

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2022 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BUFFALO COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Buffalo 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 Buffalo 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: Ethel Skinner, Buffalo County Assessor

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## Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. 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 generally accepted mass appraisal techniques 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 for 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 the assessment performance of the county assessor, the Division staff 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 values 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 PTA 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. This chart and the analyses of factors impacting the COD are considered 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:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 generally accepted mass appraisal techniques. 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 review done by Division staff, 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.

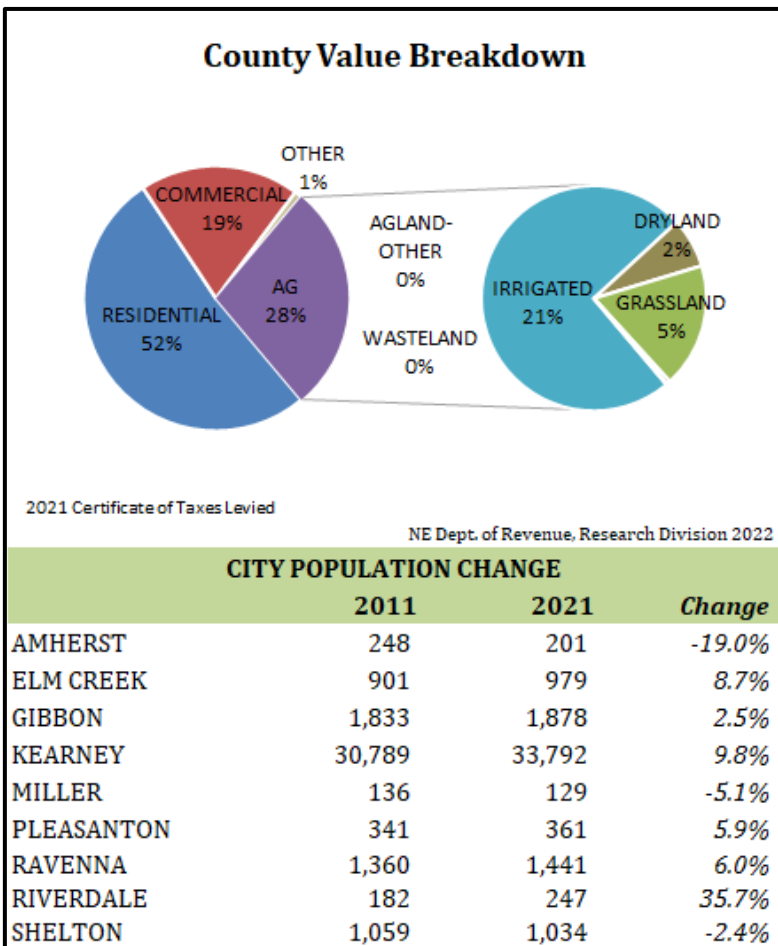
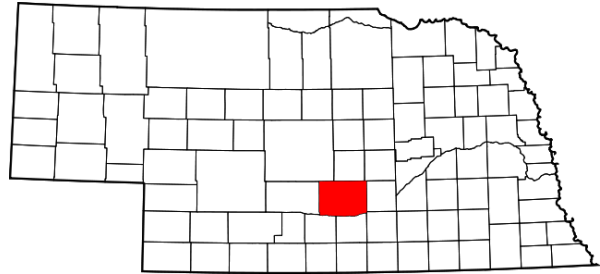
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



## County Overview

With a total area of 968 square miles, Buffalo County has 50,084 residents, per the Census Bureau Quick Facts for 2020, an 8% population increase over the 2010 U.S. Census. Reports indicate that 65% of county residents are homeowners and 77% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$180,714 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Buffalo County convene in and around the county seat of Kearney. According to the latest information available from the U.S. Census Bureau, there are 1,716 employer establishments with total employment of 22,962. A slight decrease from 2019. The largest employers in the county include a state university and a regional hospital.

The residential class makes up the majority of the valuation base within Buffalo County, followed by the agricultural class. The agricultural class is comprised mainly of irrigated land and grass land throughout the county. Buffalo County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD).

## **2022 Residential Correlation for Buffalo County**

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### ***Assessment Actions***

For the 2022 assessment year field assistants physically reviewed neighborhoods within the six Valuation Groups of Kearney. New costing, depreciation and lot adjustments were applied. Field assistants also reviewed portions of the rural areas. The first acre homesite was raised to \$22,000 and the Marshal Swift costing was updated to 2021.

All pick-up work was reviewed and placed on the assessment roll.

### ***Assessment Practice Review***

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

Sales verification and qualification processes are reviewed. The county assessor will attempt to verify terms of a transaction when questions exist. The usability rate for the residential class is similar when compared to similar sized counties. All arm's-length transactions are made available for measurement purposes.

Valuation groups were also examined to ensure that unique economic factors that affect market value are adequately stratified. There are currently 13 separate valuation groups in Buffalo County. Valuation Groups 1 through 6 are portions of the City of Kearney, divided by major infrastructure. Valuation Group 7 encompasses the smallest villages of Buffalo County. Valuation Group 8 is comprised of the rural and suburban parcels outside city boundaries. Valuation Groups 9 through 12 mirror the assessor locations of Elm Creek, Ravenna, Shelton, and Gibbon. Valuation Group 14 is comprised of the recreational parcels in the county, mainly along the river. Generally, the valuation groups adequately represent the residential market.

In previous years there was no schedule of review for the six-year inspection cycle. For the 2022 assessment cycle all properties have been reviewed and placed in rotation with corresponding geographical portions of the cycle.

Appraisal tables consisting of costing, depreciation and land tables were also reviewed. All the tables are frequently updated as the residential market in Buffalo County continues to be strong. The county assessor has also submitted a detailed valuation methodology.

### ***Description of Analysis***

Residential property in Buffalo County is stratified into 13 different valuation groups based on economic characteristics.

## 2022 Residential Correlation for Buffalo County

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Valuation Group	Description
1	Southeast Kearney
2	Southwest Kearney
3	Central Kearney, East of 25 <sup>th</sup> Street
4	Central Kearney, West of 25 <sup>th</sup> Street
5	Northeast Kearney
6	Northwest Kearney
7	Amherst, Miller, Odessa, Pleasanton, Riverdale
8	Rural
9	Elm Creek
10	Gibbon
11	Ravenna
12	Shelton
14	Recreational

The statistical sample is comprised of 1,591 sales. Review of the overall statistic show all three measures of central tendency are within the acceptable range and correlate very closely. Both qualitative measures are within the acceptable parameter recommended by IAAO.

All valuation groups except for Valuation Group 14 are represented in the sample and have medians within the acceptable range. Valuation groups that represent the smaller communities do show wider CODs and PRDs, however the residential market is not as stable as the City of Kearney.

The statistical sample and the 2022 County Abstract of Assessment Form 45 Compared with the 2021 Certified Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

### *Equalization and Quality of Assessment*

A review of all available information indicates values are uniform and the quality of assessment for the residential class of property complies with generally accepted mass appraisal techniques.

## 2022 Residential Correlation for Buffalo County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	151	92.10	94.70	92.88	16.35	101.96
2	222	93.14	94.09	93.19	12.38	100.97
3	311	94.38	95.32	94.14	12.10	101.25
4	184	93.26	93.74	93.35	13.04	100.42
5	177	94.55	94.90	94.24	08.91	100.70
6	158	93.14	94.20	93.03	09.27	101.26
7	27	92.60	89.83	88.68	16.35	101.30
8	169	93.81	96.00	93.61	14.36	102.55
9	38	96.79	104.19	96.67	21.63	107.78
10	51	92.93	98.46	94.28	16.60	104.43
11	55	92.66	95.15	88.67	20.29	107.31
12	48	96.19	100.79	94.45	20.17	106.71
____ALL____	1,591	93.83	95.20	93.53	13.25	101.79

### *Level of Value*

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

# 2022 Commercial Correlation for Buffalo County

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## *Assessment Actions*

For assessment year 2022, a portion of both valuation groups were inspected and reviewed. Updated Marshall-Swift costing was applied to all commercial properties in the county. In Valuation Group 1 adjustments for rent were made to warehouses. All pick-up work was placed on the assessment roll.

## *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 county's sales and verification processes are reviewed. All arm's-length transactions have been made available for measurement purposes. The usability rate for the commercial class is comparable to the statewide average.

The Valuation groups consist of two groups, Kearney, and all commercial parcels outside of the City of Kearney. The valuation groups appear to adequately identify economic influences that could affect market value.

The appraisal tables are current for costing, depreciation, and land. For 2021 new income data was collected and the majority of occupancy codes were valued utilizing the income approach. The county assessor has also submitted a valuation methodology.

All commercial properties have been inspected and reviewed and the six-year plan is current. The county has a detailed plan going forward to keep the commercial class in compliance with the six-year inspection cycle.

## *Description of Analysis*

Buffalo County is divided into two valuation groups. The majority of the sales occur in Valuation Group 1.

<b>Valuation Group</b>	<b>Description</b>
1	Kearney
2	The remainder of the county

The commercial profile is made up of 138 sales over a three-year study period. Most of the sales fall in Valuation Group 1, which is Kearney. The overall statistics show both the median and mean measures of central tendency are within the acceptable range, while the weighted mean is slightly below. This can be attributed to two high dollar sales. Hypothetically removing these sales, the weighted mean falls into the range. The qualitative statistics are within the parameters.

## 2022 Commercial Correlation for Buffalo County

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When the valuation groups are broken down the median and mean are both within the range while the weighted mean is slightly below. Analysis of the occupancy codes that have double digit sales all have medians within the range.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicate similar changes. Changes to the population and sample reflect the stated assessment actions.

### *Equalization and Quality of Assessment*

Both valuation groups are within the acceptable range. The assessment practices of the county assessor and evaluation of the general movement of assessed values relative to the market indicate that the values are uniform. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	110	97.00	95.17	91.24	09.11	104.31
2	28	92.89	92.44	91.37	22.84	101.17
____ALL____	138	96.54	94.62	91.25	11.86	103.69

### *Level of Value*

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

# 2022 Agricultural Correlation for Buffalo County

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## *Assessment Actions*

The townships of Grant, Logan, Elm Creek and Odessa were physically reviewed and inspected for 2022.

For agricultural land values a market study was conducted. As a result, the irrigated land and dryland values decreased approximately 1%, and grassland decreased approximately 2%.

The first acre home site value was raised.

All pick-up work was completed and placed on the assessment roll.

## *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 county's sales and verification processes are reviewed. All arm's-length transactions have been made available for measurement purposes. The usability rate is lower than is typical; however, this can be explained as the county has special value regions. Sales within the special value areas are typically influenced by factors other than agricultural use and are not used for measurement of agricultural land. This accounts for the lower usability to the agricultural class.

Market areas were also analyzed to ensure that topographical differences that would affect market value were identified in the current structure. The uninfluenced market area is Market Area 1 which consists of the northern part of the county. Market Area 2 surrounds the City of Kearney and is influenced by residential and commercial development. Market Area 6 is along the Platte River and sales here are influenced by recreational factors. Market Area 1 is used to arrive at uninfluenced values for both Market Area 2 and 6.

The appraisal tables for the agricultural improvements and outbuildings are dated within the last six years. The county assessor complies with the six-year inspection and review requirements.

Intensive use is identified within the county for feedlots and vineyards. These properties were reviewed and studied for the 2022 assessment year.

## *Description of Analysis*

The overall statistical sample of sales shows all three measures of central tendency are within the acceptable range. Both qualitative measures are also within the range. When looking at the 80% Majority Land Use (MLU), the irrigated subclass has a sufficient number of sales with a median within the range. Both the dryland and grassland samples are insufficient for measurement. However, analysis of the agricultural values by subclass set by the Buffalo County Assessor compared to surrounding counties values indicate equalization across county lines.

## 2022 Agricultural Correlation for Buffalo County

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### *Equalization and Quality of Assessment*

The Property Assessment Division's (Division's) review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties, and assessment practices indicate that Buffalo County has achieved equalization. The quality of assessment in the agricultural land class of property in Buffalo County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	20	74.37	73.26	70.95	16.51	103.26
1	20	74.37	73.26	70.95	16.51	103.26
<u>    Dry    </u>						
County	3	67.10	67.74	67.52	02.15	100.33
1	3	67.10	67.74	67.52	02.15	100.33
<u>    Grass    </u>						
County	8	69.22	69.79	70.67	11.17	98.75
1	8	69.22	69.79	70.67	11.17	98.75
<u>    ALL    </u>						
	47	70.94	74.57	72.34	16.32	103.08

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Buffalo County is 71%.

### *Special Valuation*

A review of agricultural land values in Buffalo County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.



## 2022 Opinions of the Property Tax Administrator for Buffalo County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Buffalo County

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### Residential Real Property - Current

Number of Sales	1591	Median	93.83
Total Sales Price	\$371,237,726	Mean	95.20
Total Adj. Sales Price	\$371,237,726	Wgt. Mean	93.53
Total Assessed Value	\$347,202,960	Average Assessed Value of the Base	\$185,614
Avg. Adj. Sales Price	\$233,336	Avg. Assessed Value	\$218,229

### Confidence Interval - Current

95% Median C.I	93.12 to 94.69
95% Wgt. Mean C.I	92.80 to 94.25
95% Mean C.I	94.33 to 96.07
% of Value of the Class of all Real Property Value in the County	50.22
% of Records Sold in the Study Period	9.79
% of Value Sold in the Study Period	11.52

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	1,417	94	94.43
2020	1,405	96	96.20
2019	1,366	96	95.76
2018	1,320	96	95.83

## 2022 Commission Summary for Buffalo County

### Commercial Real Property - Current

Number of Sales	138	Median	96.54
Total Sales Price	\$67,850,799	Mean	94.62
Total Adj. Sales Price	\$67,850,799	Wgt. Mean	91.25
Total Assessed Value	\$61,915,565	Average Assessed Value of the Base	\$510,336
Avg. Adj. Sales Price	\$491,672	Avg. Assessed Value	\$448,664

### Confidence Interval - Current

95% Median C.I	95.08 to 98.31
95% Wgt. Mean C.I	85.84 to 96.66
95% Mean C.I	91.67 to 97.57
% of Value of the Class of all Real Property Value in the County	19.16
% of Records Sold in the Study Period	6.12
% of Value Sold in the Study Period	5.38

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	113	98	98.41
2020	103	93	93.00
2019	77	95	95.21
2018	99	95	94.83

**10 Buffalo**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 1,591  
 Total Sales Price : 371,237,726  
 Total Adj. Sales Price : 371,237,726  
 Total Assessed Value : 347,202,960  
 Avg. Adj. Sales Price : 233,336  
 Avg. Assessed Value : 218,229

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 13.25  
 PRD : 101.79

COV : 18.50  
 STD : 17.61  
 Avg. Abs. Dev : 12.43  
 MAX Sales Ratio : 266.01  
 MIN Sales Ratio : 52.76

95% Median C.I. : 93.12 to 94.69  
 95% Wgt. Mean C.I. : 92.80 to 94.25  
 95% Mean C.I. : 94.33 to 96.07

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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-19 To 31-DEC-19	168	101.34	103.05	101.54	10.20	101.49	59.08	196.74	98.91 to 103.07	216,365	219,690	
01-JAN-20 To 31-MAR-20	132	98.12	101.69	100.66	10.91	101.02	65.45	187.83	95.78 to 102.21	216,189	217,610	
01-APR-20 To 30-JUN-20	221	97.65	101.26	98.20	12.51	103.12	70.42	266.01	96.00 to 99.70	214,673	210,814	
01-JUL-20 To 30-SEP-20	223	94.47	95.42	94.50	12.16	100.97	54.29	163.50	92.29 to 96.52	219,468	207,405	
01-OCT-20 To 31-DEC-20	225	96.00	98.58	97.03	12.39	101.60	55.48	166.22	93.91 to 97.61	225,091	218,399	
01-JAN-21 To 31-MAR-21	155	93.05	93.54	92.83	12.38	100.76	61.96	199.16	90.29 to 95.79	250,932	232,949	
01-APR-21 To 30-JUN-21	239	86.53	89.10	88.73	13.08	100.42	55.98	148.92	84.77 to 89.30	249,400	221,288	
01-JUL-21 To 30-SEP-21	228	82.22	83.75	83.19	12.62	100.67	52.76	199.43	80.33 to 83.71	266,758	221,906	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	744	97.69	99.99	98.27	11.81	101.75	54.29	266.01	96.68 to 98.76	216,761	213,002	
01-OCT-20 To 30-SEP-21	847	89.61	90.99	89.89	13.63	101.22	52.76	199.43	88.23 to 90.69	247,895	222,821	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	801	96.42	98.95	97.23	12.19	101.77	54.29	266.01	95.65 to 97.32	219,184	213,116	
<u>ALL</u>	1,591	93.83	95.20	93.53	13.25	101.79	52.76	266.01	93.12 to 94.69	233,336	218,229	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	151	92.10	94.70	92.88	16.35	101.96	55.98	166.22	87.49 to 96.03	173,525	161,171	
2	222	93.14	94.09	93.19	12.38	100.97	54.30	163.50	91.05 to 95.63	206,351	192,296	
3	311	94.38	95.32	94.14	12.10	101.25	58.40	161.35	93.35 to 96.30	201,869	190,033	
4	184	93.26	93.74	93.35	13.04	100.42	59.70	148.92	90.72 to 96.42	239,762	223,819	
5	177	94.55	94.90	94.24	08.91	100.70	64.30	127.25	92.61 to 97.12	329,467	310,494	
6	158	93.14	94.20	93.03	09.27	101.26	59.59	152.50	91.98 to 94.98	316,829	294,750	
7	27	92.60	89.83	88.68	16.35	101.30	55.48	147.27	74.26 to 101.24	151,843	134,647	
8	169	93.81	96.00	93.61	14.36	102.55	61.96	166.76	90.25 to 96.53	314,671	294,555	
9	38	96.79	104.19	96.67	21.63	107.78	62.03	266.01	91.91 to 110.48	152,655	147,569	
10	51	92.93	98.46	94.28	16.60	104.43	58.50	199.43	88.62 to 100.83	163,549	154,190	
11	55	92.66	95.15	88.67	20.29	107.31	52.76	187.83	83.26 to 103.56	112,698	99,934	
12	48	96.19	100.79	94.45	20.17	106.71	54.29	199.16	91.21 to 105.83	131,954	124,636	
<u>ALL</u>	1,591	93.83	95.20	93.53	13.25	101.79	52.76	266.01	93.12 to 94.69	233,336	218,229	

**10 Buffalo**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 1,591  
 Total Sales Price : 371,237,726  
 Total Adj. Sales Price : 371,237,726  
 Total Assessed Value : 347,202,960  
 Avg. Adj. Sales Price : 233,336  
 Avg. Assessed Value : 218,229

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 13.25  
 PRD : 101.79

COV : 18.50  
 STD : 17.61  
 Avg. Abs. Dev : 12.43  
 MAX Sales Ratio : 266.01  
 MIN Sales Ratio : 52.76

95% Median C.I. : 93.12 to 94.69  
 95% Wgt. Mean C.I. : 92.80 to 94.25  
 95% Mean C.I. : 94.33 to 96.07

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,591	93.83	95.20	93.53	13.25	101.79	52.76	266.01	93.12 to 94.69	233,336	218,229
06											
07											
<u>ALL</u>	1,591	93.83	95.20	93.53	13.25	101.79	52.76	266.01	93.12 to 94.69	233,336	218,229

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	166.76	166.76	166.76	00.00	100.00	166.76	166.76	N/A	12,500	20,845
Less Than 30,000	8	128.58	139.66	135.79	27.03	102.85	100.73	196.74	100.73 to 196.74	19,688	26,733
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,591	93.83	95.20	93.53	13.25	101.79	52.76	266.01	93.12 to 94.69	233,336	218,229
Greater Than 14,999	1,590	93.82	95.16	93.52	13.21	101.75	52.76	266.01	93.12 to 94.69	233,475	218,354
Greater Than 29,999	1,583	93.80	94.98	93.51	13.07	101.57	52.76	266.01	93.10 to 94.67	234,416	219,197
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	166.76	166.76	166.76	00.00	100.00	166.76	166.76	N/A	12,500	20,845
15,000 TO 29,999	7	110.82	135.79	133.12	28.63	102.01	100.73	196.74	100.73 to 196.74	20,714	27,574
30,000 TO 59,999	30	123.76	122.54	121.04	27.17	101.24	52.76	266.01	105.97 to 141.94	47,021	56,916
60,000 TO 99,999	74	106.43	111.26	111.20	18.73	100.05	56.47	199.43	101.38 to 115.40	79,345	88,230
100,000 TO 149,999	212	97.36	98.63	98.20	15.73	100.44	54.30	163.50	94.67 to 100.83	130,172	127,824
150,000 TO 249,999	669	92.81	92.42	92.39	11.84	100.03	54.29	138.19	91.48 to 93.83	196,427	181,484
250,000 TO 499,999	560	92.91	93.22	93.01	10.02	100.23	59.59	152.50	92.21 to 94.00	323,100	300,503
500,000 TO 999,999	37	90.22	92.28	92.45	14.50	99.82	63.82	119.60	84.95 to 99.46	606,904	561,081
1,000,000 +	1	85.67	85.67	85.67	00.00	100.00	85.67	85.67	N/A	1,400,000	1,199,380
<u>ALL</u>	1,591	93.83	95.20	93.53	13.25	101.79	52.76	266.01	93.12 to 94.69	233,336	218,229

**10 Buffalo**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 138  
 Total Sales Price : 67,850,799  
 Total Adj. Sales Price : 67,850,799  
 Total Assessed Value : 61,915,565  
 Avg. Adj. Sales Price : 491,672  
 Avg. Assessed Value : 448,664

MEDIAN : 97  
 WGT. MEAN : 91  
 MEAN : 95  
 COD : 11.86  
 PRD : 103.69

COV : 18.71  
 STD : 17.70  
 Avg. Abs. Dev : 11.45  
 MAX Sales Ratio : 164.06  
 MIN Sales Ratio : 45.43

95% Median C.I. : 95.08 to 98.31  
 95% Wgt. Mean C.I. : 85.84 to 96.66  
 95% Mean C.I. : 91.67 to 97.57

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	10	100.87	110.71	116.50	14.91	95.03	80.44	164.06	98.31 to 147.33	245,387	285,867	
01-JAN-19 To 31-MAR-19	8	97.03	95.36	96.65	05.02	98.67	84.69	106.40	84.69 to 106.40	464,475	448,937	
01-APR-19 To 30-JUN-19	13	95.08	89.71	93.03	12.79	96.43	45.43	112.98	75.23 to 101.39	488,731	454,660	
01-JUL-19 To 30-SEP-19	13	101.30	104.20	101.47	10.22	102.69	73.89	152.58	95.49 to 109.70	306,990	311,517	
01-OCT-19 To 31-DEC-19	7	99.88	102.80	99.72	06.72	103.09	94.91	123.15	94.91 to 123.15	597,643	595,996	
01-JAN-20 To 31-MAR-20	15	98.64	97.37	97.45	06.11	99.92	64.36	121.60	95.37 to 100.92	381,239	371,517	
01-APR-20 To 30-JUN-20	8	98.80	100.12	98.76	08.01	101.38	77.11	132.42	77.11 to 132.42	303,101	299,335	
01-JUL-20 To 30-SEP-20	12	99.87	106.05	102.01	10.56	103.96	91.53	142.51	95.44 to 112.12	286,742	292,502	
01-OCT-20 To 31-DEC-20	14	78.85	78.02	71.95	20.33	108.44	46.74	100.57	55.97 to 97.68	904,450	650,755	
01-JAN-21 To 31-MAR-21	14	93.47	87.69	94.52	12.83	92.77	59.88	107.17	69.36 to 99.91	700,068	661,735	
01-APR-21 To 30-JUN-21	9	86.62	85.50	86.93	10.56	98.35	62.70	102.69	74.04 to 96.54	406,071	352,999	
01-JUL-21 To 30-SEP-21	15	85.81	88.20	87.86	07.48	100.39	71.93	99.78	83.44 to 94.63	630,073	553,588	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	44	99.22	99.79	99.37	11.82	100.42	45.43	164.06	95.49 to 101.30	375,319	372,965	
01-OCT-19 To 30-SEP-20	42	98.66	101.28	99.25	07.93	102.05	64.36	142.51	96.77 to 100.41	375,424	372,605	
01-OCT-20 To 30-SEP-21	52	86.22	84.85	83.94	13.40	101.08	46.74	107.17	83.37 to 94.10	684,019	574,148	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	41	98.35	97.64	97.15	10.08	100.50	45.43	152.58	95.09 to 101.19	444,967	432,287	
01-JAN-20 To 31-DEC-20	49	97.64	94.42	84.91	11.91	111.20	46.74	142.51	95.63 to 99.18	494,828	420,164	
<u>ALL</u>	138	96.54	94.62	91.25	11.86	103.69	45.43	164.06	95.08 to 98.31	491,672	448,664	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	110	97.00	95.17	91.24	09.11	104.31	51.59	164.06	95.44 to 98.34	574,433	524,134	
2	28	92.89	92.44	91.37	22.84	101.17	45.43	147.33	73.89 to 103.17	166,543	152,171	
<u>ALL</u>	138	96.54	94.62	91.25	11.86	103.69	45.43	164.06	95.08 to 98.31	491,672	448,664	

**10 Buffalo**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 138  
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 WGT. MEAN : 91  
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 COD : 11.86  
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COV : 18.71  
 STD : 17.70  
 Avg. Abs. Dev : 11.45  
 MAX Sales Ratio : 164.06  
 MIN Sales Ratio : 45.43

95% Median C.I. : 95.08 to 98.31  
 95% Wgt. Mean C.I. : 85.84 to 96.66  
 95% Mean C.I. : 91.67 to 97.57

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	26	97.98	96.13	96.74	06.55	99.37	69.36	123.15	95.08 to 100.41	323,016	312,471
03	111	96.29	94.17	90.36	13.10	104.22	45.43	164.06	93.47 to 97.91	531,103	479,879
04	1	104.96	104.96	104.96	00.00	100.00	104.96	104.96	N/A	500,000	524,780
<u>ALL</u>	138	96.54	94.62	91.25	11.86	103.69	45.43	164.06	95.08 to 98.31	491,672	448,664

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	83.42	83.42	81.12	13.77	102.84	71.93	94.90	N/A	6,250	5,070
Less Than 30,000	5	123.00	114.10	126.59	18.51	90.13	71.93	147.33	N/A	14,600	18,482
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	138	96.54	94.62	91.25	11.86	103.69	45.43	164.06	95.08 to 98.31	491,672	448,664
Greater Than 14,999	136	96.66	94.78	91.25	11.81	103.87	45.43	164.06	95.19 to 98.31	498,811	455,187
Greater Than 29,999	133	96.54	93.88	91.21	11.21	102.93	45.43	164.06	95.08 to 98.05	509,608	464,836
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	83.42	83.42	81.12	13.77	102.84	71.93	94.90	N/A	6,250	5,070
15,000 TO 29,999	3	133.35	134.56	135.98	06.08	98.96	123.00	147.33	N/A	20,167	27,423
30,000 TO 59,999	4	90.22	92.10	95.07	28.42	96.88	45.43	142.51	N/A	39,975	38,003
60,000 TO 99,999	8	96.94	89.62	91.05	09.41	98.43	46.74	100.62	46.74 to 100.62	80,898	73,659
100,000 TO 149,999	11	100.26	95.92	95.85	10.92	100.07	55.97	123.15	72.38 to 106.62	121,745	116,687
150,000 TO 249,999	33	97.04	94.24	94.86	09.09	99.35	68.96	121.60	92.16 to 100.21	193,246	183,306
250,000 TO 499,999	38	95.63	94.02	93.99	12.26	100.03	59.88	152.58	92.84 to 99.91	347,634	326,738
500,000 TO 999,999	25	95.89	96.33	96.33	10.38	100.00	63.98	164.06	91.84 to 99.38	655,720	631,650
1,000,000 TO 1,999,999	7	97.09	94.54	95.06	04.57	99.45	85.28	100.41	85.28 to 100.41	1,459,650	1,387,604
2,000,000 TO 4,999,999	7	89.72	84.75	81.45	15.82	104.05	51.59	105.50	51.59 to 105.50	2,776,256	2,261,244
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	138	96.54	94.62	91.25	11.86	103.69	45.43	164.06	95.08 to 98.31	491,672	448,664



**10 Buffalo**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 138  
Total Sales Price : 67,850,799  
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Avg. Assessed Value : 448,664

MEDIAN : 97  
WGT. MEAN : 91  
MEAN : 95  
COD : 11.86  
PRD : 103.69

COV : 18.71  
STD : 17.70  
Avg. Abs. Dev : 11.45  
MAX Sales Ratio : 164.06  
MIN Sales Ratio : 45.43

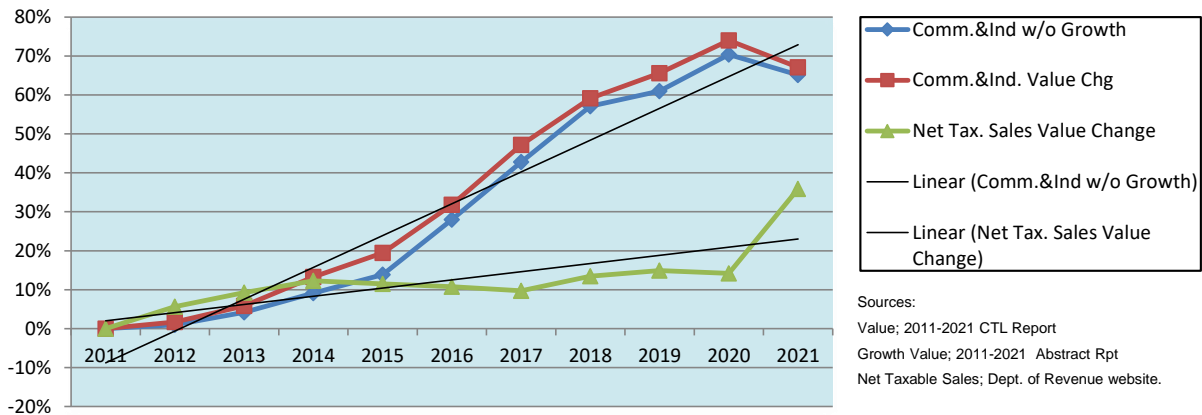
95% Median C.I. : 95.08 to 98.31  
95% Wgt. Mean C.I. : 85.84 to 96.66  
95% Mean C.I. : 91.67 to 97.57

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	99.75	99.75	99.75	00.00	100.00	99.75	99.75	N/A	210,000	209,465
302	1	89.72	89.72	89.72	00.00	100.00	89.72	89.72	N/A	3,020,000	2,709,655
304	5	89.15	95.37	91.80	10.29	103.89	85.12	121.60	N/A	564,510	518,219
319	1	97.89	97.89	97.89	00.00	100.00	97.89	97.89	N/A	2,600,000	2,545,200
326	3	101.19	99.80	100.24	04.58	99.56	92.16	106.04	N/A	197,333	197,817
340	1	142.51	142.51	142.51	00.00	100.00	142.51	142.51	N/A	40,000	57,005
341	4	100.06	97.67	96.35	02.76	101.37	89.92	100.64	N/A	425,375	409,860
343	5	99.78	107.58	104.57	23.24	102.88	63.98	164.06	N/A	885,140	925,621
344	19	97.04	98.67	95.12	10.03	103.73	74.32	152.58	91.84 to 99.38	505,458	480,767
350	5	91.53	88.86	89.42	03.92	99.37	77.11	92.96	N/A	438,380	391,993
352	28	98.49	97.01	97.41	06.79	99.59	69.36	123.15	95.09 to 101.08	318,515	310,281
353	10	97.59	98.89	100.44	06.44	98.46	81.37	112.12	94.63 to 111.89	367,820	369,455
384	2	82.75	82.75	78.71	16.66	105.13	68.96	96.54	N/A	116,000	91,305
386	3	94.88	95.14	88.20	07.98	107.87	83.91	106.62	N/A	351,667	310,162
391	1	62.70	62.70	62.70	00.00	100.00	62.70	62.70	N/A	325,000	203,785
403	1	92.82	92.82	92.82	00.00	100.00	92.82	92.82	N/A	145,800	135,325
406	17	93.33	89.85	93.62	14.22	95.97	55.97	132.42	73.89 to 100.92	282,067	264,065
407	1	95.89	95.89	95.89	00.00	100.00	95.89	95.89	N/A	700,000	671,215
410	1	98.05	98.05	98.05	00.00	100.00	98.05	98.05	N/A	2,000,000	1,960,965
412	3	68.93	72.19	62.75	21.50	115.04	51.59	96.06	N/A	2,653,333	1,665,037
435	1	93.47	93.47	93.47	00.00	100.00	93.47	93.47	N/A	525,000	490,710
442	8	100.09	90.76	93.52	18.96	97.05	46.74	123.00	46.74 to 123.00	143,813	134,491
444	3	83.44	86.78	85.07	07.55	102.01	79.00	97.91	N/A	638,333	543,025
494	1	104.96	104.96	104.96	00.00	100.00	104.96	104.96	N/A	500,000	524,780
528	8	99.53	92.24	97.70	21.11	94.41	45.43	147.33	45.43 to 147.33	511,063	499,326
531	1	81.60	81.60	81.60	00.00	100.00	81.60	81.60	N/A	2,016,895	1,645,865
554	2	98.76	98.76	98.93	02.25	99.83	96.54	100.98	N/A	167,500	165,700
999	2	75.92	75.92	67.41	15.23	112.62	64.36	87.48	N/A	151,500	102,128
<u>ALL</u>	<u>138</u>	<u>96.54</u>	<u>94.62</u>	<u>91.25</u>	<u>11.86</u>	<u>103.69</u>	<u>45.43</u>	<u>164.06</u>	<u>95.08 to 98.31</u>	<u>491,672</u>	<u>448,664</u>

### 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
2011	\$ 667,345,105	\$ 6,525,115	0.98%	\$ 660,819,990		\$ 685,032,185	
2012	\$ 678,656,865	\$ 4,670,020	0.69%	\$ 673,986,845	1.00%	\$ 723,615,697	5.63%
2013	\$ 706,453,840	\$ 11,017,840	1.56%	\$ 695,436,000	2.47%	\$ 748,643,266	3.46%
2014	\$ 755,906,285	\$ 27,822,630	3.68%	\$ 728,083,655	3.06%	\$ 769,045,735	2.73%
2015	\$ 797,240,490	\$ 37,384,788	4.69%	\$ 759,855,702	0.52%	\$ 763,593,549	-0.71%
2016	\$ 879,690,070	\$ 25,379,370	2.89%	\$ 854,310,700	7.16%	\$ 758,861,909	-0.62%
2017	\$ 982,177,540	\$ 29,264,097	2.98%	\$ 952,913,443	8.32%	\$ 751,682,264	-0.95%
2018	\$ 1,062,142,600	\$ 13,664,555	1.29%	\$ 1,048,478,045	6.75%	\$ 777,406,049	3.42%
2019	\$ 1,104,906,075	\$ 30,330,080	2.75%	\$ 1,074,575,995	1.17%	\$ 787,153,711	1.25%
2020	\$ 1,161,310,145	\$ 24,250,765	2.09%	\$ 1,137,059,380	2.91%	\$ 782,015,377	-0.65%
2021	\$ 1,115,057,091	\$ 13,052,130	1.17%	\$ 1,102,004,961	-5.11%	\$ 930,880,406	19.04%
<b>Ann %chg</b>	<b>5.27%</b>			<b>Average</b>	<b>2.83%</b>	3.11%	<b>3.26%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	1.00%	1.70%	5.63%
2013	4.21%	5.86%	9.29%
2014	9.10%	13.27%	12.26%
2015	13.86%	19.46%	11.47%
2016	28.02%	31.82%	10.78%
2017	42.79%	47.18%	9.73%
2018	57.11%	59.16%	13.48%
2019	61.02%	65.57%	14.91%
2020	70.39%	74.02%	14.16%
2021	65.13%	67.09%	35.89%

County Number	10
County Name	Buffalo

**10 Buffalo**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 47  
Total Sales Price : 32,082,155  
Total Adj. Sales Price : 32,082,155  
Total Assessed Value : 23,208,960  
Avg. Adj. Sales Price : 682,599  
Avg. Assessed Value : 493,808

MEDIAN : 71  
WGT. MEAN : 72  
MEAN : 75  
COD : 16.32  
PRD : 103.08

COV : 20.42  
STD : 15.23  
Avg. Abs. Dev : 11.58  
MAX Sales Ratio : 122.39  
MIN Sales Ratio : 53.72

95% Median C.I. : 66.88 to 75.38  
95% Wgt. Mean C.I. : 67.94 to 76.74  
95% Mean C.I. : 70.22 to 78.92

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	5	59.48	64.75	62.22	12.00	104.07	56.75	79.06	N/A	1,000,862	622,691
01-APR-19 To 30-JUN-19	4	80.42	87.81	83.54	20.62	105.11	67.99	122.39	N/A	363,750	303,871
01-JUL-19 To 30-SEP-19	3	65.91	69.04	68.68	05.83	100.52	64.84	76.37	N/A	503,333	345,668
01-OCT-19 To 31-DEC-19	7	74.04	74.17	69.37	10.52	106.92	57.97	87.95	57.97 to 87.95	595,983	413,407
01-JAN-20 To 31-MAR-20	6	74.37	73.43	78.01	15.93	94.13	53.72	92.42	53.72 to 92.42	855,339	667,216
01-APR-20 To 30-JUN-20	5	89.15	78.79	79.90	17.53	98.61	56.35	97.23	N/A	765,648	611,727
01-JUL-20 To 30-SEP-20	1	64.88	64.88	64.88	00.00	100.00	64.88	64.88	N/A	709,700	460,425
01-OCT-20 To 31-DEC-20	3	91.21	89.16	85.13	15.62	104.73	66.76	109.51	N/A	394,000	335,403
01-JAN-21 To 31-MAR-21	9	68.23	69.52	69.38	09.83	100.20	56.39	93.20	61.80 to 73.93	724,766	502,844
01-APR-21 To 30-JUN-21	2	70.36	70.36	69.29	07.13	101.54	65.34	75.38	N/A	988,248	684,713
01-JUL-21 To 30-SEP-21	2	85.21	85.21	89.14	17.59	95.59	70.22	100.19	N/A	294,800	262,790
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	12	69.47	73.51	67.33	16.45	109.18	56.75	122.39	59.48 to 79.06	664,109	447,162
01-OCT-19 To 30-SEP-20	19	74.04	74.66	75.25	16.21	99.22	53.72	97.23	57.97 to 88.72	728,519	548,221
01-OCT-20 To 30-SEP-21	16	69.73	75.27	72.31	15.07	104.09	56.39	109.51	65.34 to 91.21	641,937	464,176
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	19	70.94	73.75	68.03	14.45	108.41	56.75	122.39	64.84 to 79.06	639,010	434,726
01-JAN-20 To 31-DEC-20	15	74.69	77.79	78.59	20.78	98.98	53.72	109.51	56.97 to 92.42	723,465	568,571
<u>ALL</u>	47	70.94	74.57	72.34	16.32	103.08	53.72	122.39	66.88 to 75.38	682,599	493,808

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	47	70.94	74.57	72.34	16.32	103.08	53.72	122.39	66.88 to 75.38	682,599	493,808
<u>ALL</u>	47	70.94	74.57	72.34	16.32	103.08	53.72	122.39	66.88 to 75.38	682,599	493,808

**10 Buffalo**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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 WGT. MEAN : 72  
 MEAN : 75  
 COD : 16.32  
 PRD : 103.08

COV : 20.42  
 STD : 15.23  
 Avg. Abs. Dev : 11.58  
 MAX Sales Ratio : 122.39  
 MIN Sales Ratio : 53.72

95% Median C.I. : 66.88 to 75.38  
 95% Wgt. Mean C.I. : 67.94 to 76.74  
 95% Mean C.I. : 70.22 to 78.92

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	6	69.44	68.55	67.76	11.43	101.17	57.53	79.06	57.53 to 79.06	829,051	561,762
1	6	69.44	68.55	67.76	11.43	101.17	57.53	79.06	57.53 to 79.06	829,051	561,762
<b>Dry</b>											
County	3	67.10	67.74	67.52	02.15	100.33	65.91	70.22	N/A	312,450	210,962
1	3	67.10	67.74	67.52	02.15	100.33	65.91	70.22	N/A	312,450	210,962
<b>Grass</b>											
County	7	67.99	69.70	70.70	12.49	98.59	56.39	89.15	56.39 to 89.15	522,683	369,537
1	7	67.99	69.70	70.70	12.49	98.59	56.39	89.15	56.39 to 89.15	522,683	369,537
<b>ALL</b>	<b>47</b>	<b>70.94</b>	<b>74.57</b>	<b>72.34</b>	<b>16.32</b>	<b>103.08</b>	<b>53.72</b>	<b>122.39</b>	<b>66.88 to 75.38</b>	<b>682,599</b>	<b>493,808</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	20	74.37	73.26	70.95	16.51	103.26	53.72	100.19	59.48 to 86.38	851,754	604,334
1	20	74.37	73.26	70.95	16.51	103.26	53.72	100.19	59.48 to 86.38	851,754	604,334
<b>Dry</b>											
County	3	67.10	67.74	67.52	02.15	100.33	65.91	70.22	N/A	312,450	210,962
1	3	67.10	67.74	67.52	02.15	100.33	65.91	70.22	N/A	312,450	210,962
<b>Grass</b>											
County	8	69.22	69.79	70.67	11.17	98.75	56.39	89.15	56.39 to 89.15	521,722	368,693
1	8	69.22	69.79	70.67	11.17	98.75	56.39	89.15	56.39 to 89.15	521,722	368,693
<b>ALL</b>	<b>47</b>	<b>70.94</b>	<b>74.57</b>	<b>72.34</b>	<b>16.32</b>	<b>103.08</b>	<b>53.72</b>	<b>122.39</b>	<b>66.88 to 75.38</b>	<b>682,599</b>	<b>493,808</b>

## Buffalo County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Buffalo	1	4,825	4,816	4,657	4,544	3,611	4,244	3,949	3,948	<b>4,458</b>
Dawson	1	4,415	4,416	4,102	3,873	3,595	3,449	3,295	3,135	<b>4,196</b>
Custer	1	4,375	4,375	4,000	3,900	3,649	3,650	3,600	3,600	<b>4,046</b>
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	<b>3,472</b>
Howard	7100	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	<b>3,950</b>
Hall	1	5,497	5,278	3,997	3,991	3,868	3,868	3,669	3,669	<b>4,769</b>
Adams	4000	5,454	5,398	5,283	5,176	4,899	4,964	4,989	4,740	<b>5,330</b>
Kearney	1	4,800	4,799	4,750	4,550	4,000	3,014	3,001	3,000	<b>4,472</b>
Phelps	1	5,398	5,398	4,400	3,997	3,800	3,700	3,600	3,206	<b>5,055</b>

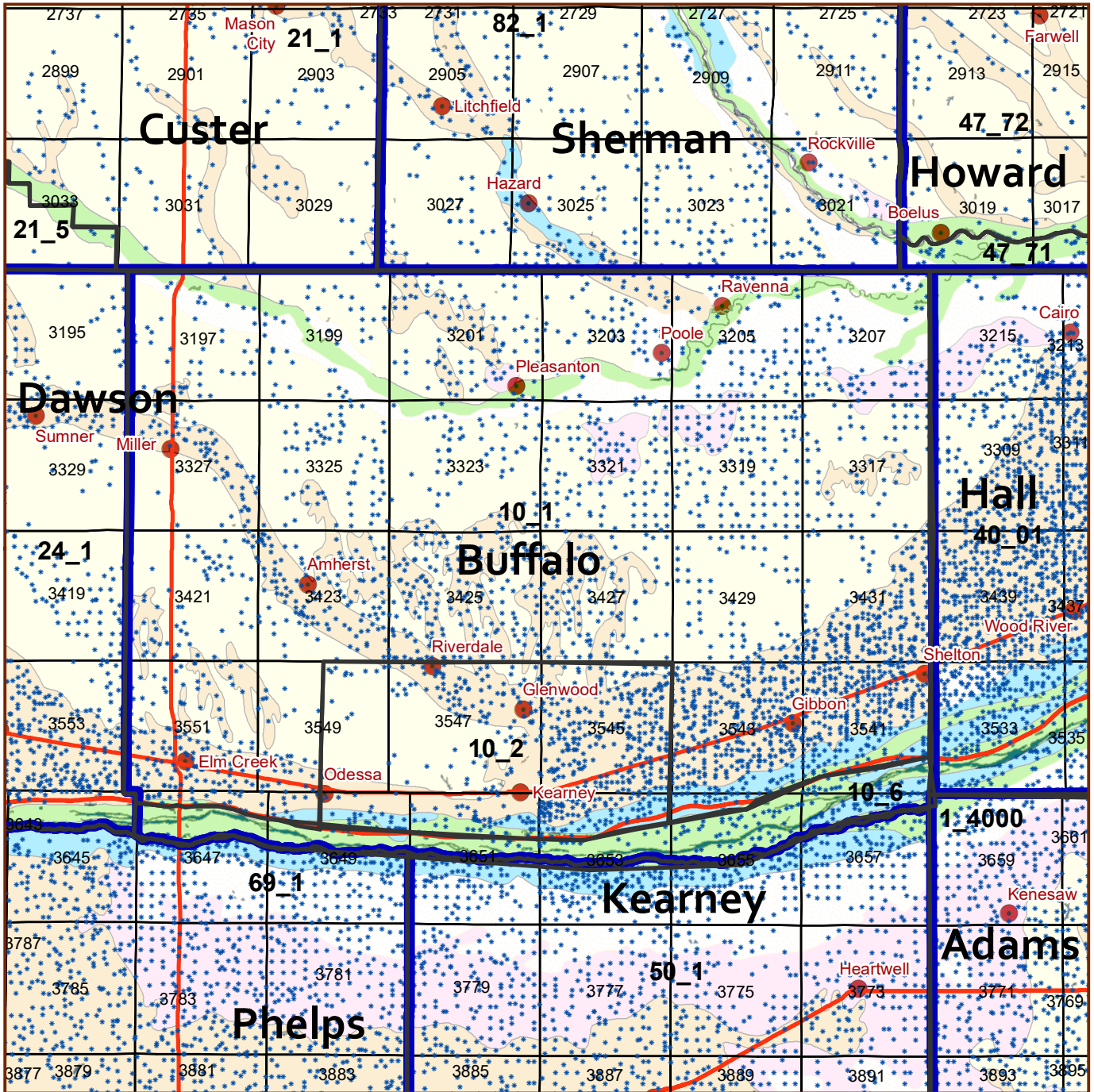
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Buffalo	1	2,260	2,259	2,105	2,105	1,960	1,950	1,830	1,830	<b>2,012</b>
Dawson	1	n/a	2,201	2,211	2,005	1,994	1,800	1,555	1,540	<b>1,957</b>
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	<b>1,930</b>
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	<b>1,711</b>
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	<b>2,273</b>
Hall	1	2,719	2,729	2,328	2,328	2,052	2,052	1,888	1,897	<b>2,391</b>
Adams	4000	3,122	2,950	2,775	2,589	2,590	2,590	2,412	2,414	<b>2,855</b>
Kearney	1	n/a	2,770	2,500	2,500	2,199	1,785	1,785	1,785	<b>2,594</b>
Phelps	1	2,400	2,400	2,300	2,100	2,000	1,900	1,700	1,450	<b>2,289</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	<b>1,257</b>
Dawson	1	1,072	1,075	1,065	1,020	985	978	950	940	<b>1,050</b>
Custer	1	891	1,100	1,046	755	1,029	890	n/a	1,510	<b>995</b>
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	<b>1,337</b>
Howard	7100	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	<b>1,194</b>
Hall	1	1,410	1,412	1,346	1,351	1,274	1,275	1,275	1,275	<b>1,378</b>
Adams	4000	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	<b>1,329</b>
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>
Phelps	1	1,243	1,199	1,150	1,097	1,050	1,000	841	1,000	<b>1,141</b>

County	Mkt Area	CRP	TIMBER	WASTE
Buffalo	1	1,203	0	490
Dawson	1	n/a	n/a	50
Custer	1	1,544	n/a	50
Sherman	1	1,430	n/a	90
Howard	7100	1,188	n/a	750
Hall	1	n/a	n/a	100
Adams	4000	n/a	n/a	203
Kearney	1	1,300	n/a	150
Phelps	1	1,003	0	35

Source: 2022 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.

# BUFFALO COUNTY



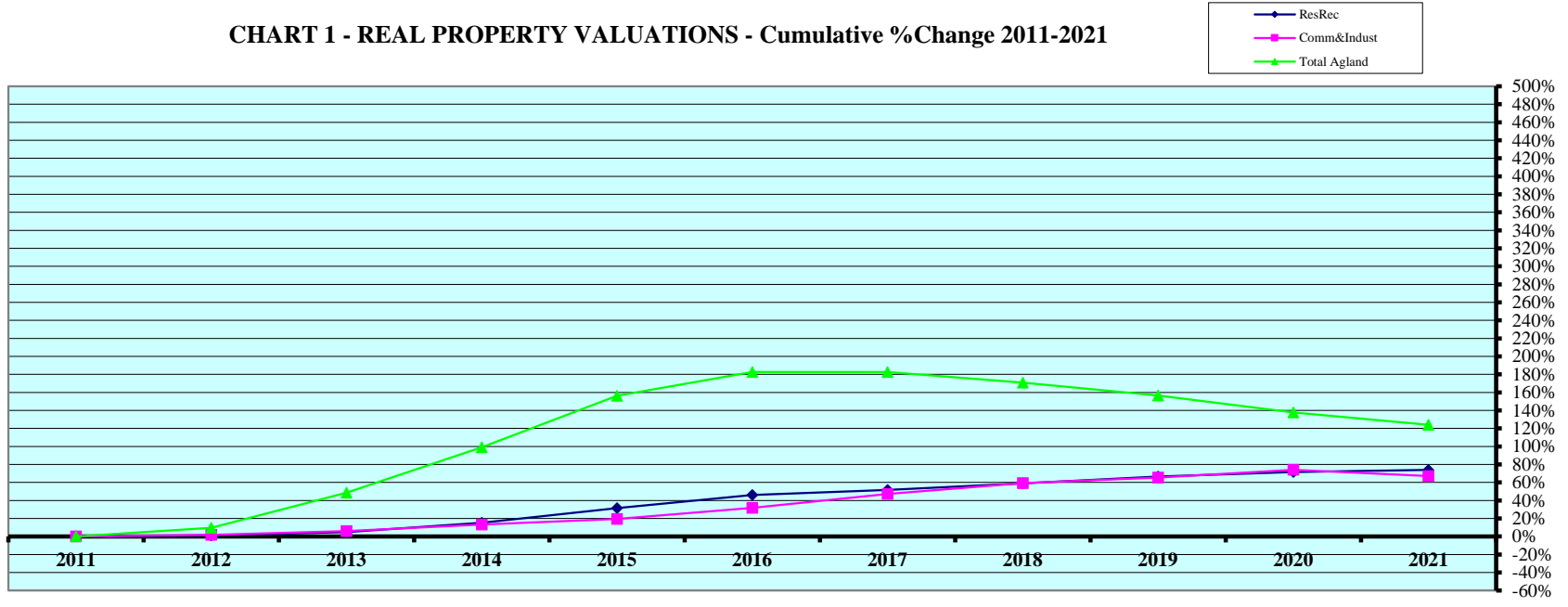
**Legend**

- 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 2011-2021**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	1,600,924,960	-	-	-	667,345,105	-	-	-	707,640,010	-	-	-
2012	1,622,405,895	21,480,935	1.34%	1.34%	678,656,865	11,311,760	1.70%	1.70%	776,749,690	69,109,680	9.77%	9.77%
2013	1,679,939,745	57,533,850	3.55%	4.94%	706,453,840	27,796,975	4.10%	5.86%	1,051,527,895	274,778,205	35.38%	48.60%
2014	1,844,453,584	164,513,839	9.79%	15.21%	755,906,285	49,452,445	7.00%	13.27%	1,407,835,470	356,307,575	33.88%	98.95%
2015	2,103,240,308	258,786,724	14.03%	31.38%	797,240,490	41,334,205	5.47%	19.46%	1,813,556,080	405,720,610	28.82%	156.28%
2016	2,340,126,280	236,885,972	11.26%	46.17%	879,690,070	82,449,580	10.34%	31.82%	2,000,469,740	186,913,660	10.31%	182.70%
2017	2,428,083,828	87,957,548	3.76%	51.67%	982,177,540	102,487,470	11.65%	47.18%	1,999,142,100	-1,327,640	-0.07%	182.51%
2018	2,547,247,280	119,163,452	4.91%	59.11%	1,062,142,600	79,965,060	8.14%	59.16%	1,915,969,470	-83,172,630	-4.16%	170.75%
2019	2,666,523,844	119,276,564	4.68%	66.56%	1,104,906,075	42,763,475	4.03%	65.57%	1,814,602,515	-101,366,955	-5.29%	156.43%
2020	2,745,482,560	78,958,716	2.96%	71.49%	1,161,310,145	56,404,070	5.10%	74.02%	1,682,836,255	-131,766,260	-7.26%	137.81%
2021	2,784,750,365	39,267,805	1.43%	73.95%	1,115,057,091	-46,253,054	-3.98%	67.09%	1,585,780,440	-97,055,815	-5.77%	124.09%

Rate Annual %chg: Residential & Recreational **5.69%**

Commercial & Industrial **5.27%**

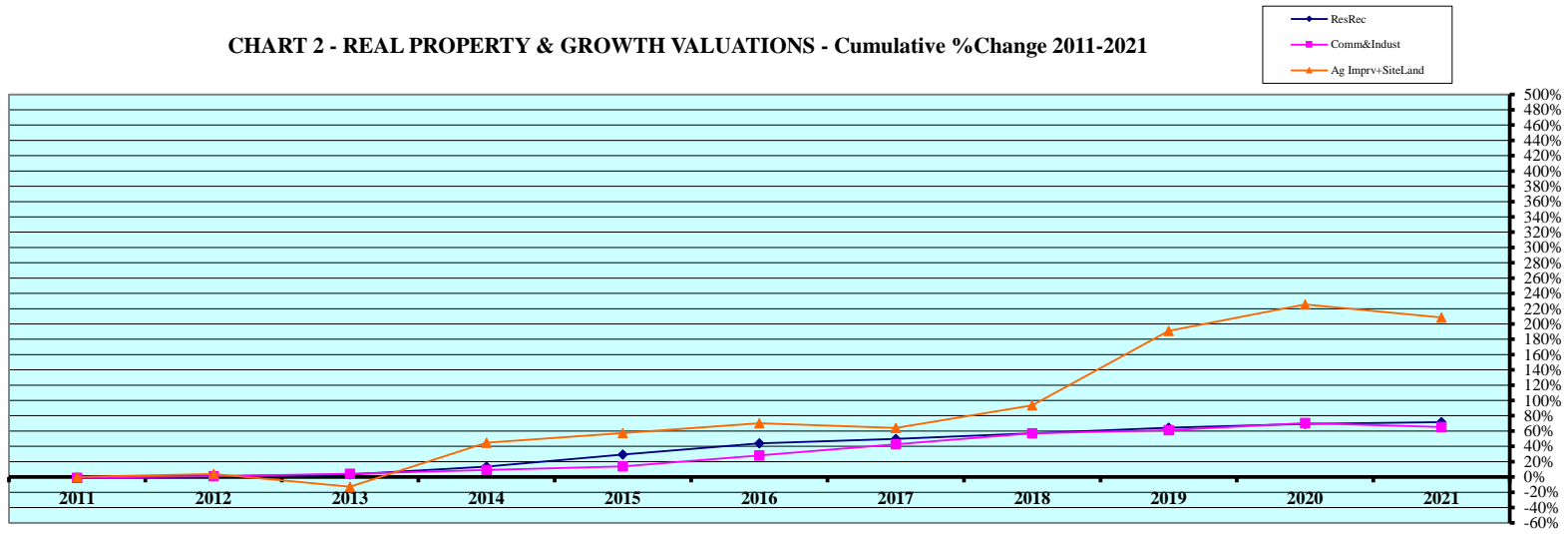
Agricultural Land **8.40%**

Cnty# **10**  
County **BUFFALO**

**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 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2011	1,600,924,960	7,493,270	0.47%	1,593,431,690	-	-0.47%	667,345,105	6,525,115	0.98%	660,819,990	-	-0.98%						
2012	1,622,405,895	7,181,035	0.44%	1,615,224,860	0.89%	0.89%	678,656,865	4,670,020	0.69%	673,986,845	1.00%	1.00%						
2013	1,679,939,745	25,791,115	1.54%	1,654,148,630	1.96%	3.32%	706,453,840	11,017,840	1.56%	695,436,000	2.47%	4.21%						
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	8.08%	13.42%	755,906,285	27,822,630	3.68%	728,083,655	3.06%	9.10%						
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	29.14%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	13.86%						
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	43.94%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	28.02%						
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	49.84%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	42.79%						
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	57.10%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	57.11%						
2019	2,666,523,844	33,638,326	1.26%	2,632,885,518	3.36%	64.46%	1,104,906,075	30,330,080	2.75%	1,074,575,995	1.17%	61.02%						
2020	2,745,482,560	33,218,185	1.21%	2,712,264,375	1.72%	69.42%	1,161,310,145	24,250,765	2.09%	1,137,059,380	2.91%	70.39%						
2021	2,784,750,365	36,581,215	1.31%	2,748,169,150	0.10%	71.66%	1,115,057,091	13,052,130	1.17%	1,102,004,961	-5.11%	65.13%						
Rate Ann%chg	5.69%			Resid & Recreat w/o growth			4.39%			5.27%			C & I w/o growth			2.83%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	49,949,650	16,350,415	66,300,065	1,315,440	1.98%	64,984,625	-	-		
2012	51,323,550	18,434,895	69,758,445	807,255	1.16%	68,951,190	4.00%	4.00%		
2013	43,785,100	15,495,175	59,280,275	1,458,520	2.46%	57,821,755	-17.11%	-12.79%		
2014	77,316,290	21,609,165	98,925,455	2,986,445	3.02%	95,939,010	61.84%	44.70%		
2015	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	5.47%	57.36%		
2016	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	70.14%		
2017	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	64.03%		
2018	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	93.73%		
2019	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	191.01%		
2020	173,347,030	47,814,730	221,161,760	5,331,985	2.41%	215,829,775	8.61%	225.53%		
2021	159,246,060	49,956,155	209,202,215	4,606,065	2.20%	204,596,150	-7.49%	208.59%		
Rate Ann%chg	12.29%		11.82%		12.18%		Ag Imprv+Site w/o growth		12.25%	

(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; 2011 - 2021 CTL  
Growth Value; 2011-2021 Abstract of Asmnt Rpt.

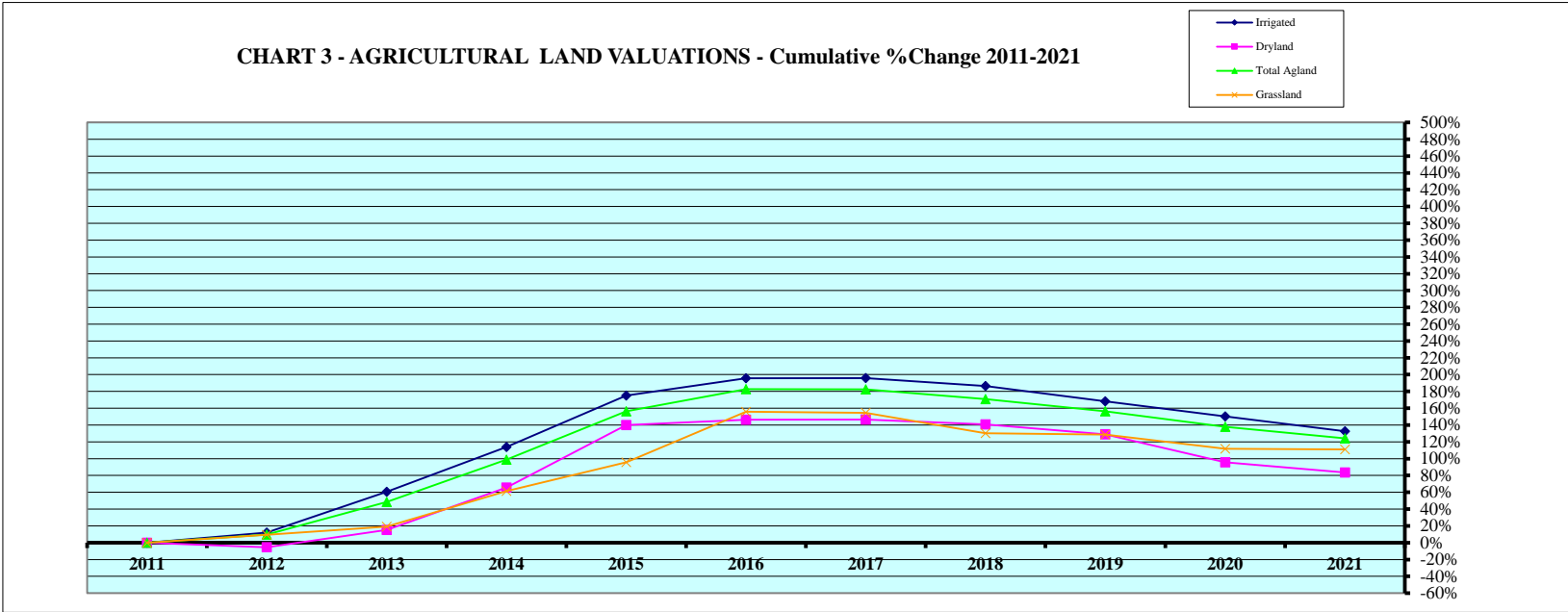
Cnty# 10  
County BUFFALO

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	506,289,825	-	-	-	61,774,440	-	-	-	134,580,135	-	-	-
2012	566,976,580	60,686,755	11.99%	11.99%	58,415,750	-3,358,690	-5.44%	-5.44%	147,182,645	12,602,510	9.36%	9.36%
2013	813,611,515	246,634,935	43.50%	60.70%	71,221,945	12,806,195	21.92%	15.29%	160,248,765	13,066,120	8.88%	19.07%
2014	1,082,676,515	269,065,000	33.07%	113.85%	102,302,845	31,080,900	43.64%	65.61%	217,358,255	57,109,490	35.64%	61.51%
2015	1,392,137,700	309,461,185	28.58%	174.97%	148,216,205	45,913,360	44.88%	139.93%	263,459,550	46,101,295	21.21%	95.76%
2016	1,496,611,720	104,474,020	7.50%	195.60%	152,136,130	3,919,925	2.64%	146.28%	344,326,805	80,867,255	30.69%	155.85%
2017	1,497,697,630	1,085,910	0.07%	195.82%	152,287,680	151,550	0.10%	146.52%	342,380,930	-1,945,875	-0.57%	154.41%
2018	1,449,650,420	-48,047,210	-3.21%	186.33%	148,776,145	-3,511,535	-2.31%	140.84%	310,017,215	-32,363,715	-9.45%	130.36%
2019	1,358,243,245	-91,407,175	-6.31%	168.27%	141,427,455	-7,348,690	-4.94%	128.94%	307,668,270	-2,348,945	-0.76%	128.61%
2020	1,266,621,340	-91,621,905	-6.75%	150.18%	120,865,120	-20,562,335	-14.54%	95.66%	285,180,205	-22,488,065	-7.31%	111.90%
2021	1,178,118,880	-88,502,460	-6.99%	132.70%	113,448,570	-7,416,550	-6.14%	83.65%	283,883,580	-1,296,625	-0.45%	110.94%

Rate Ann.%chg: Irrigated **8.81%** Dryland **6.27%** Grassland **7.75%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	4,819,880	-	-	-	175,730	-	-	-	707,640,010	-	-	-
2012	4,173,945	-645,935	-13.40%	-13.40%	770	-174,960	-99.56%	-99.56%	776,749,690	69,109,680	9.77%	9.77%
2013	2,995,210	-1,178,735	-28.24%	-37.86%	3,450,460	3,449,690	448011.69%	1863.50%	1,051,527,895	274,778,205	35.38%	48.60%
2014	4,498,440	1,503,230	50.19%	-6.67%	999,415	-2,451,045	-71.04%	468.72%	1,407,835,470	356,307,575	33.88%	98.95%
2015	5,554,345	1,055,905	23.47%	15.24%	4,188,280	3,188,865	319.07%	2283.36%	1,813,556,080	405,720,610	28.82%	156.28%
2016	4,716,725	-837,620	-15.08%	-2.14%	2,678,360	-1,509,920	-36.05%	1424.13%	2,000,469,740	186,913,660	10.31%	182.70%
2017	3,892,345	-824,380	-17.48%	-19.24%	2,883,515	205,155	7.66%	1540.88%	1,999,142,100	-1,327,640	-0.07%	182.51%
2018	3,615,880	-276,465	-7.10%	-24.98%	3,909,810	1,026,295	35.59%	2124.90%	1,915,969,470	-83,172,630	-4.16%	170.75%
2019	5,661,575	2,045,695	56.58%	17.46%	1,601,970	-2,307,840	-59.03%	811.61%	1,814,602,515	-101,366,955	-5.29%	156.43%
2020	8,707,905	3,046,330	53.81%	80.67%	1,461,685	-140,285	-8.76%	731.78%	1,682,836,255	-131,766,260	-7.26%	137.81%
2021	8,929,405	221,500	2.54%	85.26%	1,400,005	-61,680	-4.22%	696.68%	1,585,780,440	-97,055,815	-5.77%	124.09%

Cnty# **10**  
County **BUFFALO**

Rate Ann.%chg: Total Agric Land **8.40%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	374,577,810	256,520	1,460			55,862,280	67,713	825			81,700,995	133,333	613		
2012	505,798,855	257,553	1,964	34.49%	34.49%	62,096,510	64,679	960	16.37%	16.37%	89,688,965	135,300	663	8.18%	9.46%
2013	566,074,790	257,604	2,197	11.90%	50.49%	58,519,560	60,773	963	0.30%	16.72%	89,574,800	130,628	686	3.44%	13.24%
2014	817,966,505	259,278	3,155	43.57%	116.05%	70,341,470	60,715	1,159	20.32%	40.43%	97,239,960	127,646	762	11.09%	25.80%
2015	1,086,224,220	260,187	4,175	32.33%	185.90%	103,121,175	62,274	1,656	42.93%	100.72%	128,539,130	127,483	1,008	32.36%	66.50%
2016	1,392,477,855	262,485	5,305	27.07%	263.30%	149,839,930	63,208	2,371	43.16%	187.35%	149,636,865	127,257	1,176	16.62%	94.17%
2017	1,503,495,715	262,971	5,717	7.77%	291.54%	153,524,105	62,285	2,465	3.98%	198.78%	164,929,515	127,713	1,291	9.83%	113.25%
2018	1,499,356,575	262,561	5,711	-0.12%	291.07%	152,165,400	61,894	2,458	-0.26%	198.00%	174,353,050	127,360	1,369	6.01%	126.06%
2019	1,449,976,125	261,998	5,534	-3.09%	279.00%	148,902,670	61,602	2,417	-1.68%	193.00%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	1,359,438,255	261,991	5,189	-6.24%	255.35%	141,688,020	60,402	2,346	-2.96%	184.34%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	1,268,875,870	264,332	4,800	-7.49%	228.74%	121,325,825	57,689	2,103	-10.34%	154.93%	285,140,850	224,802	1,268	-1.62%	107.00%

Rate Annual %chg Average Value/Acre: **12.64%**

**9.81%**

**7.55%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	3,383,995	12,386	273			65,870	165	400			545,796,350	550,945	991		
2012	4,779,550	12,463	383	40.37%	40.37%	42,170	167	253	-36.75%	-36.75%	708,052,845	551,450	1,284	29.61%	29.61%
2013	4,200,215	14,092	298	-22.28%	9.09%	1,780	13	140	-44.74%	-65.04%	777,334,640	551,957	1,408	9.68%	42.16%
2014	5,124,160	13,657	375	25.89%	37.33%	466,320	1,362	342	144.85%	-14.41%	777,334,640	552,833	1,899	34.87%	91.74%
2015	4,424,090	11,221	394	5.08%	44.32%	221,305	649	341	-0.38%	-14.74%	1,410,774,365	560,044	2,519	32.62%	154.28%
2016	5,536,235	10,879	509	29.07%	86.27%	2,750,065	5,103	539	58.02%	34.74%	1,813,659,345	571,056	3,176	26.08%	220.59%
2017	6,561,565	10,431	629	23.61%	130.25%	3,174,270	5,363	592	9.82%	47.97%	2,012,618,820	565,617	3,558	12.04%	259.18%
2018	4,365,570	11,370	384	-38.96%	40.54%	2,354,085	5,037	467	-21.04%	16.83%	2,000,700,425	565,976	3,535	-0.66%	256.83%
2019	3,549,615	9,131	389	1.24%	42.28%	3,909,175	8,481	461	-1.38%	15.23%	1,916,118,815	566,367	3,383	-4.29%	241.51%
2020	5,818,625	14,538	400	2.96%	46.49%	1,233,250	2,046	603	30.78%	50.69%	1,817,340,915	567,526	3,202	-5.35%	223.24%
2021	8,667,185	18,270	474	18.53%	73.64%	1,461,685	2,043	715	18.67%	78.83%	1,685,471,415	567,136	2,972	-7.19%	199.99%

**10**  
**BUFFALO**

Rate Annual %chg Average Value/Acre: **11.61%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 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
50,084	<b>BUFFALO</b>	311,291,804	73,940,558	226,327,006	2,781,860,050	1,028,739,586	86,317,505	2,890,315	1,585,780,440	176,548,580	51,518,210	42,490	6,325,256,544
cnty sectorvalue % of total value:		4.92%	1.17%	3.58%	43.98%	16.26%	1.36%	0.05%	25.07%	2.79%	0.81%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
248	<b>AMHERST</b>	145,134	160,428	16,474	12,797,860	1,386,155	0	0	18,145	0	0	0	14,524,196
0.50%	%sector of county sector	0.05%	0.22%	0.01%	0.46%	0.13%			0.00%				0.23%
	%sector of municipality	1.00%	1.10%	0.11%	88.11%	9.54%			0.12%				100.00%
901	<b>ELM CREEK</b>	884,192	1,778,623	5,379,519	45,073,215	7,611,655	0	0	176,345	0	0	0	60,903,549
1.80%	%sector of county sector	0.28%	2.41%	2.38%	1.62%	0.74%			0.01%				0.96%
	%sector of municipality	1.45%	2.92%	8.83%	74.01%	12.50%			0.29%				100.00%
1,833	<b>GIBBON</b>	4,957,113	3,199,756	4,446,041	76,397,605	15,692,910	3,910,735	0	20,970	0	0	0	108,625,130
3.66%	%sector of county sector	1.59%	4.33%	1.96%	2.75%	1.53%	4.53%		0.00%				1.72%
	%sector of municipality	4.56%	2.95%	4.09%	70.33%	14.45%	3.60%		0.02%				100.00%
30,921	<b>KEARNEY</b>	85,147,212	28,113,744	28,653,862	1,863,767,830	915,302,426	23,731,640	32,815	127,870	62,600	517,560	2,375	2,945,459,934
61.74%	%sector of county sector	27.35%	38.02%	12.66%	67.00%	88.97%	27.49%	1.14%	0.01%	0.04%	1.00%	5.59%	46.57%
	%sector of municipality	2.89%	0.95%	0.97%	63.28%	31.08%	0.81%	0.00%	0.00%	0.00%	0.02%	0.00%	100.00%
136	<b>MILLER</b>	1,379,079	59,892	4,238	3,889,285	554,365	0	0	19,260	0	0	0	5,906,119
0.27%	%sector of county sector	0.44%	0.08%	0.00%	0.14%	0.05%			0.00%				0.09%
	%sector of municipality	23.35%	1.01%	0.07%	65.85%	9.39%			0.33%				100.00%
341	<b>PLEASANTON</b>	1,529,397	339,489	137,731	19,666,255	2,251,150	0	0	0	0	0	0	23,924,022
0.68%	%sector of county sector	0.49%	0.46%	0.06%	0.71%	0.22%							0.38%
	%sector of municipality	6.39%	1.42%	0.58%	82.20%	9.41%							100.00%
1,371	<b>RAVENNA</b>	78,187,582	1,885,438	5,486,967	49,679,410	8,196,385	215,000	0	505,170	62,395	13,960	0	144,232,307
2.74%	%sector of county sector	25.12%	2.55%	2.42%	1.79%	0.80%	0.02%		0.05%	0.01%	0.00%		14.02%
	%sector of municipality	54.21%	1.31%	3.80%	34.44%	5.68%	0.15%		0.35%	0.04%	0.01%		100.00%
182	<b>RIVERDALE</b>	379,541	184,717	17,578	11,750,110	2,376,035	0	0	397,565	181,755	111,525	5	15,398,831
0.36%	%sector of county sector	0.12%	0.25%	0.01%	0.42%	0.23%			0.46%	0.21%	0.13%	0.00%	17.84%
	%sector of municipality	2.46%	1.20%	0.11%	76.31%	15.43%			2.58%	1.18%	0.72%	0.00%	100.00%
1065	<b>SHELTON</b>	650,331	2,414,024	4,124,057	45,506,340	5,698,885	0	0	698,330	0	1,960	0	59,093,927
2.13%	%sector of county sector	0.21%	3.26%	1.82%	1.64%	0.55%			0.04%		0.00%		3.73%
	%sector of municipality	1.10%	4.09%	6.98%	77.01%	9.64%			1.18%		0.00%		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												
36,998	<b>Total Municipalities</b>	173,259,581	38,136,111	48,266,467	2,128,527,910	959,069,966	27,857,375	32,815	1,963,655	306,750	645,005	2,380	3,378,068,015
73.87%	%all municip.sectors of cnty	55.66%	51.58%	21.33%	76.51%	93.23%	32.27%	1.14%	0.12%	0.17%	1.25%	5.60%	53.41%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 23,966</b>	<b>Value : 6,003,878,666</b>	<b>Growth 73,708,375</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	637	24,861,195	246	10,427,685	197	5,901,590	1,080	41,190,470	
<b>02. Res Improve Land</b>	11,354	410,757,540	1,178	54,062,405	1,363	57,165,400	13,895	521,985,345	
<b>03. Res Improvements</b>	12,384	1,856,462,645	1,250	286,631,095	1,468	305,708,020	15,102	2,448,801,760	
<b>04. Res Total</b>	13,021	2,292,081,380	1,496	351,121,185	1,665	368,775,010	16,182	3,011,977,575	43,158,350
<b>% of Res Total</b>	80.47	76.10	9.24	11.66	10.29	12.24	67.52	50.17	58.55
<b>05. Com UnImp Land</b>	256	27,219,155	56	6,296,070	19	698,090	331	34,213,315	
<b>06. Com Improve Land</b>	1,649	188,546,590	134	14,179,070	65	3,925,110	1,848	206,650,770	
<b>07. Com Improvements</b>	1,658	704,046,131	149	104,265,810	78	17,108,085	1,885	825,420,026	
<b>08. Com Total</b>	1,914	919,811,876	205	124,740,950	97	21,731,285	2,216	1,066,284,111	23,178,605
<b>% of Com Total</b>	86.37	86.26	9.25	11.70	4.38	2.04	9.25	17.76	31.45
<b>09. Ind UnImp Land</b>	4	358,740	3	251,100	1	76,400	8	686,240	
<b>10. Ind Improve Land</b>	14	2,585,795	16	5,040,565	1	138,400	31	7,764,760	
<b>11. Ind Improvements</b>	12	22,312,420	16	52,207,365	2	1,042,170	30	75,561,955	
<b>12. Ind Total</b>	16	25,256,955	19	57,499,030	3	1,256,970	38	84,012,955	680,455
<b>% of Ind Total</b>	42.11	30.06	50.00	68.44	7.89	1.50	0.16	1.40	0.92
<b>13. Rec UnImp Land</b>	1	32,815	14	659,035	32	925,775	47	1,617,625	
<b>14. Rec Improve Land</b>	0	0	2	103,620	12	497,130	14	600,750	
<b>15. Rec Improvements</b>	0	0	2	183,255	12	555,165	14	738,420	
<b>16. Rec Total</b>	1	32,815	16	945,910	44	1,978,070	61	2,956,795	0
<b>% of Rec Total</b>	1.64	1.11	26.23	31.99	72.13	66.90	0.25	0.05	0.00
<b>Res &amp; Rec Total</b>	13,022	2,292,114,195	1,512	352,067,095	1,709	370,753,080	16,243	3,014,934,370	43,158,350
<b>% of Res &amp; Rec Total</b>	80.17	76.03	9.31	11.68	10.52	12.30	67.78	50.22	58.55
<b>Com &amp; Ind Total</b>	1,930	945,068,831	224	182,239,980	100	22,988,255	2,254	1,150,297,066	23,859,060
<b>% of Com &amp; Ind Total</b>	85.63	82.16	9.94	15.84	4.44	2.00	9.40	19.16	32.37
<b>17. Taxable Total</b>	14,952	3,237,183,026	1,736	534,307,075	1,809	393,741,335	18,497	4,165,231,436	67,017,410
<b>% of Taxable Total</b>	80.83	77.72	9.39	12.83	9.78	9.45	77.18	69.38	90.92

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	56	435,810	8,400,485	0	0	0
19. Commercial	60	15,561,236	88,850,319	1	712,800	11,541,700
20. Industrial	2	238,650	38,895,135	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	56	435,810	8,400,485
19. Commercial	0	0	0	61	16,274,036	100,392,019
20. Industrial	0	0	0	2	238,650	38,895,135
21. Other	0	0	0	0	0	0
22. Total Sch II				119	16,948,496	147,687,639

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	3	70	1	5	209	39,315	213	39,390	0
24. Non-Producing	11	2,525	0	0	7	1,335	18	3,860	0
25. Total	14	2,595	1	5	216	40,650	231	43,250	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	875	233	418	1,526

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	16	603,215	433	113,077,855	3,056	978,256,480	3,505	1,091,937,550
28. Ag-Improved Land	5	418,860	219	41,540,125	1,473	473,067,790	1,697	515,026,775
29. Ag Improvements	6	67,140	220	31,873,895	1,507	199,698,620	1,733	231,639,655

30. Ag Total				5,238	1,838,603,980
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	4	5.00	110,000	
32. HomeSite Improv Land	1	1.00	22,000	146	149.00	3,998,000	
33. HomeSite Improvements	2	0.00	49,915	147	0.00	25,710,230	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	12	18.32	40,305	
36. FarmSite Improv Land	2	1.50	3,300	172	229.32	504,510	
37. FarmSite Improvements	6	0.00	17,225	205	0.00	6,163,665	
38. FarmSite Total							
39. Road & Ditches	3	1.80	0	395	701.15	0	
40. Other- Non Ag Use	0	0.00	0	1	3.00	30,000	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	20	19.50	444,000	24	24.50	554,000	
32. HomeSite Improv Land	986	1,013.31	23,302,820	1,133	1,163.31	27,322,820	
33. HomeSite Improvements	1,044	0.00	150,828,950	1,193	0.00	176,589,095	1,237,135
34. HomeSite Total				<b>1,217</b>	<b>1,187.81</b>	<b>204,465,915</b>	
35. FarmSite UnImp Land	46	59.49	130,875	58	77.81	171,180	
36. FarmSite Improv Land	1,171	1,854.39	4,079,610	1,345	2,085.21	4,587,420	
37. FarmSite Improvements	1,379	0.00	48,869,670	1,590	0.00	55,050,560	5,453,830
38. FarmSite Total				<b>1,648</b>	<b>2,163.02</b>	<b>59,809,160</b>	
39. Road & Ditches	3,633	9,587.35	0	4,031	10,290.30	0	
40. Other- Non Ag Use	9	326.41	327,930	10	329.41	357,930	
41. Total Section VI				<b>2,865</b>	<b>13,970.54</b>	<b>264,633,005</b>	<b>6,690,965</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	154.12	100,280	6	154.12	100,280

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	340	22,501.86	78,240,700
44. Market Value	0	0.00	0	340	22,501.86	104,088,045
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	529	43,957.28	120,901,810	869	66,459.14	199,142,510
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	70,963.51	31.42%	342,365,280	34.01%	4,824.53
46. 1A	29,122.49	12.90%	140,244,380	13.93%	4,815.67
47. 2A1	25,470.98	11.28%	118,605,920	11.78%	4,656.51
48. 2A	19,215.51	8.51%	87,312,640	8.67%	4,543.86
49. 3A1	7,861.76	3.48%	28,389,840	2.82%	3,611.13
50. 3A	2,608.56	1.16%	11,069,965	1.10%	4,243.71
51. 4A1	50,607.23	22.41%	199,829,120	19.85%	3,948.63
52. 4A	19,991.42	8.85%	78,933,090	7.84%	3,948.35
53. Total	225,841.46	100.00%	1,006,750,235	100.00%	4,457.77
<b>Dry</b>					
54. 1D1	209.79	0.41%	474,135	0.46%	2,260.05
55. 1D	15,531.83	30.32%	35,085,460	34.04%	2,258.94
56. 2D1	4,835.48	9.44%	10,177,310	9.87%	2,104.72
57. 2D	3,923.62	7.66%	8,257,565	8.01%	2,104.58
58. 3D1	989.18	1.93%	1,938,800	1.88%	1,960.01
59. 3D	285.53	0.56%	556,785	0.54%	1,950.01
60. 4D1	19,532.87	38.13%	35,743,915	34.68%	1,829.94
61. 4D	5,922.88	11.56%	10,838,650	10.52%	1,829.96
62. Total	51,231.18	100.00%	103,072,620	100.00%	2,011.91
<b>Grass</b>					
63. 1G1	21,977.97	10.51%	28,506,460	11.08%	1,297.05
64. 1G	4,311.24	2.06%	5,206,795	2.02%	1,207.73
65. 2G1	31,596.13	15.12%	39,739,655	15.45%	1,257.74
66. 2G	84,591.58	40.47%	105,807,160	41.14%	1,250.80
67. 3G1	60,010.06	28.71%	73,969,630	28.76%	1,232.62
68. 3G	1,032.54	0.49%	711,080	0.28%	688.67
69. 4G1	1,656.56	0.79%	1,317,545	0.51%	795.35
70. 4G	3,855.96	1.84%	1,955,510	0.76%	507.14
71. Total	209,032.04	100.00%	257,213,835	100.00%	1,230.50
<b>Irrigated Total</b>					
	225,841.46	45.25%	1,006,750,235	73.30%	4,457.77
<b>Dry Total</b>					
	51,231.18	10.26%	103,072,620	7.50%	2,011.91
<b>Grass Total</b>					
	209,032.04	41.88%	257,213,835	18.73%	1,230.50
72. Waste	12,029.79	2.41%	5,892,510	0.43%	489.83
73. Other	956.26	0.19%	463,050	0.03%	484.23
74. Exempt	844.03	0.17%	2,997,585	0.22%	3,551.51
75. Market Area Total	499,090.73	100.00%	1,373,392,250	100.00%	2,751.79



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,199.35	58.73%	78,166,930	60.43%	4,825.31
46. 1A	1,977.88	7.17%	9,543,410	7.38%	4,825.07
47. 2A1	4,185.91	15.18%	19,506,340	15.08%	4,660.00
48. 2A	2,162.26	7.84%	9,838,285	7.61%	4,550.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	782.69	2.84%	3,326,425	2.57%	4,249.99
51. 4A1	1,772.21	6.42%	7,000,240	5.41%	3,950.01
52. 4A	503.72	1.83%	1,970,535	1.52%	3,911.96
53. Total	27,584.02	100.00%	129,352,165	100.00%	4,689.39
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,708.53	51.73%	3,861,280	55.61%	2,260.00
56. 2D1	381.45	11.55%	802,975	11.56%	2,105.06
57. 2D	148.47	4.50%	312,540	4.50%	2,105.07
58. 3D1	130.57	3.95%	255,905	3.69%	1,959.91
59. 3D	16.35	0.50%	31,885	0.46%	1,950.15
60. 4D1	607.59	18.40%	1,111,915	16.01%	1,830.04
61. 4D	309.90	9.38%	567,125	8.17%	1,830.03
62. Total	3,302.86	100.00%	6,943,625	100.00%	2,102.31
<b>Grass</b>					
63. 1G1	2,471.88	24.06%	3,237,895	26.06%	1,309.89
64. 1G	134.23	1.31%	97,775	0.79%	728.41
65. 2G1	1,530.60	14.90%	1,947,690	15.68%	1,272.50
66. 2G	3,950.46	38.46%	4,970,415	40.01%	1,258.19
67. 3G1	1,442.21	14.04%	1,786,725	14.38%	1,238.88
68. 3G	42.00	0.41%	48,850	0.39%	1,163.10
69. 4G1	63.24	0.62%	31,270	0.25%	494.47
70. 4G	637.71	6.21%	303,410	2.44%	475.78
71. Total	10,272.33	100.00%	12,424,030	100.00%	1,209.47
<b>Irrigated Total</b>					
	27,584.02	66.19%	129,352,165	86.83%	4,689.39
<b>Dry Total</b>					
	3,302.86	7.93%	6,943,625	4.66%	2,102.31
<b>Grass Total</b>					
	10,272.33	24.65%	12,424,030	8.34%	1,209.47
72. Waste	480.18	1.15%	235,305	0.16%	490.03
73. Other	31.75	0.08%	15,915	0.01%	501.26
74. Exempt	1,286.90	3.09%	4,729,110	3.17%	3,674.81
75. Market Area Total	41,671.14	100.00%	148,971,040	100.00%	3,574.92

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	619.31	7.62%	1,634,980	4.64%	2,640.00
46. 1A	11.95	0.15%	57,660	0.16%	4,825.10
47. 2A1	4,336.06	53.35%	20,206,030	57.39%	4,660.00
48. 2A	773.19	9.51%	3,518,020	9.99%	4,550.01
49. 3A1	160.39	1.97%	335,215	0.95%	2,090.00
50. 3A	2,191.79	26.97%	9,315,150	26.46%	4,250.02
51. 4A1	12.50	0.15%	49,375	0.14%	3,950.00
52. 4A	22.50	0.28%	88,875	0.25%	3,950.00
<b>53. Total</b>	<b>8,127.69</b>	<b>100.00%</b>	<b>35,205,305</b>	<b>100.00%</b>	<b>4,331.53</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.50	0.61%	10,170	0.72%	2,260.00
56. 2D1	178.18	24.25%	375,050	26.58%	2,104.89
57. 2D	13.59	1.85%	28,605	2.03%	2,104.86
58. 3D1	92.17	12.55%	180,660	12.80%	1,960.07
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	446.19	60.74%	816,520	57.87%	1,829.98
<b>62. Total</b>	<b>734.63</b>	<b>100.00%</b>	<b>1,411,005</b>	<b>100.00%</b>	<b>1,920.70</b>
<b>Grass</b>					
63. 1G1	6,955.34	66.24%	9,057,075	83.49%	1,302.18
64. 1G	160.52	1.53%	214,170	1.97%	1,334.23
65. 2G1	8.65	0.08%	10,985	0.10%	1,269.94
66. 2G	109.36	1.04%	73,100	0.67%	668.43
67. 3G1	23.50	0.22%	29,030	0.27%	1,235.32
68. 3G	174.43	1.66%	92,450	0.85%	530.01
69. 4G1	8.65	0.08%	3,805	0.04%	439.88
70. 4G	3,059.60	29.14%	1,367,185	12.60%	446.85
<b>71. Total</b>	<b>10,500.05</b>	<b>100.00%</b>	<b>10,847,800</b>	<b>100.00%</b>	<b>1,033.12</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>8,127.69</b>	<b>30.57%</b>	<b>35,205,305</b>	<b>68.22%</b>	<b>4,331.53</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>734.63</b>	<b>2.76%</b>	<b>1,411,005</b>	<b>2.73%</b>	<b>1,920.70</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>10,500.05</b>	<b>39.50%</b>	<b>10,847,800</b>	<b>21.02%</b>	<b>1,033.12</b>
72. Waste	6,224.60	23.42%	3,134,960	6.07%	503.64
73. Other	996.68	3.75%	1,008,615	1.95%	1,011.97
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>26,583.65</b>	<b>100.00%</b>	<b>51,607,685</b>	<b>100.00%</b>	<b>1,941.33</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	170.65	785,950	28,276.99	132,308,110	233,105.53	1,038,213,645	261,553.17	1,171,307,705
<b>77. Dry Land</b>	44.18	95,475	2,094.16	4,425,750	53,130.33	106,906,025	55,268.67	111,427,250
<b>78. Grass</b>	90.30	99,895	10,087.12	11,811,725	219,627.00	268,574,045	229,804.42	280,485,665
<b>79. Waste</b>	29.12	14,265	2,638.24	1,323,420	16,067.21	7,925,090	18,734.57	9,262,775
<b>80. Other</b>	1.70	1,190	95.69	66,160	1,887.30	1,420,230	1,984.69	1,487,580
<b>81. Exempt</b>	8.89	1,846,455	1,159.56	4,511,565	962.48	1,368,675	2,130.93	7,726,695
<b>82. Total</b>	<b>335.95</b>	<b>996,775</b>	<b>43,192.20</b>	<b>149,935,165</b>	<b>523,817.37</b>	<b>1,423,039,035</b>	<b>567,345.52</b>	<b>1,573,970,975</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	261,553.17	46.10%	1,171,307,705	74.42%	4,478.28
<b>Dry Land</b>	55,268.67	9.74%	111,427,250	7.08%	2,016.10
<b>Grass</b>	229,804.42	40.51%	280,485,665	17.82%	1,220.54
<b>Waste</b>	18,734.57	3.30%	9,262,775	0.59%	494.42
<b>Other</b>	1,984.69	0.35%	1,487,580	0.09%	749.53
<b>Exempt</b>	2,130.93	0.38%	7,726,695	0.49%	3,625.97
<b>Total</b>	<b>567,345.52</b>	<b>100.00%</b>	<b>1,573,970,975</b>	<b>100.00%</b>	<b>2,774.27</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Area 1 (east Ky South)	75	1,866,225	1,105	36,129,020	1,083	120,386,810	1,158	158,382,055	1,982,345
83.2 Area 2 (west Ky South)	32	1,609,075	1,730	62,416,240	1,718	261,517,630	1,750	325,542,945	1,553,990
83.3 Area 3 (east Ky Middle)	75	2,574,045	2,282	88,024,800	2,282	321,137,520	2,357	411,736,365	4,948,290
83.4 Area 4 (west Ky Middle)	50	3,371,750	1,392	63,997,780	1,392	273,784,845	1,442	341,154,375	1,523,910
83.5 Area 5 (east Ky North)	93	5,496,265	1,398	73,244,285	1,398	341,736,510	1,491	420,477,060	5,667,030
83.6 Area 6 (west Ky North)	122	7,574,220	1,059	57,459,010	1,059	271,296,285	1,181	336,329,515	7,067,485
83.7 Area 8 (rural Res Subs)	339	13,385,335	1,481	68,229,295	1,481	388,865,600	1,820	470,480,230	13,190,215
83.8 Elm Creek Res	23	531,135	345	6,413,830	345	39,185,855	368	46,130,820	6,555
83.9 Gibbon Res	35	453,890	556	8,566,910	554	75,053,060	589	84,073,860	554,935
83.10 Mobile Homes	0	0	0	0	1,221	13,054,790	1,221	13,054,790	90,815
83.11 Ravenna Res	21	84,165	575	2,688,100	575	51,836,645	596	54,608,910	210,775
83.12 Recreational South	47	1,617,625	14	600,750	14	738,420	61	2,956,795	0
83.13 Rural Res Acreages	98	2,939,240	1,048	42,522,510	1,068	199,216,565	1,166	244,678,315	3,744,470
83.14 Shelton Res	34	264,160	429	4,195,350	429	44,883,730	463	49,343,240	1,279,120
83.15 Villages Res	83	1,040,965	495	8,098,215	497	46,845,915	580	55,985,095	1,338,415
84 Residential Total	1,127	42,808,095	13,909	522,586,095	15,116	2,449,540,180	16,243	3,014,934,370	43,158,350

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Com Outside Kry C1	112	4,815,715	509	21,342,325	545	149,335,565	657	175,493,605	1,361,235
85.2	Kearney Res/com	227	30,083,840	1,370	193,073,205	1,370	751,646,416	1,597	974,803,461	22,497,825
86	Commercial Total	339	34,899,555	1,879	214,415,530	1,915	900,981,981	2,254	1,150,297,066	23,859,060

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	21,873.24	10.89%	28,435,255	11.26%	1,300.00
88. 1G	3,635.88	1.81%	4,723,475	1.87%	1,299.13
89. 2G1	30,995.54	15.43%	39,360,695	15.59%	1,269.88
90. 2G	83,989.22	41.80%	105,407,420	41.75%	1,255.01
91. 3G1	59,835.54	29.78%	73,839,885	29.25%	1,234.05
92. 3G	226.96	0.11%	274,605	0.11%	1,209.93
93. 4G1	352.56	0.18%	416,020	0.16%	1,180.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	200,908.94	100.00%	252,457,355	100.00%	1,256.58
<b>CRP</b>					
96. 1C1	3.26	0.39%	4,240	0.42%	1,300.61
97. 1C	58.76	6.98%	76,395	7.55%	1,300.12
98. 2C1	52.30	6.21%	66,420	6.56%	1,269.98
99. 2C	82.30	9.78%	103,290	10.20%	1,255.04
100. 3C1	52.86	6.28%	65,280	6.45%	1,234.96
101. 3C	13.97	1.66%	16,905	1.67%	1,210.09
102. 4C1	399.60	47.46%	471,525	46.57%	1,179.99
103. 4C	178.86	21.24%	208,365	20.58%	1,164.96
104. Total	841.91	100.00%	1,012,420	100.00%	1,202.53
<b>Timber</b>					
105. 1T1	101.47	1.39%	66,965	1.79%	659.95
106. 1T	616.60	8.47%	406,925	10.87%	659.95
107. 2T1	548.29	7.53%	312,540	8.35%	570.03
108. 2T	520.06	7.14%	296,450	7.92%	570.03
109. 3T1	121.66	1.67%	64,465	1.72%	529.88
110. 3T	791.61	10.87%	419,570	11.21%	530.02
111. 4T1	904.40	12.42%	430,000	11.48%	475.45
112. 4T	3,677.10	50.50%	1,747,145	46.66%	475.14
113. Total	7,281.19	100.00%	3,744,060	100.00%	514.21
<hr/>					
Grass Total	200,908.94	96.11%	252,457,355	98.15%	1,256.58
CRP Total	841.91	0.40%	1,012,420	0.39%	1,202.53
Timber Total	7,281.19	3.48%	3,744,060	1.46%	514.21
<hr/>					
114. Market Area Total	209,032.04	100.00%	257,213,835	100.00%	1,230.50

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,470.78	26.30%	3,237,170	27.03%	1,310.18
88. 1G	12.30	0.13%	15,990	0.13%	1,300.00
89. 2G1	1,513.70	16.11%	1,938,055	16.18%	1,280.34
90. 2G	3,919.48	41.72%	4,952,750	41.36%	1,263.62
91. 3G1	1,438.51	15.31%	1,784,765	14.90%	1,240.70
92. 3G	39.10	0.42%	47,315	0.40%	1,210.10
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,393.87	100.00%	11,976,045	100.00%	1,274.88
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1.54	47.98%	2,000	50.38%	1,298.70
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1.67	52.02%	1,970	49.62%	1,179.64
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	3.21	100.00%	3,970	100.00%	1,236.76
<b>Timber</b>					
105. 1T1	1.10	0.13%	725	0.16%	659.09
106. 1T	120.39	13.75%	79,785	17.97%	662.72
107. 2T1	16.90	1.93%	9,635	2.17%	570.12
108. 2T	30.98	3.54%	17,665	3.98%	570.21
109. 3T1	3.70	0.42%	1,960	0.44%	529.73
110. 3T	2.90	0.33%	1,535	0.35%	529.31
111. 4T1	61.57	7.03%	29,300	6.60%	475.88
112. 4T	637.71	72.86%	303,410	68.33%	475.78
113. Total	875.25	100.00%	444,015	100.00%	507.30
<hr/>					
Grass Total	9,393.87	91.45%	11,976,045	96.39%	1,274.88
CRP Total	3.21	0.03%	3,970	0.03%	1,236.76
Timber Total	875.25	8.52%	444,015	3.57%	507.30
<hr/>					
114. Market Area Total	10,272.33	100.00%	12,424,030	100.00%	1,209.47

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,955.34	97.30%	9,057,075	97.27%	1,302.18
88. 1G	160.52	2.25%	214,170	2.30%	1,334.23
89. 2G1	8.65	0.12%	10,985	0.12%	1,269.94
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	23.50	0.33%	29,030	0.31%	1,235.32
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	7,148.01	100.00%	9,311,260	100.00%	1,302.64
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	15.70	35.20%	19,705	36.92%	1,255.10
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	28.90	64.80%	33,670	63.08%	1,165.05
104. Total	44.60	100.00%	53,375	100.00%	1,196.75
<b>Timber</b>					
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	93.66	2.83%	53,395	3.60%	570.09
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	174.43	5.27%	92,450	6.23%	530.01
111. 4T1	8.65	0.26%	3,805	0.26%	439.88
112. 4T	3,030.70	91.63%	1,333,515	89.91%	440.00
113. Total	3,307.44	100.00%	1,483,165	100.00%	448.43
<hr/>					
Grass Total	7,148.01	68.08%	9,311,260	85.84%	1,302.64
CRP Total	44.60	0.42%	53,375	0.49%	1,196.75
Timber Total	3,307.44	31.50%	1,483,165	13.67%	448.43
<hr/>					
114. Market Area Total	10,500.05	100.00%	10,847,800	100.00%	1,033.12



**2022 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

**10 Buffalo**

	<b>2021 CTL County Total</b>	<b>2022 Form 45 County Total</b>	<b>Value Difference (2022 form 45 - 2021 CTL)</b>	<b>Percent Change</b>	<b>2022 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	2,781,860,050	3,011,977,575	230,117,525	8.27%	43,158,350	6.72%
02. Recreational	2,890,315	2,956,795	66,480	2.30%	0	2.30%
03. Ag-Homesite Land, Ag-Res Dwelling	176,548,580	204,465,915	27,917,335	15.81%	1,237,135	15.11%
<b>04. Total Residential (sum lines 1-3)</b>	<b>2,961,298,945</b>	<b>3,219,400,285</b>	<b>258,101,340</b>	<b>8.72%</b>	<b>44,395,485</b>	<b>7.22%</b>
05. Commercial	1,028,739,586	1,066,284,111	37,544,525	3.65%	23,178,605	1.40%
06. Industrial	86,317,505	84,012,955	-2,304,550	-2.67%	680,455	-3.46%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>1,115,057,091</b>	<b>1,150,297,066</b>	<b>35,239,975</b>	<b>3.16%</b>	<b>23,859,060</b>	<b>1.02%</b>
08. Ag-Farmsite Land, Outbuildings	51,162,330	59,809,160	8,646,830	16.90%	5,453,830	6.24%
09. Minerals	42,490	43,250	760	1.79	0	1.79%
10. Non Ag Use Land	355,880	357,930	2,050	0.58%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>51,560,700</b>	<b>60,210,340</b>	<b>8,649,640</b>	<b>16.78%</b>	<b>5,453,830</b>	<b>6.20%</b>
12. Irrigated	1,178,118,880	1,171,307,705	-6,811,175	-0.58%		
13. Dryland	113,448,570	111,427,250	-2,021,320	-1.78%		
14. Grassland	283,883,580	280,485,665	-3,397,915	-1.20%		
15. Wasteland	8,929,405	9,262,775	333,370	3.73%		
16. Other Agland	1,400,005	1,487,580	87,575	6.26%		
<b>17. Total Agricultural Land</b>	<b>1,585,780,440</b>	<b>1,573,970,975</b>	<b>-11,809,465</b>	<b>-0.74%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>5,713,697,176</b>	<b>6,003,878,666</b>	<b>290,181,490</b>	<b>5.08%</b>	<b>73,708,375</b>	<b>3.79%</b>

## 2022 Assessment Survey for Buffalo County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	5- appraisal assistants
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$594,555.04
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$2,500 - the majority of appraisal work is done in house
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	A budget for the computer system is maintained by the county IT Department.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$10,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$63,989.88

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS, PCv3
2.	<b>CAMA software:</b>
	MIPS, PCv3
3.	<b>Personal Property software:</b>
	MIPS, PCv3
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	The Register of Deeds Office maintains the cadastral maps.
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.buffalo.gworks.com">www.buffalo.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	The GIS software and mapping is maintained by the staff in the county assessor's office, the county IT Department, and the vendor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Pictometry and gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes, there are two zoning areas, Ag and Ag residential. Both areas require building permits.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Kearney, Riverdale, Elm Creek, Amherst, Miller, Pleasanton, Ravenna, Gibbon and Shelton are all zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	2003

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	gWorks, Inc.
<b>3.</b>	<b>Other services:</b>
	Pictometry Online

**E. Appraisal /Listing Services**

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

## 2022 Residential Assessment Survey for Buffalo County

<b>1.</b>	<b>Valuation data collection done by:</b>																																
	In-house appraisal assistants																																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Southeast Kearney - from 25th Street south to City limits; primarily some of the oldest homes in Kearney with a few newly developed areas.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southwest Kearney - from 25th Street south to City limits; all ranges of homes can be found in this neighborhood, but they are predominantly newer homes. The area has amenities such as a hospital, schools, and a park.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Central Kearney, East side - from 25th street north to 39th street. This area is full of parks, schools, and churches, the area is mostly developed with little area available for development. 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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																																

	Only the cost approach is used for residential properties using local market data to arrive at depreciation
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	Depreciation studies are developed using local market information.
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Yes, each valuation group has its own depreciation table based on market information. Within the valuation group there are economic depreciation adjustments made from sales studies.
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	A price per square foot analysis is conducted based on sales information within the neighborhood. There are multiple land tables in the CAMA system that value the land.
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Rural residential site values are developed through sales of rural acreage sites. County zoning requires 3 acres to build a home site, and sales are used based on this acre minimum.
<b>8.</b>	<b>Are there form 191 applications on file?</b>
	Yes
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	A discounted cash-flow analysis is done annually to establish a value for lots held for sale or resale if an application to combine lots has been received. All other lots being held for sale or resale are valued using the regular lot tables for the neighborhood they are located in.

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	2019	2021	2021	2016-2021
2	2019	2021	2021	2016-2021
3	2019	2021	2021	2016-2021
4	2019	2021	2021	2016-2021
5	2019	2021	2021	2016-2021
6	2019	2021	2021	2016-2021
7	2019	2021	2017	2016-2021
8	2019	2021	2016	2016-2021
9	2019	2021	2016	2016-2017
10	2019	2021	2016	2018
11	2019	2021	2016	2019
12	2019	2021	2016	2018
14	2019	2021	2015	2020
AG OB	2019	2021	2016	2015-2021
AG DW	2019	2021	2016	2015-2021

## 2022 Commercial Assessment Survey for Buffalo County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	In-house appraisal assistants																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Kearney - all commercial and industrial parcels located in the city limits. Commercial businesses in Kearney have the opportunity to serve a broad customer base, as Kearney is a hub for goods and services in Central Nebraska. The market in Kearney is active and strong.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>All commercial and industrial parcels outside the City of Kearney. Commercial trade in the smaller communities is usually restricted to the local population, making commercial property much less desirable. The market in these areas will often be unorganized.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Kearney - all commercial and industrial parcels located in the city limits. Commercial businesses in Kearney have the opportunity to serve a broad customer base, as Kearney is a hub for goods and services in Central Nebraska. The market in Kearney is active and strong.	2	All commercial and industrial parcels outside the City of Kearney. Commercial trade in the smaller communities is usually restricted to the local population, making commercial property much less desirable. The market in these areas will often be unorganized.									
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The majority of occupancy codes where income data has been collected are valued on the income approach. If the income approach was not suitable, the cost approach was used. Areas outside of Kearney remain on the cost approach.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Generally, the cost approach is used. The commercial appraiser will rely on sales information from across the state (when necessary) to develop the appraisal tables; where appropriate the income approach is considered.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	CAMA tables are used and then adjusted to reflect the local market based on sales information. Economic depreciation is also applied in the smaller villages from the sales analysis.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																		
	Yes, the depreciation table is based on the occupancy code.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
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1	2020	2021	2016	2020															
2	2020	2021	2016	2017															
	A portion of both valuation groups were inspected in 2021, but not the entire valuation group.																		



## 2022 Agricultural Assessment Survey for Buffalo County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	In-house appraisal assistants												
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"><u>Market Area</u></th> <th style="width: 70%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.</td> <td style="text-align: center;">2016-2021</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area 1; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.</td> <td style="text-align: center;">2016-2021</td> </tr> <tr> <td style="text-align: center;">06</td> <td>The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 1</td> <td style="text-align: center;">2016-2021</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.	2016-2021	02	This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area 1; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.	2016-2021	06	The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 1	2016-2021
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06	The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 1	2016-2021											
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>												
	Topography and soils are considered as are water availability, allocation and rights, and location. Sales studies are conducted and non-agricultural influences are reviewed for changes in the special valuation area.												
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>												
	Typically, any parcel less than 20 acres are classified as residential. However, all parcels are reviewed and inspected periodically to determine whether the use is residential, recreational, or agricultural.												
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>												
	Yes												
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>												
	At this time there has not been a separate market analysis conducted for intensive use in the county. Currently, feedlots, vineyards and tree farms are classified as Intensive use												
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>												
	There are two WRP properties in the county, and are valued at \$940/acre based on a study.												
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>												
	Timber, CRP, and lakes. Irrigated grass is also used and is 5% less than crop value.												

	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	731
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	The county conducts a market study.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	In the southern portion of the county, agricultural land is subject to a recreational influence from the Platte River. Around Kearney, there continues to be influence of both commercial and residential development.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	The influences are located within Market Areas 2 and 6.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	In both special value areas, agricultural land values are the same as the uninfluenced market area 1.

# Amended 2021 Three Year Plan of Assessment for Buffalo County Assessment Years 2021, 2022 and 2023

## Plan of Assessment Requirements

Pursuant to [Neb. Revised Statute, 77-1311.02](#),

*The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county 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 on or before October 31 each year.*

Pursuant to [Neb. Revised Statute, 77-1311.03](#)

*On or before March 19 of each year, each county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall adjust the value of all taxable real property parcels by class or subclass in the county so that the value of all real property is uniform and proportionate. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years.*

Pursuant to [Neb. Revised Statute, 77-112](#)

*All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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."*

### Acceptable Range of Values

Pursuant to [Neb. Revised Statute 77-5023](#)

( 2 ) *An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural land and horticultural land as defined in section [77-1359](#), sixty-nine to seventy-five percent of actual value; (b) for lands receiving special valuation, sixty-nine to seventy-five percent of special valuation as defined in section [77-1343](#); and (c) for all other real property, ninety-two to one hundred percent of actual value.*

( 3 ) *Any increase or decrease shall cause the level of value determined by the commission to be at the midpoint of the applicable acceptable range.*

Therefore, Acceptable ranges are:

- |   |                                     |
|---|-------------------------------------|
| (a) For <b>agricultural land</b> and <b>horticultural land</b>                          | <b>69% to 75%</b> of actual value.  |
| (b) For lands receiving <b>special valuation</b> ,                                      | <b>69% to 75%</b> of actual value.  |
| (c) For <b>all other real property</b> ,<br>e.g., Residential and Commercial/Industrial | <b>92% to 100%</b> of actual value. |

## Parcels, Valuation and Growth Increase by Years 2017 – 2021, and Levels of Value\*

SOURCE: BUFFALO COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY, FORM 45 AND/OR  
YEARLY R & O BY PROPERTY ASSESSMENT DIVISION, NE DEPT OF REVENUE

Year	Parcels	Parcel Number Increase	\$ Valuation	\$ Value Increase	% Value Incr	\$ Growth
<b>2021</b>	23,717	29	\$5,760,952,180	-\$52,123,915	-.90%	\$54,734,850
<b>2020</b>	23,688	136	\$5,813,076,095	-\$71,909,800	-1.22%	\$62,075,015
<b>2019</b>	23,552	27	\$5,884,985,895	\$43,876,160	.75%	\$69,300,391
<b>2018</b>	23,525	98	\$5,841,109,735	\$247,367,905	4.42%	\$57,861,664
<b>2017</b>	23,427	14	\$5,593,741,830	\$163,553,420	3.01%	\$58,618,617
5 YEAR INCREASE		304	\$167,210,350	\$330,763,770	6.07%	\$302,590,537
5 YEAR AVERAGE INCREASE		61	\$33,442,070	\$66,152,754	1.21%	\$60,518,107

\*The information contained in this chart was researched and updated in June of 2021

YEAR	% RES LEVEL OF VALUE	% COM LEVEL OF VALUE	% AG LEVEL OF VALUE	% SPEC VAL LEVEL OF VALUE
<b>2021</b>	94	98	70	70
<b>2020</b>	96	93	71	71
<b>2019</b>	96	95	71	71
<b>2018</b>	95	96	70	70
<b>2017</b>	96	96	73	73

**Forecast Table of 6 Year Required Review and 3 Year Assessment Plan For 2021,  
2022, 2023 with projected years 2024-2026**

APPRAISAL TYPE	2021	2022	2023	2024	2025	2026
RESIDENTIAL	1676	1867	2702	2176	2179	2085
RURAL SUBS	49	526	473	354	10	220
TOWNS-VILLAGES	227	884	335	1137	42	4
MOBILE HOMES	176	434	0	287	146	174
TOWNSHIPS	1136	1521	1178	852	930	1094
AG-LAND	816	814	853	719	655	1011
ACREAGES	320	707	325	133	275	83
COMMERCIAL - INDUSTRIAL	298	387	336	622	270	261
GOVL & PERMISSIVE EXEMPTIONS	153	364	364	394	235	291
MINERAL INTEREST	0	0	0	0	0	229.
<b>TOTALS</b>	<b>3263</b>	<b>4139</b>	<b>4580</b>	<b>4044</b>	<b>3614</b>	<b>3731</b>

**Activities Performed During Preliminary Values, Neighborhood Review,  
Sales Review, Protest Review and Pickup Work**

These reviews include:

- Re-measuring house, sheds and outbuildings as necessary.
- Evaluating Quality / Condition and noting if remodeling has taken place.
- Noting kitchen and bathrooms Q / C and pictures taken.
- Evaluating the siding including calculation of percentage of brick veneer
- Obtaining the number of plumbing fixtures
- Obtaining the amount of basement finish
- Establishing an attached and/or unattached garage and its size, condition and interior finish
- Re-measuring and recording all miscellaneous improvements – porches, decks, covered or uncovered entries, garage finish, walkout basement, garden level basement, egress windows and measuring concrete patios if changed
- Taking pictures front / back of main building and outbuildings
- Updating the parcel record with any changes observed and noted.
- Checking drawings to 1" = 20' Scale
- Entering pictures, notes, and adjustments in the CAMA system.

[General Office Information for 2021](#)

We have taken advantage of videos and classes that were available. Property Records and sales searches are available on Gworks and Nebraska Assessor's Online, which taxpayers can access.

Field staff are prepared to assist with other areas of responsibilities. They can wait on the counter and help with questions and forms. They go on appointments and help property owners with all queries and explanations. The field staff are currently all using 'Surface Pros' to do their field work. This greatly enhances the amount of work that can be done and cuts down on the amount of time spent in the office. The Surface Pros also take pictures and automatically update the property records. They allow staff the opportunity to show property owners the information in their property record while on site.

[Available Time Allotments For Field Staff](#)

The Assessor's Office has available time allotments for field staff people as follows:

5 ½ months	NBHD Review	Part of April, May, Jun, Sept, Oct
1 ½ months	Taxpayer Protests	Part of July, Aug
1 ½ months	Pickup Work & Permit Review	Part of Oct, Nov
1 ½ months	Calibration & Sales Studies	Dec, Jan,
1 month	Preliminary Hearings	Jan, Feb
½ month	Further Calibration	Part of March

The months available for review, both neighborhood and preliminary review, pickup work, protest review and sales review account for "inspection and review" during the year. The other months account for "studies of information".

[Field Staff For 2021 Parcel Coverage](#)

<u>FIELD STAFF</u>	<u>FTE</u>	<u>DUTIES</u>
COMMERCIAL	1.00 FTE	Commercial and Industrial Mass Appraisal with Income Approach (Discounted cash flow & market cap rates), Comparable Sales, and Cost Approach to value. Responsible for putting Highest & Best Use value on 3,935 Commercial, Industrial, Governmental Exempt and 394 Permissive Exempt properties in the six year review period.
RESIDENTIAL	2.50 FTE	Kearney Residential, Mobile Homes, Rural Residential, Residential Subs, Residential in Towns & Small Villages and Acreages in the six year review period. (A total of approximately 17,000 parcels.)
AG-LAND	1.00 FTE	Ag-Land, verification and authentication of irrigated acres with two NRD authorities; LCG Ag-Land Values Approximately 4,900 parcels in six years
DEPUTY	0.75 FTE	Available for Review and Pick-Up Work

For 2021 we have 4.5 Full Time Equivalent Field personnel available to accomplish review requirements which include protest, pick-up, permit, preliminary value, and sales review work. The field staff send sales verifications and update information received from those verifications. All field staff work to cover other areas when necessary.

#### Office Staff for 2021

There are 3.5 office staff employees. They assist at the counter, answer phone calls, answer questions, wait on the public and do day-to-day duties. All of them can assist with Homestead and Personal Property. Two people assist with sales entry, Permissive Exemption properties and special projects. Two of the other clerical staff do almost all of the reports and information for the state.

The deputy does splits, map changes and other special inquiries. The deputy also handles Computer information, MIPS updates and double checks input for accuracy. When needed, the deputy also aids with review work.

#### Assessor's Staff, Office Duties and Responsibilities

1. Record Maintenance, Mapping Updates & Ownership Changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation
  - Abstracts (Real and Personal Property)
  - Assessor Survey
  - Sale information to PAD roster & annual Assessed Value Update with Certification of Value to Political Subdivisions
  - School District Taxable Value Report
  - Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - Certificate of Taxes Levied Report
  - Report of current values for properties owned by Board of Educational Lands & Funds
  - Report of all Exempt Property and Taxable Government Owned Property
  - Annual Plan of Assessment Report
3. Personal Property
  - Administer annual filing of Buffalo County 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 a new (Form 451) or continued exempt use (Form 451a), review and make recommendations to B.O.E.
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 Buffalo County annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed
  - Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

8. Tax Increment Financing  
Management of record/valuation information for properties in community development projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates  
Management of school district and other tax entity boundary changes  
Necessary for correct assessment and tax information; input/review of levy 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 property.
11. Tax List Corrections  
Prepare tax list correction documents for B.O.E. approval and for county treasurer.
12. County Board of Equalization  
Prepare information for the B.O.E., attend hearings, if applicable for the county, defend values (LOV) and sales file, and/or implement orders of the T.E.R.C.
13. Tax Equalization and Review Commission Appeals  
Prepare Information for the B.O.E. to defend their BASIS for decision, defend assessor determined Level of Value (LOV) and sales file, and/or "Show Cause" to the T.E.R.C. for LOV or methodology as the need specifies.
14. T.E.R.C. Statewide Equalization  
Attend hearings, if applicable to county, defend values, and/or implement orders of the T.E.R.C. Notify PAD of execution orders and when implemented.
15. Education  
Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain the Assessor Certification.  
All Staff attends training provided by the State that is pertinent to their specific duties.
16. Assessor's Property Assessment & Taxation Calendar  
Complete Assessor's Office calendar tasks in a timely manner.

#### In Conclusion:

There are 23,300+ parcels in Buffalo County with modest increases in the number of parcels in the last 5 years.

Those properties scheduled for review in 2021 and protested properties are being reviewed this summer as well as neighborhoods which have signs of inequality within them.

Commercial properties and sales continue to be reviewed. Many commercial neighborhoods have been realigned and values will be examined as we have requested and are receiving income data from multiple commercial owners. We will continue to work on moving to income and expense information for 2022 for the majority of commercial properties.

Special Value and Agricultural properties, as well as acreages, are being reviewed and updated in the new review configuration. This year that includes townships 9 and 10 in ranges 17 and 18.

Rural residential properties in the same township and range areas will be reviewed as well as acreages around Kearney.



Multiple neighborhoods in Kearney are being reviewed. Land values for residential neighborhoods, acreages and rural home-sites will be reviewed. Residential depreciation and effective age will be closely monitored in Kearney, small towns, acreages and rural home sites.

We are considering realigning the review process in Kearney so the six areas of town are reviewed one each in the six year process rather than in bits and pieces. This would make the sales reviews and studies much more understandable. We are working on combining some neighborhoods in Kearney as there are neighborhoods with very few parcels.

We are visiting with many folks, especially those that file protests every year. We also are working on making sure the costing information on all records is as complete and correct as possible.

The Budget has not been set at the time of this writing. The Budget is now set and was accepted as it was requested. We need a clerical person that can do statistical and assigned studies and special projects. We also need a person to help do outside and review work to help in all three areas. Quite possibly, a single additional staff member could do both areas and be kept busy 100% of the time. We have had difficulty getting applicants in the last several years but we will be advertising for an additional person in the near future.

We will be do preliminary values again in 2022 which will allow property owners to come in and visit with us before the actual 2022 values are set. This was a successful use of time in 2020 and 2021.

Respectfully submitted,



Ethel Skinner  
Buffalo County Assessor

Date Submitted

June 15, 2021  
Amended: October 12,2021

February 22, 2022

## **Agricultural Land and Special Valuation for 2022**

All agricultural land in Buffalo County is valued using the market approach. In 2002, Buffalo County adopted county zoning that became effective January 1, 2003. The Assessor's Office initiated "Special Valuation" or Greenbelt Valuation after discussion with the Buffalo County Board of Supervisors.

The agricultural land tables in MIPS (CAMA) reflect both market (i.e., the Highest and Best Use" value) and the uninfluenced agricultural land value which reflects 75% of the value if the land were available for agricultural or horticultural purposes. Special Valuation values are derived from sales of similar classes or subclasses of agricultural land from agricultural areas in which actual value is not subject to influences by other purposes or uses.

### **Identification of the Influenced areas:**

For 2022, there are three market areas. Area 1 does not recognize a difference between agricultural land value and value for other uses and therefore is not in a Special Valuation area. A difference between values for agricultural purposes and a higher market value based upon other influences or uses was indicated for two areas. Market Area 2 and Market Area 6 are treated as Special Valuation.

Market Area 2 is land surrounding and near the City of Kearney. This area shows a difference between land bought for agricultural purposes and land bought for potential commercial or residential development. Market Area 1 was considered in determining the special value for Market Area 2.

Market Area 6 is located south of I-80 to the county line. This area shows a difference between land bought for agricultural purposes and land bought for river or recreational influence. Groups like Platte Valley Recovery and the Whooping Crane Trust have been buying river and land surrounding the river. They are paying a higher value for land which is not typical of agricultural land values. Market Area 1 was considered in determining the special value for Market Area 6.

### **Determination of the highest and best use of the properties to be valued:**

Land bought for other influences other than agricultural or horticultural such as commercial, residential or recreational were studied and the best land use was determined. The highest and best uses for Market Area 2 are commercial and residential uses. The highest and best use for Market Area 6 is recreational use. The highest and best uses for Market Area 1 are agricultural and horticultural uses.

**Explanation of the valuation models used in arriving at the value estimates:**

Market Area 2 and Market Area 6 are treated as Special Valuation. Sales in these market areas that were bought for other uses are studied and market value is determined. Sales in Area 2 have influences of commercial and residential development from the City of Kearney. Land around Kearney typically sells higher for this reason. The special values are determined from a non-influenced area. Sales in Market Area 1 help to determine the special value for Area 2. Market Area 6 has influences of the Platte River and recreational uses. Sales of these types of influences are used in determining the market value in these areas. Market Area 1 was considered in determining the special value for Market Area 6.

**Explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency or typical market conditions:**

No adjustments were made.

**Explanation and analysis of the estimate of economic rent or net operating income used in the income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents:**

The Income Capitalization approach was not used.

**An explanation and analysis of typical expenses allowed in an income capitalization approach:**

The Income Capitalization approach was not used.

**Explanation and analysis of the overall capitalization rate used in an income capitalization approach:**

The Income Capitalization approach was not used.

A file of all data used in determining special and actual value is available for public inspection in the Buffalo County Assessor's Office.