Correlation for Sherman County

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) show the commercial class as a whole increased approximately 8%, while the sample increased at 28%. The sample is impacted by two sales that changed at a greater percentage than the 15% economic factor change. The commercial class experienced changes similar to the residential class, when the economic factor was adjusted a portion of the parcels changed at a rate that did not correlate with the lowering of the economic factor.

Equalization and Quality of Assessment

Although the statistical sample is inadequate for measurement purposes, acceptable assessment practices, moving the commercial class in a similar fashion as the residential class, and comparison to counties with similar economics indicate that the commercial class is at an acceptable level of value. The quality of assessment for the commercial class of real property comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	95.21	88.08	57.17	37.91	154.07
___ALL___	11	95.21	88.08	57.17	37.91	154.07

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Sherman County has achieved the statutory level of value of 100%.

2021 Agricultural Correlation for Sherman County

Assessment Actions

For the agricultural class, improvements in the townships of Ashton, Loup City, Webster, and Elm were physically inspected. For agricultural land values, a market study was conducted. As a result, values were left the same as the prior year's values. For the remainder of the class, pick-up work was completed timely.

Assessment Practice Review

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

The sales verification and qualification processes were reviewed with the county assessor. The agricultural usability rate was comparable to the state average. Review of the sales rosters indicates that all non-qualified sales were adequately documented. Based on the analysis, it is determined no apparent sales bias existed.

Market Areas were also examined with the county assessor to ensure that they represent unique land characteristics that could affect market value. Geographically, the county is similar throughout and there is no indication that multiple market areas are needed. The county assessor has adequately identified the agricultural market and recognized only one market area.

Evaluation of the six-year inspection and review cycle was conducted. The county assessor and staff conduct the review in-house; the county assessor is currently in the process of the rural review starting in the 2021 assessment year. Land use is updated when new aerial imagery is available. The Sherman County assessor complies with the six-year inspection and review requirements.

Review of the appraisal tables show that the agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential subclass. Depreciation and costing was last updated when the residential class was reappraised in 2017.

Description of Analysis

The overall statistical profile shows that the median and the weighted mean are within the acceptable range while the mean is slightly high. Although all three subclasses of 80% Majority Land Use (MLU) display a limited number of sales, the medians are within the acceptable range. Further review was conducted lowering the MLU percentage to 70% and 60%. These tests brought in more grassland sales while maintaining a median within the range for the grassland subclass. A comparison of values set by surrounding counties was completed. A review of grassland values showed a large array of values for the grassland subclass. Further analysis of the grassland soils indicated that the majority of grassland in Sherman County was in the Land Capability Group (LCG) of 2G1 or greater. The soils of Greeley, Howard, and Buffalo counties are most comparable. In Sherman County, 48% of the irrigated acres and 58% of the dryland acres are within LCG 4A1 and 4A, which are the two lowest producing soil capabilities. The surrounding counties do not

2021 Agricultural Correlation for Sherman County

have a similar composition for the irrigated land and dryland subclasses. Generally, the Sherman County assessor's values align with neighboring counties where comparability exists.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential subclass of properties, and have achieved an acceptable level of value. Agricultural land values demonstrate equalization with surrounding counties and although the samples are small, the 80% MLU values for all three subclasses are within the acceptable range. The quality of assessment for the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	68.53	70.72	67.84	15.37	104.25
1	4	68.53	70.72	67.84	15.37	104.25
<u>Dry</u>						
County	1	68.30	68.30	68.30	00.00	100.00
1	1	68.30	68.30	68.30	00.00	100.00
<u>Grass</u>						
County	7	68.99	70.21	71.82	09.23	97.76
1	7	68.99	70.21	71.82	09.23	97.76
<u>ALL</u>	21	74.11	76.85	75.34	17.81	102.00

Level of Value

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

2021 Opinions of the Property Tax Administrator for Sherman County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Sherman County

Residential Real Property - Current

Number of Sales	56	Median	92.42
Total Sales Price	\$4,976,034	Mean	100.64
Total Adj. Sales Price	\$4,976,034	Wgt. Mean	90.50
Total Assessed Value	\$4,503,355	Average Assessed Value of the Base	\$69,485
Avg. Adj. Sales Price	\$88,858	Avg. Assessed Value	\$80,417

Confidence Interval - Current

95% Median C.I	85.54 to 98.84
95% Wgt. Mean C.I	84.04 to 96.96
95% Mean C.I	90.38 to 110.90
% of Value of the Class of all Real Property Value in the County	12.59
% of Records Sold in the Study Period	3.51
% of Value Sold in the Study Period	4.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	74	100	93.53
2019	74	95	95.43
2018	88	95	95.02
2017	88	95	94.98

2021 Commission Summary for Sherman County

Commercial Real Property - Current

Number of Sales	11	Median	95.21
Total Sales Price	\$1,948,000	Mean	88.08
Total Adj. Sales Price	\$1,948,000	Wgt. Mean	57.17
Total Assessed Value	\$1,113,660	Average Assessed Value of the Base	\$90,633
Avg. Adj. Sales Price	\$177,091	Avg. Assessed Value	\$101,242

Confidence Interval - Current

95% Median C.I	42.60 to 135.18
95% Wgt. Mean C.I	15.02 to 99.32
95% Mean C.I	60.13 to 116.03
% of Value of the Class of all Real Property Value in the County	2.26
% of Records Sold in the Study Period	5.02
% of Value Sold in the Study Period	5.61

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	9	100	84.71
2019	12	100	99.67
2018	12	100	108.98
2017	9	100	94.32

82 Sherman
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 : 56
Total Sales Price : 4,976,034
Total Adj. Sales Price : 4,976,034
Total Assessed Value : 4,503,355
Avg. Adj. Sales Price : 88,858
Avg. Assessed Value : 80,417

MEDIAN : 92
WGT. MEAN : 91
MEAN : 101
COD : 27.54
PRD : 111.20

COV : 38.93
STD : 39.18
Avg. Abs. Dev : 25.45
MAX Sales Ratio : 292.91
MIN Sales Ratio : 38.33

95% Median C.I. : 85.54 to 98.84
95% Wgt. Mean C.I. : 84.04 to 96.96
95% Mean C.I. : 90.38 to 110.90

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	7	83.88	88.89	72.94	30.34	121.87	38.33	159.43	38.33 to 159.43	115,714	84,407
01-JAN-19 To 31-MAR-19	10	83.54	93.36	92.19	30.70	101.27	50.08	159.87	51.80 to 143.18	75,390	69,500
01-APR-19 To 30-JUN-19	4	93.72	100.97	83.90	18.50	120.35	76.39	140.04	N/A	136,336	114,384
01-JUL-19 To 30-SEP-19	12	97.55	107.10	97.38	23.92	109.98	60.12	159.24	85.54 to 152.91	71,042	69,179
01-OCT-19 To 31-DEC-19	7	90.07	89.89	87.45	25.01	102.79	47.22	133.89	47.22 to 133.89	92,606	80,981
01-JAN-20 To 31-MAR-20	2	188.07	188.07	101.57	55.75	185.16	83.23	292.91	N/A	62,875	63,865
01-APR-20 To 30-JUN-20	6	104.84	99.91	103.23	16.15	96.78	74.52	121.60	74.52 to 121.60	83,317	86,005
01-JUL-20 To 30-SEP-20	8	94.54	98.28	97.14	12.76	101.17	81.47	121.99	81.47 to 121.99	92,550	89,900
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	33	90.86	98.33	86.89	28.22	113.17	38.33	159.87	81.29 to 101.33	89,750	77,986
01-OCT-19 To 30-SEP-20	23	93.74	103.96	95.81	26.73	108.51	47.22	292.91	83.23 to 114.25	87,578	83,906
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	33	91.83	98.54	91.06	26.64	108.21	47.22	159.87	85.54 to 101.33	84,848	77,259
<u>ALL</u>	56	92.42	100.64	90.50	27.54	111.20	38.33	292.91	85.54 to 98.84	88,858	80,417

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	38	95.39	105.93	95.59	25.09	110.82	50.08	292.91	86.48 to 114.25	88,705	84,790
2	12	81.80	88.47	75.42	37.03	117.30	38.33	159.43	51.80 to 113.54	53,770	40,554
10	3	81.29	82.58	80.94	05.61	102.03	76.39	90.07	N/A	223,333	180,775
15	3	87.16	100.41	87.02	35.88	115.39	60.12	153.94	N/A	96,667	84,118
<u>ALL</u>	56	92.42	100.64	90.50	27.54	111.20	38.33	292.91	85.54 to 98.84	88,858	80,417

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	53	93.74	101.66	91.99	28.05	110.51	38.33	292.91	85.54 to 111.75	81,246	74,736
06	3	81.29	82.58	80.94	05.61	102.03	76.39	90.07	N/A	223,333	180,775
07											
<u>ALL</u>	56	92.42	100.64	90.50	27.54	111.20	38.33	292.91	85.54 to 98.84	88,858	80,417

**82 Sherman
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 : 56
 Total Sales Price : 4,976,034
 Total Adj. Sales Price : 4,976,034
 Total Assessed Value : 4,503,355
 Avg. Adj. Sales Price : 88,858
 Avg. Assessed Value : 80,417

MEDIAN : 92
 WGT. MEAN : 91
 MEAN : 101
 COD : 27.54
 PRD : 111.20

COV : 38.93
 STD : 39.18
 Avg. Abs. Dev : 25.45
 MAX Sales Ratio : 292.91
 MIN Sales Ratio : 38.33

95% Median C.I. : 85.54 to 98.84
 95% Wgt. Mean C.I. : 84.04 to 96.96
 95% Mean C.I. : 90.38 to 110.90

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	216.48	216.48	241.06	35.31	89.80	140.04	292.91	N/A	8,323	20,063	
Less Than 30,000	8	126.79	137.41	121.50	39.95	113.09	56.37	292.91	56.37 to 292.91	17,673	21,473	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	56	92.42	100.64	90.50	27.54	111.20	38.33	292.91	85.54 to 98.84	88,858	80,417	
Greater Than 14,999	54	91.35	96.35	90.00	23.84	107.06	38.33	159.87	85.29 to 96.58	91,841	82,652	
Greater Than 29,999	48	90.47	94.51	89.59	22.12	105.49	38.33	159.24	83.88 to 96.25	100,722	90,241	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	216.48	216.48	241.06	35.31	89.80	140.04	292.91	N/A	8,323	20,063	
15,000 TO 29,999	6	106.19	111.06	105.54	31.28	105.23	56.37	159.87	56.37 to 159.87	20,790	21,943	
30,000 TO 59,999	11	112.28	109.54	109.64	27.52	99.91	50.08	159.24	51.80 to 153.94	44,627	48,928	
60,000 TO 99,999	15	95.34	98.34	98.47	16.58	99.87	71.55	143.18	81.47 to 114.68	79,493	78,277	
100,000 TO 149,999	16	87.00	86.34	85.99	17.45	100.41	38.33	121.60	83.20 to 96.58	119,334	102,619	
150,000 TO 249,999	5	81.29	79.73	79.50	08.33	100.29	62.71	90.07	N/A	183,400	145,808	
250,000 TO 499,999	1	76.39	76.39	76.39	00.00	100.00	76.39	76.39	N/A	325,000	248,255	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	56	92.42	100.64	90.50	27.54	111.20	38.33	292.91	85.54 to 98.84	88,858	80,417	

82 Sherman
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 11
Total Sales Price : 1,948,000
Total Adj. Sales Price : 1,948,000
Total Assessed Value : 1,113,660
Avg. Adj. Sales Price : 177,091
Avg. Assessed Value : 101,242

MEDIAN : 95
WGT. MEAN : 57
MEAN : 88
COD : 37.91
PRD : 154.07

COV : 47.23
STD : 41.60
Avg. Abs. Dev : 36.09
MAX Sales Ratio : 135.78
MIN Sales Ratio : 26.58

95% Median C.I. : 42.60 to 135.18
95% Wgt. Mean C.I. : 15.02 to 99.32
95% Mean C.I. : 60.13 to 116.03

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	1	53.68	53.68	53.68	00.00	100.00	53.68	53.68	N/A	158,000	84,815
01-JUL-18 To 30-SEP-18	1	114.45	114.45	114.45	00.00	100.00	114.45	114.45	N/A	55,000	62,945
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	2	115.06	115.06	119.17	17.25	96.55	95.21	134.91	N/A	145,000	172,795
01-APR-19 To 30-JUN-19	4	57.75	69.32	30.27	57.13	229.01	26.58	135.18	N/A	270,375	81,836
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	1	114.99	114.99	114.99	00.00	100.00	114.99	114.99	N/A	68,500	78,770
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	89.19	89.19	72.61	52.24	122.83	42.60	135.78	N/A	147,500	107,098
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	2	84.07	84.07	69.37	36.15	121.19	53.68	114.45	N/A	106,500	73,880
01-OCT-18 To 30-SEP-19	6	82.32	84.56	49.07	45.19	172.33	26.58	135.18	26.58 to 135.18	228,583	112,156
01-OCT-19 To 30-SEP-20	3	114.99	97.79	80.60	27.01	121.33	42.60	135.78	N/A	121,167	97,655
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	2	84.07	84.07	69.37	36.15	121.19	53.68	114.45	N/A	106,500	73,880
01-JAN-19 To 31-DEC-19	6	82.32	84.56	49.07	45.19	172.33	26.58	135.18	26.58 to 135.18	228,583	112,156
<u>ALL</u>	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242
<u>ALL</u>	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242
04											
<u>ALL</u>	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242

82 Sherman
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 11
Total Sales Price : 1,948,000
Total Adj. Sales Price : 1,948,000
Total Assessed Value : 1,113,660
Avg. Adj. Sales Price : 177,091
Avg. Assessed Value : 101,242

MEDIAN : 95
WGT. MEAN : 57
MEAN : 88
COD : 37.91
PRD : 154.07

COV : 47.23
STD : 41.60
Avg. Abs. Dev : 36.09
MAX Sales Ratio : 135.78
MIN Sales Ratio : 26.58

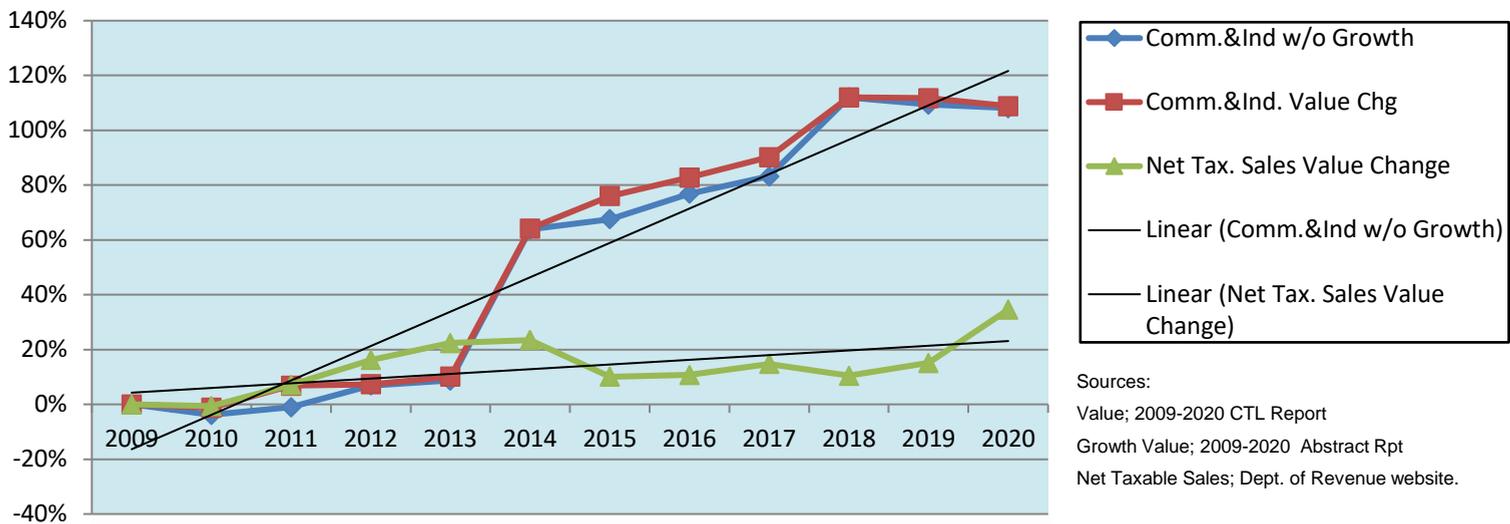
95% Median C.I. : 42.60 to 135.18
95% Wgt. Mean C.I. : 15.02 to 99.32
95% Mean C.I. : 60.13 to 116.03

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	102.31	102.31	97.71	32.14	104.71	69.43	135.18	N/A	23,250	22,718	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242	
Greater Than 14,999	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242	
Greater Than 29,999	9	95.21	84.92	56.18	38.65	151.16	26.58	135.78	42.60 to 134.91	211,278	118,692	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	102.31	102.31	97.71	32.14	104.71	69.43	135.18	N/A	23,250	22,718	
30,000 TO 59,999	2	80.26	80.26	87.86	42.60	91.35	46.07	114.45	N/A	45,000	39,535	
60,000 TO 99,999	2	125.39	125.39	127.07	08.29	98.68	114.99	135.78	N/A	81,750	103,880	
100,000 TO 149,999	1	95.21	95.21	95.21	00.00	100.00	95.21	95.21	N/A	115,000	109,495	
150,000 TO 249,999	3	53.68	77.06	76.19	57.32	101.14	42.60	134.91	N/A	177,667	135,372	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +	1	26.58	26.58	26.58	00.00	100.00	26.58	26.58	N/A	1,000,000	265,785	
___ ALL ___	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
341	2	114.72	114.72	114.75	00.24	99.97	114.45	114.99	N/A	61,750	70,858	
350	1	46.07	46.07	46.07	00.00	100.00	46.07	46.07	N/A	35,000	16,125	
381	1	53.68	53.68	53.68	00.00	100.00	53.68	53.68	N/A	158,000	84,815	
384	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	26,500	18,400	
391	1	134.91	134.91	134.91	00.00	100.00	134.91	134.91	N/A	175,000	236,095	
428	1	26.58	26.58	26.58	00.00	100.00	26.58	26.58	N/A	1,000,000	265,785	
468	1	95.21	95.21	95.21	00.00	100.00	95.21	95.21	N/A	115,000	109,495	
470	1	42.60	42.60	42.60	00.00	100.00	42.60	42.60	N/A	200,000	85,205	
471	1	135.78	135.78	135.78	00.00	100.00	135.78	135.78	N/A	95,000	128,990	
528	1	135.18	135.18	135.18	00.00	100.00	135.18	135.18	N/A	20,000	27,035	
___ ALL ___	11	95.21	88.08	57.17	37.91	154.07	26.58	135.78	42.60 to 135.18	177,091	101,242	

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	\$ 8,251,525	\$ 34,580		\$ 8,216,945	--	\$ 9,626,648	--
2009	\$ 8,669,055	\$ 256,125	2.95%	\$ 8,412,930	--	\$ 9,457,148	--
2010	\$ 8,561,700	\$ 222,140	2.59%	\$ 8,339,560	-3.80%	\$ 9,398,031	-0.63%
2011	\$ 9,260,265	\$ 682,410	7.37%	\$ 8,577,855	0.19%	\$ 10,126,450	7.75%
2012	\$ 9,304,230	\$ 38,475	0.41%	\$ 9,265,755	0.06%	\$ 10,988,246	8.51%
2013	\$ 9,543,480	\$ 122,230	1.28%	\$ 9,421,250	1.26%	\$ 11,576,026	5.35%
2014	\$ 14,230,230	\$ 23,675	0.17%	\$ 14,206,555	48.86%	\$ 11,676,383	0.87%
2015	\$ 15,258,250	\$ 731,317	4.79%	\$ 14,526,933	2.09%	\$ 10,414,575	-10.81%
2016	\$ 15,843,680	\$ 509,220	3.21%	\$ 15,334,460	0.50%	\$ 10,471,801	0.55%
2017	\$ 16,489,380	\$ 604,195	3.66%	\$ 15,885,185	0.26%	\$ 10,852,219	3.63%
2018	\$ 18,380,665	\$ 5,000	0.03%	\$ 18,375,665	11.44%	\$ 10,443,747	-3.76%
2019	\$ 18,352,260	\$ 201,290	1.10%	\$ 18,150,970	-1.25%	\$ 10,886,702	4.24%
2020	\$ 18,103,480	\$ 65,380	0.36%	\$ 18,038,100	-1.71%	\$ 12,724,808	16.88%
Ann %chg	7.79%			Average	5.96%	1.42%	1.57%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-3.80%	-1.24%	-0.63%
2011	-1.05%	6.82%	7.08%
2012	6.88%	7.33%	16.19%
2013	8.68%	10.09%	22.41%
2014	63.88%	64.15%	23.47%
2015	67.57%	76.01%	10.12%
2016	76.89%	82.76%	10.73%
2017	83.24%	90.21%	14.75%
2018	111.97%	112.03%	10.43%
2019	109.38%	111.70%	15.12%
2020	108.07%	108.83%	34.55%

County Number	82
County Name	Sherman

82 Sherman
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 : 21
Total Sales Price : 11,324,070
Total Adj. Sales Price : 11,324,070
Total Assessed Value : 8,532,115
Avg. Adj. Sales Price : 539,241
Avg. Assessed Value : 406,291

MEDIAN : 74
WGT. MEAN : 75
MEAN : 77
COD : 17.81
PRD : 102.00

COV : 27.48
STD : 21.12
Avg. Abs. Dev : 13.20
MAX Sales Ratio : 139.99
MIN Sales Ratio : 40.41

95% Median C.I. : 68.30 to 82.49
95% Wgt. Mean C.I. : 67.64 to 83.05
95% Mean C.I. : 67.24 to 86.46

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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
Qrtrs											
01-OCT-17 To 31-DEC-17	1	62.94	62.94	62.94	00.00	100.00	62.94	62.94	N/A	800,000	503,495
01-JAN-18 To 31-MAR-18	8	79.79	87.08	83.63	26.02	104.13	59.74	139.99	59.74 to 139.99	522,357	436,859
01-APR-18 To 30-JUN-18	2	75.74	75.74	74.03	08.91	102.31	68.99	82.49	N/A	737,000	545,593
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	64.06	64.06	63.07	10.32	101.57	57.45	70.66	N/A	817,500	515,580
01-JAN-19 To 31-MAR-19	2	71.33	71.33	71.75	03.91	99.41	68.54	74.11	N/A	260,200	186,693
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	1	89.53	89.53	89.53	00.00	100.00	89.53	89.53	N/A	822,001	735,905
01-OCT-19 To 31-DEC-19	2	58.70	58.70	57.01	31.16	102.96	40.41	76.98	N/A	299,658	170,833
01-JAN-20 To 31-MAR-20	2	75.80	75.80	75.43	01.45	100.49	74.70	76.90	N/A	226,250	170,663
01-APR-20 To 30-JUN-20	1	73.53	73.53	73.53	00.00	100.00	73.53	73.53	N/A	842,000	619,125
01-JUL-20 To 30-SEP-20											
Study Yrs											
01-OCT-17 To 30-SEP-18	11	76.57	82.82	78.87	22.93	105.01	59.74	139.99	60.66 to 119.94	586,623	462,686
01-OCT-18 To 30-SEP-19	5	70.66	72.06	71.89	10.66	100.24	57.45	89.53	N/A	595,480	428,090
01-OCT-19 To 30-SEP-20	5	74.70	68.50	68.76	10.70	99.62	40.41	76.98	N/A	378,763	260,423
Calendar Yrs											
01-JAN-18 To 31-DEC-18	12	73.62	81.35	77.08	23.16	105.54	57.45	139.99	60.66 to 88.39	607,321	468,101
01-JAN-19 To 31-DEC-19	5	74.11	69.91	74.73	15.53	93.55	40.41	89.53	N/A	388,343	290,191
ALL	21	74.11	76.85	75.34	17.81	102.00	40.41	139.99	68.30 to 82.49	539,241	406,291

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	74.11	76.85	75.34	17.81	102.00	40.41	139.99	68.30 to 82.49	539,241	406,291
ALL	21	74.11	76.85	75.34	17.81	102.00	40.41	139.99	68.30 to 82.49	539,241	406,291

82 Sherman
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 : 21
 Total Sales Price : 11,324,070
 Total Adj. Sales Price : 11,324,070
 Total Assessed Value : 8,532,115
 Avg. Adj. Sales Price : 539,241
 Avg. Assessed Value : 406,291

MEDIAN : 74
 WGT. MEAN : 75
 MEAN : 77
 COD : 17.81
 PRD : 102.00

COV : 27.48
 STD : 21.12
 Avg. Abs. Dev : 13.20
 MAX Sales Ratio : 139.99
 MIN Sales Ratio : 40.41

95% Median C.I. : 68.30 to 82.49
 95% Wgt. Mean C.I. : 67.64 to 83.05
 95% Mean C.I. : 67.24 to 86.46

Printed: 3/19/2021 12:55:09PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	81.25	81.25	83.49	08.79	97.32	74.11	88.39	N/A	437,500	365,275
1	2	81.25	81.25	83.49	08.79	97.32	74.11	88.39	N/A	437,500	365,275
_____Dry_____											
County	1	68.30	68.30	68.30	00.00	100.00	68.30	68.30	N/A	552,000	377,025
1	1	68.30	68.30	68.30	00.00	100.00	68.30	68.30	N/A	552,000	377,025
_____Grass_____											
County	7	68.99	70.21	71.82	09.23	97.76	59.74	83.01	59.74 to 83.01	605,052	434,554
1	7	68.99	70.21	71.82	09.23	97.76	59.74	83.01	59.74 to 83.01	605,052	434,554
_____ALL_____	21	74.11	76.85	75.34	17.81	102.00	40.41	139.99	68.30 to 82.49	539,241	406,291

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	68.53	70.72	67.84	15.37	104.25	57.45	88.39	N/A	653,750	443,524
1	4	68.53	70.72	67.84	15.37	104.25	57.45	88.39	N/A	653,750	443,524
_____Dry_____											
County	1	68.30	68.30	68.30	00.00	100.00	68.30	68.30	N/A	552,000	377,025
1	1	68.30	68.30	68.30	00.00	100.00	68.30	68.30	N/A	552,000	377,025
_____Grass_____											
County	7	68.99	70.21	71.82	09.23	97.76	59.74	83.01	59.74 to 83.01	605,052	434,554
1	7	68.99	70.21	71.82	09.23	97.76	59.74	83.01	59.74 to 83.01	605,052	434,554
_____ALL_____	21	74.11	76.85	75.34	17.81	102.00	40.41	139.99	68.30 to 82.49	539,241	406,291

Sherman County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	3472
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	3155
Greeley	2	5090	4700	4490	4375	4260	4230	4210	3750	4339
Howard	7200	4750	4750	4300	4100	3725	3625	3425	3425	4298
Hall	1	5498	5278	3997	3982	3868	3868	3651	3615	4769
Buffalo	1	4849	4841	4681	4569	3646	4280	3974	3973	4484
Custer	1	4373	4372	3997	3897	3649	3646	3598	3597	4043

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	1711
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	1695
Greeley	2	n/a	2165	2165	2165	2075	2050	1800	1715	1993
Howard	7200	2500	2500	2400	2400	2300	2200	2100	2000	2235
Hall	1	2719	2742	2328	2328	2147	2052	1888	1898	2405
Buffalo	1	2280	2279	2125	2125	1980	1970	1850	1850	2033
Custer	1	n/a	2150	2025	1950	1900	1725	1700	1700	1926

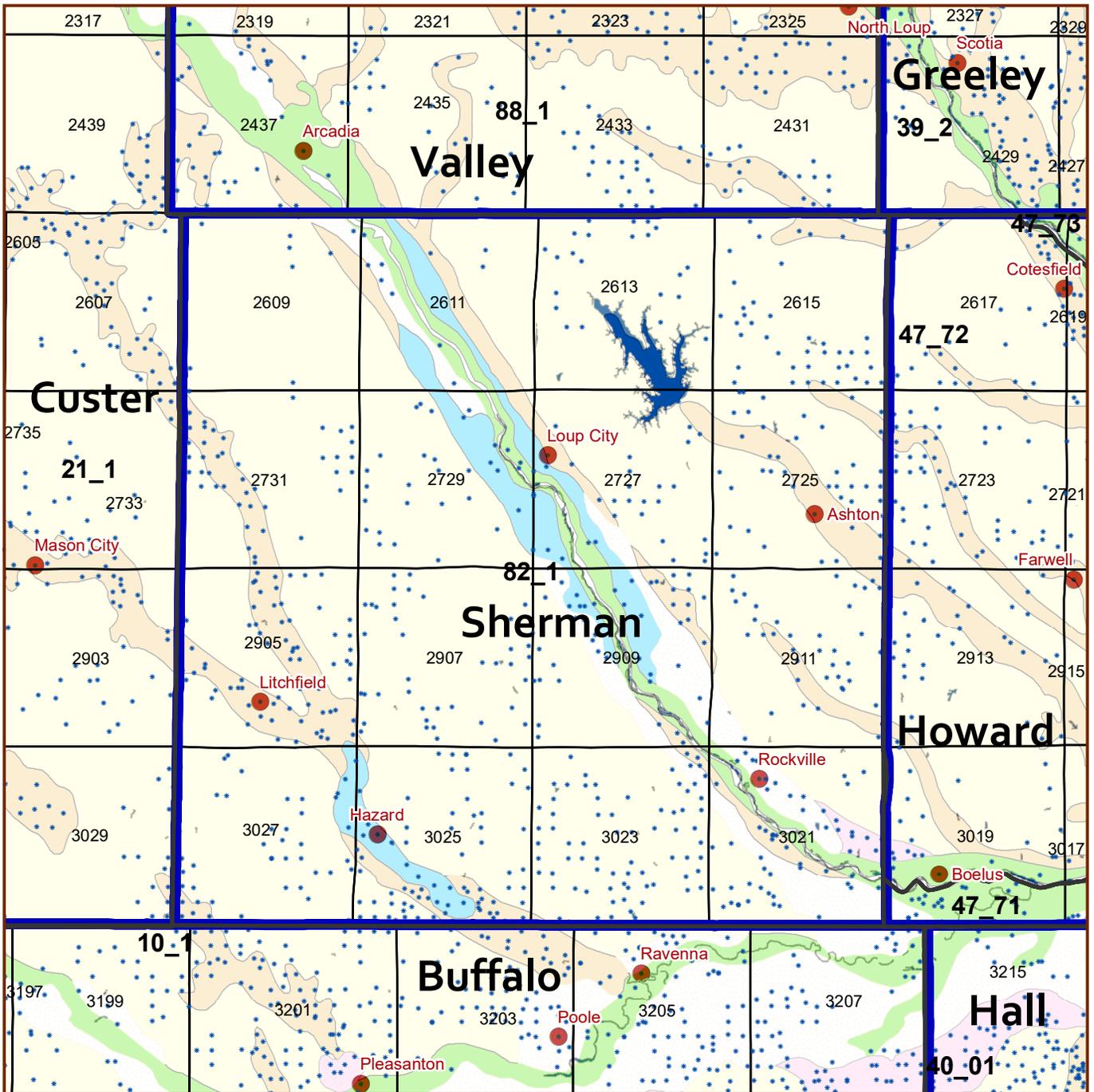
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	1395	1388	1345	1345	1220	n/a	n/a	1061	1337
Valley	1	1100	1100	1000	996	1000	997	635	665	991
Greeley	2	1300	1295	1280	1275	1243	1240	n/a	1265	1275
Howard	7200	1275	1175	1175	1175	1150	1150	1150	n/a	1186
Hall	1	1410	1412	1351	1349	1274	1275	1275	1275	1378
Buffalo	1	1320	1319	1290	1275	1254	1230	1200	n/a	1277
Custer	1	893	1100	1046	755	1029	889	n/a	1746	995

County	Mkt Area	CRP	TIMBER	WASTE
Sherman	1	1430	n/a	90
Valley	1	1008	1046	250
Greeley	2	1307	n/a	200
Howard	7200	1172	n/a	786
Hall	1	n/a	n/a	100
Buffalo	1	1223	514	475
Custer	1	n/a	n/a	50

Source: 2021 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

SHERMAN COUNTY



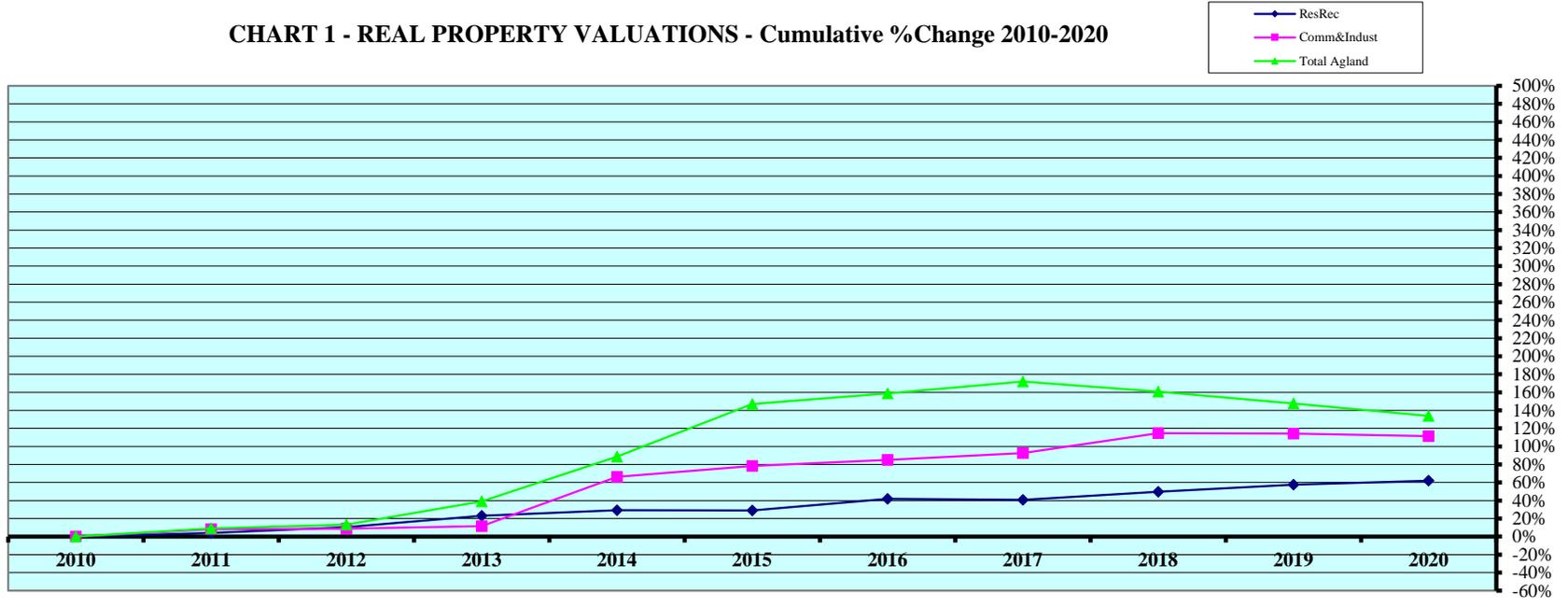
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	63,239,870	--	--	--	8,561,700	--	--	--	285,394,970	--	--	--
2011	65,730,355	2,490,485	3.94%	3.94%	9,260,265	698,565	8.16%	8.16%	311,538,070	26,143,100	9.16%	9.16%
2012	69,837,745	4,107,390	6.25%	10.43%	9,304,230	43,965	0.47%	8.67%	323,588,775	12,050,705	3.87%	13.38%
2013	77,847,595	8,009,850	11.47%	23.10%	9,543,480	239,250	2.57%	11.47%	396,651,080	73,062,305	22.58%	38.98%
2014	81,782,395	3,934,800	5.05%	29.32%	14,230,230	4,686,750	49.11%	66.21%	538,423,310	141,772,230	35.74%	88.66%
2015	81,602,390	-180,005	-0.22%	29.04%	15,258,250	1,028,020	7.22%	78.22%	705,278,830	166,855,520	30.99%	147.12%
2016	89,779,455	8,177,065	10.02%	41.97%	15,843,680	585,430	3.84%	85.05%	738,773,845	33,495,015	4.75%	158.86%
2017	88,949,205	-830,250	-0.92%	40.65%	16,489,380	645,700	4.08%	92.59%	776,220,545	37,446,700	5.07%	171.98%
2018	94,718,365	5,769,160	6.49%	49.78%	18,380,665	1,891,285	11.47%	114.68%	744,112,255	-32,108,290	-4.14%	160.73%
2019	99,712,130	4,993,765	5.27%	57.67%	18,352,260	-28,405	-0.15%	114.35%	706,771,320	-37,340,935	-5.02%	147.65%
2020	102,410,430	2,698,300	2.71%	61.94%	18,103,480	-248,780	-1.36%	111.45%	667,170,490	-39,600,830	-5.60%	133.77%

Rate Annual %chg: Residential & Recreational **4.94%**

Commercial & Industrial **7.78%**

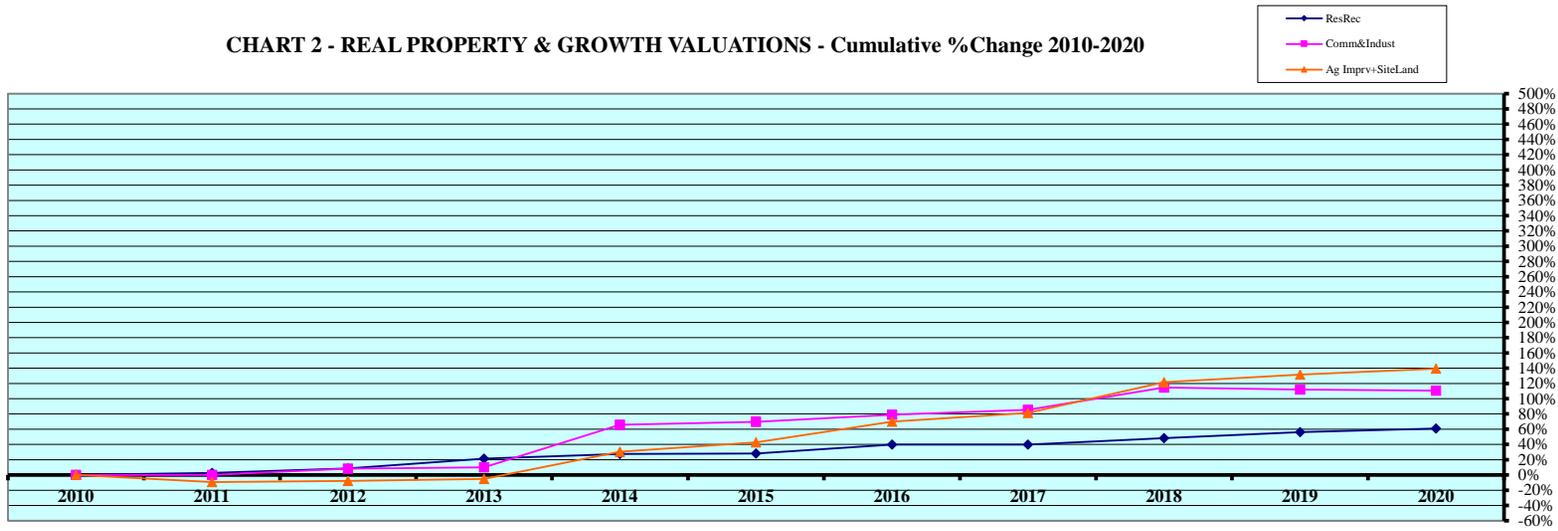
Agricultural Land **8.86%**

Cnty# **82**
County **SHERMAN**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2010	63,239,870	749,645	1.19%	62,490,225	--	--	8,561,700	222,140	2.59%	8,339,560	--	--	
2011	65,730,355	757,000	1.15%	64,973,355	2.74%	2.74%	9,260,265	682,410	7.37%	8,577,855	0.19%	0.19%	
2012	69,837,745	1,202,852	1.72%	68,634,893	4.42%	8.53%	9,304,230	38,475	0.41%	9,265,755	0.06%	8.22%	
2013	77,847,595	991,065	1.27%	76,856,530	10.05%	21.53%	9,543,480	122,230	1.28%	9,421,250	1.26%	10.04%	
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	27.45%	14,230,230	23,675	0.17%	14,206,555	48.86%	65.93%	
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	28.10%	15,258,250	731,317	4.79%	14,526,933	2.09%	69.67%	
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	39.73%	15,843,680	509,220	3.21%	15,334,460	0.50%	79.11%	
2017	88,949,205	467,325	0.53%	88,481,880	-1.45%	39.91%	16,489,380	604,195	3.66%	15,885,185	0.26%	85.54%	
2018	94,718,365	928,525	0.98%	93,789,840	5.44%	48.31%	18,380,665	5,000	0.03%	18,375,665	11.44%	114.63%	
2019	99,712,130	897,520	0.90%	98,814,610	4.32%	56.25%	18,352,260	201,290	1.10%	18,150,970	-1.25%	112.00%	
2020	102,410,430	659,575	0.64%	101,750,855	2.04%	60.90%	18,103,480	65,380	0.36%	18,038,100	-1.71%	110.68%	
Rate Ann%chg	4.94%			Resid & Recreat w/o growth			7.78%			C & I w/o growth			6.17%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	21,861,120	11,071,220	32,932,340	787,995	2.39%	32,144,345	--	--
2011	19,470,950	11,188,595	30,659,545	800,545	2.61%	29,859,000	-9.33%	-9.33%
2012	19,237,595	11,966,050	31,203,645	873,407	2.80%	30,330,238	-1.07%	-7.90%
2013	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	0.06%	-5.20%
2014	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%	30.39%
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%	42.81%
2016	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	69.81%
2017	37,768,595	23,370,855	61,139,450	1,440,640	2.36%	59,698,810	4.65%	81.28%
2018	42,736,645	30,960,250	73,696,895	674,520	0.92%	73,022,375	19.44%	121.73%
2019	49,051,480	29,744,860	78,796,340	2,562,635	3.25%	76,233,705	3.44%	131.49%
2020	49,753,110	29,938,565	79,691,675	864,795	1.09%	78,826,880	0.04%	139.36%
Rate Ann%chg	8.57%	10.46%	9.24%	Ag Imprv+Site w/o growth			7.50%	

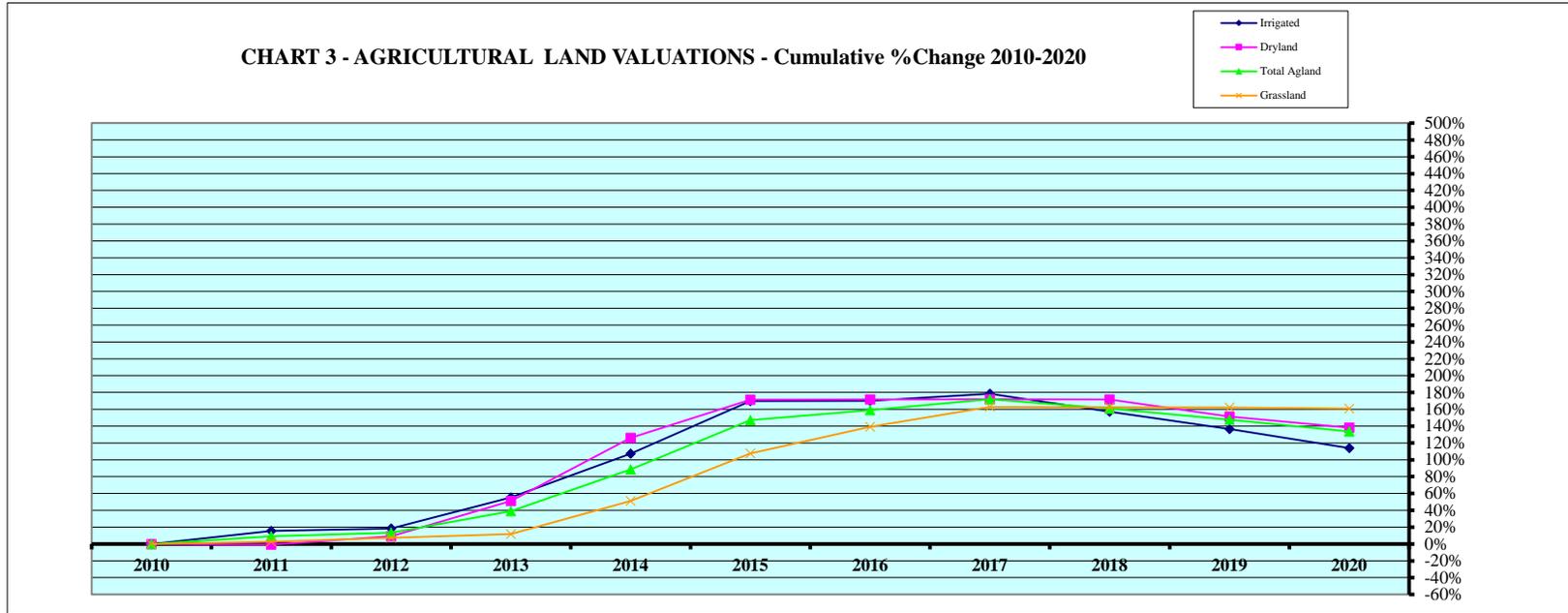
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 82
County SHERMAN

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	149,148,925	--	--	--	31,352,695	--	--	--	104,472,520	--	--	--
2011	172,429,535	23,280,610	15.61%	15.61%	31,141,655	-211,040	-0.67%	-0.67%	107,539,485	3,066,965	2.94%	2.94%
2012	176,741,140	4,311,605	2.50%	18.50%	34,232,035	3,090,380	9.92%	9.18%	112,166,855	4,627,370	4.30%	7.36%
2013	231,856,620	55,115,480	31.18%	55.45%	47,391,400	13,159,365	38.44%	51.16%	116,935,570	4,768,715	4.25%	11.93%
2014	309,054,770	77,198,150	33.30%	107.21%	70,825,240	23,433,840	49.45%	125.90%	157,923,125	40,987,555	35.05%	51.16%
2015	402,528,370	93,473,600	30.24%	169.88%	85,098,460	14,273,220	20.15%	171.42%	216,853,125	58,930,000	37.32%	107.57%
2016	402,857,470	329,100	0.08%	170.10%	85,187,575	89,115	0.10%	171.71%	249,823,945	32,970,820	15.20%	139.13%
2017	415,368,970	12,511,500	3.11%	178.49%	85,285,875	98,300	0.12%	172.02%	274,579,220	24,755,275	9.91%	162.82%
2018	383,674,915	-31,694,055	-7.63%	157.24%	85,190,520	-95,355	-0.11%	171.72%	274,259,450	-319,770	-0.12%	162.52%
2019	353,024,610	-30,650,305	-7.99%	136.69%	78,766,070	-6,424,450	-7.54%	151.23%	273,993,270	-266,180	-0.10%	162.26%
2020	319,012,075	-34,012,535	-9.63%	113.89%	74,687,085	-4,078,985	-5.18%	138.22%	272,545,525	-1,447,745	-0.53%	160.88%

Rate Ann.%chg: Irrigated **7.90%** Dryland **9.07%** Grassland **10.06%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	30,850	--	--	--	389,980	--	--	--	285,394,970	--	--	--
2011	30,850	0	0.00%	0.00%	396,545	6,565	1.68%	1.68%	311,538,070	26,143,100	9.16%	9.16%
2012	34,425	3,575	11.59%	11.59%	414,320	17,775	4.48%	6.24%	323,588,775	12,050,705	3.87%	13.38%
2013	34,425	0	0.00%	11.59%	433,065	18,745	4.52%	11.05%	396,651,080	73,062,305	22.58%	38.98%
2014	36,820	2,395	6.96%	19.35%	583,355	150,290	34.70%	49.59%	538,423,310	141,772,230	35.74%	88.66%
2015	66,600	29,780	80.88%	115.88%	732,275	148,920	25.53%	87.77%	705,278,830	166,855,520	30.99%	147.12%
2016	66,600	0	0.00%	115.88%	838,255	105,980	14.47%	114.95%	738,773,845	33,495,015	4.75%	158.86%
2017	65,500	-1,100	-1.65%	112.32%	920,980	82,725	9.87%	136.16%	776,220,545	37,446,700	5.07%	171.98%
2018	66,390	890	1.36%	115.20%	920,980	0	0.00%	136.16%	744,112,255	-32,108,290	-4.14%	160.73%
2019	66,390	0	0.00%	115.20%	920,980	0	0.00%	136.16%	706,771,320	-37,340,935	-5.02%	147.65%
2020	78,135	11,745	17.69%	153.27%	847,670	-73,310	-7.96%	117.36%	667,170,490	-39,600,830	-5.60%	133.77%

Cnty# **82**
County **SHERMAN**

Rate Ann.%chg: Total Agric Land **8.86%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	149,135,460	88,062	1,694			31,389,900	44,783	701			81,700,995	133,333	613		
2011	171,444,730	88,666	1,934	14.18%	14.18%	31,121,400	44,410	701	-0.02%	-0.02%	89,688,965	135,300	663	8.18%	9.46%
2012	175,683,975	89,588	1,961	1.42%	15.80%	34,420,640	44,714	770	9.85%	9.82%	89,574,800	130,628	686	3.44%	13.24%
2013	230,928,135	90,599	2,549	29.98%	50.51%	47,712,165	44,358	1,076	39.73%	53.45%	97,239,960	127,646	762	11.09%	25.80%
2014	309,057,025	91,152	3,391	33.02%	100.21%	71,175,290	43,953	1,619	50.55%	131.03%	128,539,130	127,483	1,008	32.36%	66.50%
2015	402,587,680	91,364	4,406	29.96%	160.19%	85,114,480	43,748	1,946	20.14%	177.57%	149,636,865	127,257	1,176	16.62%	94.17%
2016	402,607,600	91,372	4,406	0.00%	160.18%	85,141,850	43,747	1,946	0.04%	177.66%	164,929,515	127,713	1,291	9.83%	113.25%
2017	415,363,580	91,498	4,540	3.03%	168.06%	85,253,730	43,809	1,946	-0.01%	177.63%	174,353,050	127,360	1,369	6.01%	126.06%
2018	383,674,920	91,863	4,177	-8.00%	146.62%	85,229,535	43,797	1,946	0.00%	177.63%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	353,024,610	91,837	3,844	-7.96%	126.98%	78,766,075	44,020	1,789	-8.05%	155.28%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	318,955,940	91,866	3,472	-9.68%	105.01%	74,678,255	43,661	1,710	-4.41%	144.02%	272,486,215	203,483	1,339	3.87%	118.54%

Rate Annual %chg Average Value/Acre: 7.44% 9.33% 8.13%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	30,705	341	90			900	10	90			285,489,595	340,159	839		
2011	30,850	343	90	0.00%	0.00%	0	0			#VALUE!	310,842,515	339,815	915	8.99%	8.99%
2012	30,850	343	90	0.00%	0.00%	0	0			#VALUE!	322,898,575	339,852	950	3.87%	13.21%
2013	34,425	382	90	0.00%	0.01%	0	0			#VALUE!	322,898,575	339,894	1,165	22.66%	38.85%
2014	34,425	382	90	0.00%	0.01%	0	0			#VALUE!	538,611,800	339,878	1,585	35.98%	88.82%
2015	66,600	740	90	0.02%	0.03%	0	0			#VALUE!	705,325,570	340,012	2,074	30.90%	147.16%
2016	66,600	740	90	0.00%	0.03%	838,255	686	1,223		1258.67%	738,347,650	339,999	2,172	4.69%	158.75%
2017	66,600	740	90	0.00%	0.03%	920,980	686	1,343	9.87%	1392.75%	776,147,230	340,391	2,280	5.00%	171.68%
2018	65,500	728	90	0.00%	0.03%	920,980	686	1,343	0.00%	1392.75%	744,031,980	340,435	2,186	-4.15%	160.40%
2019	66,390	737	90	0.00%	0.02%	920,980	686	1,343	0.00%	1392.75%	706,771,100	340,528	2,076	-5.03%	147.30%
2020	77,395	860	90	0.00%	0.02%	852,655	686	1,244	-7.42%	1282.01%	667,050,460	340,555	1,959	-5.63%	133.38%

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SHERMAN

Rate Annual %chg Average Value/Acre: 8.84%

(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
3,152	SHERMAN	31,086,065	7,158,911	18,391,631	73,844,580	17,878,125	225,355	28,565,850	667,170,490	49,753,110	29,938,565	0	924,012,682
cnty sectorvalue % of total value:		3.36%	0.77%	1.99%	7.99%	1.93%	0.02%	3.09%	72.20%	5.38%	3.24%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
194	ASHTON	223,585	157,478	5,313	5,856,615	1,705,325	0	0	61,595	0	0	0	8,009,911
6.15%	%sector of county sector	0.72%	2.20%	0.03%	7.93%	9.54%			0.01%				0.87%
	%sector of municipality	2.79%	1.97%	0.07%	73.12%	21.29%			0.77%				100.00%
70	HAZARD	33,768	430,513	1,631,439	3,038,015	230,210	0	0	0	0	0	0	5,363,945
2.22%	%sector of county sector	0.11%	6.01%	8.87%	4.11%	1.29%							0.58%
	%sector of municipality	0.63%	8.03%	30.41%	56.64%	4.29%							100.00%
262	LITCHFIELD	1,650,602	681,288	1,290,088	6,404,440	2,471,510	0	0	0	0	0	0	12,497,928
8.31%	%sector of county sector	5.31%	9.52%	7.01%	8.67%	13.82%							1.35%
	%sector of municipality	13.21%	5.45%	10.32%	51.24%	19.78%							100.00%
1,029	LOUP CITY	1,171,468	926,701	157,199	32,173,530	10,069,710	225,355	0	0	0	0	0	44,723,963
32.65%	%sector of county sector	3.77%	12.94%	0.85%	43.57%	56.32%	100.00%	0.85%					4.84%
	%sector of municipality	2.62%	2.07%	0.35%	71.94%	22.52%	0.50%						100.00%
106	ROCKVILLE	86,373	113,120	5,896	1,827,285	521,565	0	0	0	0	0	0	2,554,239
3.36%	%sector of county sector	0.28%	1.58%	0.03%	2.47%	2.92%							0.28%
	%sector of municipality	3.38%	4.43%	0.23%	71.54%	20.42%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
1,661	Total Municipalities	3,165,796	2,309,100	3,089,935	49,299,885	14,998,320	225,355	0	61,595	0	0	0	73,149,986
52.70%	%all municip.sectors of cnty	10.18%	32.25%	16.80%	66.76%	83.89%	100.00%		0.01%				7.92%

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

CHART 5

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

Total Real Property Sum Lines 17, 25, & 30	Records : 3,829	Value : 879,662,015	Growth 3,446,460	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	205	658,905	16	281,200	18	236,170	239	1,176,275	
02. Res Improve Land	892	2,995,005	56	2,304,290	91	4,949,845	1,039	10,249,140	
03. Res Improvements	896	52,739,310	57	5,286,445	103	11,253,550	1,056	69,279,305	
04. Res Total	1,101	56,393,220	73	7,871,935	121	16,439,565	1,295	80,704,720	1,472,240
% of Res Total	85.02	69.88	5.64	9.75	9.34	20.37	33.82	9.17	42.72
05. Com UnImp Land	44	85,440	2	2,455	0	0	46	87,895	
06. Com Improve Land	153	676,045	6	95,135	5	93,970	164	865,150	
07. Com Improvements	159	16,008,880	6	774,335	7	1,894,630	172	18,677,845	
08. Com Total	203	16,770,365	8	871,925	7	1,988,600	218	19,630,890	372,370
% of Com Total	93.12	85.43	3.67	4.44	3.21	10.13	5.69	2.23	10.80
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	46,970	0	0	0	0	1	46,970	
11. Ind Improvements	1	170,690	0	0	0	0	1	170,690	
12. Ind Total	1	217,660	0	0	0	0	1	217,660	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.02	0.00
13. Rec UnImp Land	0	0	0	0	4	173,645	4	173,645	
14. Rec Improve Land	0	0	0	0	294	10,577,165	294	10,577,165	
15. Rec Improvements	0	0	0	0	295	19,304,345	295	19,304,345	
16. Rec Total	0	0	0	0	299	30,055,155	299	30,055,155	6,870
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.81	3.42	0.20
Res & Rec Total	1,101	56,393,220	73	7,871,935	420	46,494,720	1,594	110,759,875	1,479,110
% of Res & Rec Total	69.07	50.91	4.58	7.11	26.35	41.98	41.63	12.59	42.92
Com & Ind Total	204	16,988,025	8	871,925	7	1,988,600	219	19,848,550	372,370
% of Com & Ind Total	93.15	85.59	3.65	4.39	3.20	10.02	5.72	2.26	10.80
17. Taxable Total	1,305	73,381,245	81	8,743,860	427	48,483,320	1,813	130,608,425	1,851,480
% of Taxable Total	71.98	56.18	4.47	6.69	23.55	37.12	47.35	14.85	53.72

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	551,205	6,150,265	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	551,205	6,150,265
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	551,205	6,150,265

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	163	21	356	540

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	61,595	102	22,194,825	1,143	365,337,755	1,246	387,594,175
28. Ag-Improved Land	0	0	72	18,764,890	677	274,857,055	749	293,621,945
29. Ag Improvements	0	0	74	7,053,470	696	60,784,000	770	67,837,470

30. Ag Total				2,016	749,053,590
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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	1	1.00	14,500	
32. HomeSite Improv Land	0	0.00	0	48	48.65	710,500	
33. HomeSite Improvements	0	0.00	0	51	0.00	5,137,515	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.00	9,000	
36. FarmSite Improv Land	0	0.00	0	62	188.09	562,520	
37. FarmSite Improvements	0	0.00	0	70	0.00	1,915,955	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	110	322.32	0	
40. Other- Non Ag Use	0	0.00	0	1	7.64	3,020	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	21	21.00	304,500	22	22.00	319,000	
32. HomeSite Improv Land	387	401.09	5,808,000	435	449.74	6,518,500	
33. HomeSite Improvements	409	0.00	38,774,860	460	0.00	43,912,375	679,235
34. HomeSite Total				482	471.74	50,749,875	
35. FarmSite UnImp Land	55	102.54	225,120	58	105.54	234,120	
36. FarmSite Improv Land	581	2,083.50	6,208,250	643	2,271.59	6,770,770	
37. FarmSite Improvements	656	0.00	22,009,140	726	0.00	23,925,095	915,745
38. FarmSite Total				784	2,377.13	30,929,985	
39. Road & Ditches	1,427	4,978.34	0	1,537	5,300.66	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				1,266	8,159.21	81,683,685	1,594,980

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	435.25	943,825	2	435.25	943,825
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	10,839.02	11.78%	39,779,185	12.46%	3,670.00
46. 1A	12,579.25	13.68%	46,165,845	14.46%	3,670.00
47. 2A1	12,019.67	13.07%	42,549,695	13.33%	3,540.01
48. 2A	9,216.70	10.02%	32,627,135	10.22%	3,540.00
49. 3A1	2,134.01	2.32%	7,287,675	2.28%	3,415.01
50. 3A	647.03	0.70%	2,209,635	0.69%	3,415.04
51. 4A1	20,695.61	22.50%	69,123,340	21.65%	3,340.00
52. 4A	23,845.55	25.93%	79,579,745	24.92%	3,337.30
53. Total	91,976.84	100.00%	319,322,255	100.00%	3,471.77
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,565.59	17.28%	14,450,335	19.29%	1,910.01
56. 2D1	4,189.18	9.57%	7,582,440	10.12%	1,810.01
57. 2D	5,237.08	11.96%	9,479,095	12.66%	1,810.00
58. 3D1	773.13	1.77%	1,322,055	1.77%	1,710.00
59. 3D	481.76	1.10%	823,805	1.10%	1,709.99
60. 4D1	12,451.78	28.44%	20,109,825	26.85%	1,615.02
61. 4D	13,078.02	29.87%	21,125,685	28.21%	1,615.36
62. Total	43,776.54	100.00%	74,893,240	100.00%	1,710.81
Grass					
63. 1G1	18,435.45	9.07%	25,731,885	9.45%	1,395.78
64. 1G	1,478.27	0.73%	2,052,465	0.75%	1,388.42
65. 2G1	102,289.25	50.31%	137,644,480	50.56%	1,345.64
66. 2G	61,148.82	30.08%	82,514,390	30.31%	1,349.40
67. 3G1	19,536.47	9.61%	23,836,505	8.76%	1,220.10
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	422.58	0.21%	448,370	0.16%	1,061.03
71. Total	203,310.84	100.00%	272,228,095	100.00%	1,338.97
Irrigated Total					
	91,976.84	27.00%	319,322,255	47.85%	3,471.77
Dry Total					
	43,776.54	12.85%	74,893,240	11.22%	1,710.81
Grass Total					
	203,310.84	59.69%	272,228,095	40.79%	1,338.97
72. Waste	873.60	0.26%	78,645	0.01%	90.02
73. Other	685.52	0.20%	847,670	0.13%	1,236.54
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	340,623.34	100.00%	667,369,905	100.00%	1,959.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	16.65	61,105	6,153.17	21,592,285	85,807.02	297,668,865	91,976.84	319,322,255
77. Dry Land	0.00	0	3,219.90	5,576,950	40,556.64	69,316,290	43,776.54	74,893,240
78. Grass	0.35	490	9,147.38	12,358,290	194,163.11	259,869,315	203,310.84	272,228,095
79. Waste	0.00	0	122.94	11,065	750.66	67,580	873.60	78,645
80. Other	0.00	0	101.85	121,585	583.67	726,085	685.52	847,670
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	17.00	61,595	18,745.24	39,660,175	321,861.10	627,648,135	340,623.34	667,369,905

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	91,976.84	27.00%	319,322,255	47.85%	3,471.77
Dry Land	43,776.54	12.85%	74,893,240	11.22%	1,710.81
Grass	203,310.84	59.69%	272,228,095	40.79%	1,338.97
Waste	873.60	0.26%	78,645	0.01%	90.02
Other	685.52	0.20%	847,670	0.13%	1,236.54
Exempt	0.00	0.00%	0	0.00%	0.00
Total	340,623.34	100.00%	667,369,905	100.00%	1,959.26

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	1	21,360	2	141,480	2	162,840	0
83.2 Acreage	38	691,015	151	7,539,250	163	16,961,645	201	25,191,910	168,120
83.3 Ashton	46	140,545	123	318,565	123	5,995,685	169	6,454,795	62,465
83.4 Hazard	18	129,645	46	202,255	47	3,219,480	65	3,551,380	181,305
83.5 Litchfield	21	54,690	133	513,245	135	7,523,675	156	8,091,610	467,365
83.6 Loup City	91	264,290	517	1,715,910	518	33,771,605	609	35,751,805	445,800
83.7 Rockville	29	69,735	71	123,720	72	1,910,645	101	2,104,100	34,130
83.8 Sherman Lake	0	0	291	10,392,000	291	19,059,435	291	29,451,435	119,925
84 Residential Total	243	1,349,920	1,333	20,826,305	1,351	88,583,650	1,594	110,759,875	1,479,110

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Ashton	9	9,495	17	34,900	18	1,683,665	27	1,728,060	0
85.2	Hazard	4	5,890	5	23,860	6	244,190	10	273,940	0
85.3	Litchfield	16	30,540	28	96,860	31	2,814,915	47	2,942,315	212,690
85.4	Loup City	12	37,865	94	551,190	95	10,914,805	107	11,503,860	159,680
85.5	Rockville	3	1,650	10	16,205	10	521,995	13	539,850	0
85.6	Rural Comm	2	2,455	11	189,105	13	2,668,965	15	2,860,525	0
86	Commercial Total	46	87,895	165	912,120	173	18,848,535	219	19,848,550	372,370

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	18,121.47	9.10%	25,278,185	9.50%	1,394.93
88. 1G	1,478.27	0.74%	2,052,465	0.77%	1,388.42
89. 2G1	101,527.36	51.01%	136,554,970	51.32%	1,345.01
90. 2G	57,974.71	29.13%	77,975,420	29.30%	1,344.99
91. 3G1	19,507.17	9.80%	23,798,705	8.94%	1,220.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	422.58	0.21%	448,370	0.17%	1,061.03
95. Total	199,031.56	100.00%	266,108,115	100.00%	1,337.01
CRP					
96. 1C1	313.98	7.34%	453,700	7.41%	1,445.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	761.89	17.80%	1,089,510	17.80%	1,430.01
99. 2C	3,174.11	74.17%	4,538,970	74.17%	1,430.00
100. 3C1	29.30	0.68%	37,800	0.62%	1,290.10
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	4,279.28	100.00%	6,119,980	100.00%	1,430.14
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	199,031.56	97.90%	266,108,115	97.75%	1,337.01
CRP Total	4,279.28	2.10%	6,119,980	2.25%	1,430.14
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	203,310.84	100.00%	272,228,095	100.00%	1,338.97

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

82 Sherman

	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	73,844,580	80,704,720	6,860,140	9.29%	1,472,240	7.30%
02. Recreational	28,565,850	30,055,155	1,489,305	5.21%	6,870	5.19%
03. Ag-Homesite Land, Ag-Res Dwelling	49,753,110	50,749,875	996,765	2.00%	679,235	0.64%
04. Total Residential (sum lines 1-3)	152,163,540	161,509,750	9,346,210	6.14%	2,158,345	4.72%
05. Commercial	17,878,125	19,630,890	1,752,765	9.80%	372,370	7.72%
06. Industrial	225,355	217,660	-7,695	-3.41%	0	-3.41%
07. Total Commercial (sum lines 5-6)	18,103,480	19,848,550	1,745,070	9.64%	372,370	7.58%
08. Ag-Farmsite Land, Outbuildings	29,934,740	30,929,985	995,245	3.32%	915,745	0.27%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,825	3,825	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	29,938,565	30,933,810	995,245	3.32%	915,745	0.27%
12. Irrigated	319,012,075	319,322,255	310,180	0.10%		
13. Dryland	74,687,085	74,893,240	206,155	0.28%		
14. Grassland	272,545,525	272,228,095	-317,430	-0.12%		
15. Wasteland	78,135	78,645	510	0.65%		
16. Other Agland	847,670	847,670	0	0.00%		
17. Total Agricultural Land	667,170,490	667,369,905	199,415	0.03%		
18. Total Value of all Real Property (Locally Assessed)	867,376,075	879,662,015	12,285,940	1.42%	3,446,460	1.02%

2021 Assessment Survey for Sherman County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	The part-time employee is sometimes shared with the county treasurer office
6.	Assessor's requested budget for current fiscal year:
	\$157,357
7.	Adopted budget, or granted budget if different from above:
	\$157,357
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500 for the CAMA system and the GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$30,095.55

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Robin Hendricksen
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, the county contract with Robin Hendricksen for the appraisal of large commercial properties.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Sherman County

1.	Valuation data collection done by:												
	The county assessor and deputy assessor												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.	2	Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
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10	Sherman Lake - Trail # 12, residential/recreational homes on leased land												
15	Acreage - rural residential parcels												
AG	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Only the cost approach is used in estimating market value of the residential class.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Yes, depreciation tables are developed using local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	Residential lot values are determined through the square foot method.												
7.	How are rural residential site values developed?												
	The county determined costs to develop amenities in the county and added that value to site cost. Surrounding counties site values are also looked at.												
8.	Are there form 191 applications on file?												
	N/A												

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

Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.

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	2017	2017	2017	2016-2017
2	2017	2017	2017	2016
10	2017	2017	2017	2017
15	2017	2017	2017	2016-2020
AG	2017	2017	2017	2016-2020

2021 Commercial Assessment Survey for Sherman County

1.	Valuation data collection done by:				
	The county assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	Depreciation studies are developed using local market information.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	N/A				
6.	Describe the methodology used to determine the commercial lot values.				
	All lots are valued by the square foot or by the acre, based on sales and similar properties.				
7.	<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	2013	2007	2013	2017
	Plans are to update costing for 2020.				

2021 Agricultural Assessment Survey for Sherman County

1.	Valuation data collection done by:						
	The county assessor and deputy assessor.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No discernible differences have been determined for agricultural land.	2016					
3.	Describe the process used to determine and monitor market areas.						
	Annually sales are plotted, topography and geographic characteristics are reviewed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	No separate analysis has been done on intensive use.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	N/A						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	2 applications, one owner.						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						

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

2020
PLAN OF ASSESSMENT
FOR
SHERMAN COUNTY
By Sherie Kuszak
Sherman County Assessor

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2020 County Abstract, Sherman County consists of 3,814 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1293	34.00%	8.62%
Commercial	215	5.70%	1.99%
Industrial	1	.03%	.03%
Recreational	299	7.82 %	3.30%
Agricultural	2006	52.60%	86.07%
Special Value	-	---	---

Agricultural land - taxable acres 340,554.86 with a value of 667,050,460

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy Assessor and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County also has GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. GIS and Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1st. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

Level of Value, Quality, and Uniformity for Assessment Year 2020:

<u>Property Class</u>	<u>Median</u>
Residential	100.00
Commercial	100.00
Agricultural Land	74.00
Special Value Agland	N/A

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2020 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2021:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

We also will review and take new pictures of the Cabins and the Marina area.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos for all Commercial in the County.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new pictures will be in place for the Townships of Ashton, Loup City, Webster and Elm. We will enter all data from the reviews of the rural improvements and out buildings.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Property reviews will be done in office to correct errors in the working file from the conversion. All 13 township properties will be reviewed.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2022:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions

and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos will be in place for the acreages. We also will review and take new pictures of the Cabin and Marina area.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new pictures will be in place for the Townships of Rockville, Clay and Harrison. We will enter all data from the reviews of the rural improvements and out buildings

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2023:

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

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Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos of the Townships of Bristol, Hazard and Scott. We will enter all data from the reviews of the rural improvements and out buildings.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 673 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 196 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2020 finds 5 TIF's in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 6,846,945.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK
SHERMAN COUNTY ASSESSOR

Copy distribution: Submit the plan to County Board of Equalization.
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.

