

NEBRASKA

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DEPARTMENT OF REVENUE

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

DUNDY 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 Dundy 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 Dundy 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: Tish Burrell, Dundy County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this 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.

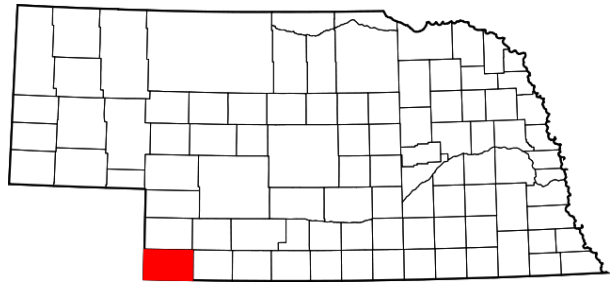
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

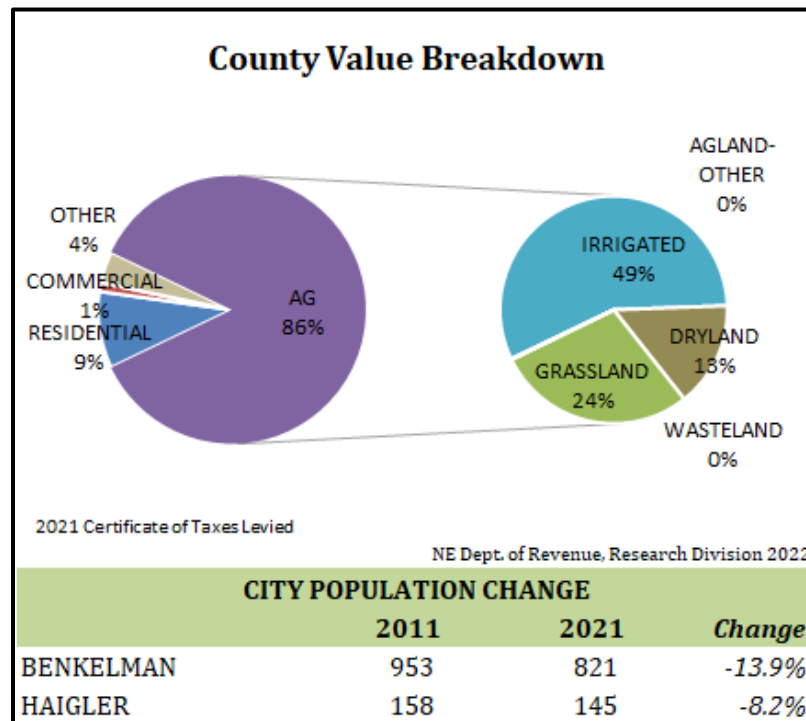
**Further information may be found in Exhibit 94*

County Overview

With a total area of 920 square miles, Dundy County has 1,654 residents, per the Census Bureau Quick Facts for 2020, reflecting an overall population decline from the 2010 U.S. Census of 19%. Reports indicate that 72% of county residents are homeowners and 82% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$65,765(2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there are 56 employer establishments with total employment of 348, a slight increase since 2019.



Agricultural land is largest contributor to the valuation base of Dundy County. Grassland and irrigated land make up a majority of the land in the county. Dundy County is included in the Upper Republican Natural Resources District (NRD).

2022 Residential Correlation for Dundy County

Assessment Actions

This year, the Dundy County Assessor increased the value of all residential properties, including mobile homes and residential outbuildings with 3% less depreciation. Additionally, pick-up work and routine maintenance was completed.

Assessment Practice Review

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

Review of qualified and non-qualified sales showed the usability rate is within the typical statewide average range. It appears that sales qualification determinations are made without bias.

The county assessor has identified three residential valuation groups which reflect the economic differences throughout the county and all residential properties have been physically reviewed since 2019. Depreciation tables and lot values are dated 2019 for Valuation Groups 1 and 2 and 2020 for Valuation Group 3. Costing for the entire residential class is dated 2019. The Dundy County Assessor has a written valuation methodology which has been provided to the Property Assessment Division (Division).

Description of Analysis

Residential property in Dundy County is identified in three separate valuation groups.

| Valuation Group | Description |
|------------------------|------------------------|
| 1 | Benkelman |
| 2 | Haigler, Max and Parks |
| 3 | Rural Residential |

Review of the statistical profile shows that the overall median is within range, while the mean is slightly high and the weighted mean is slightly low. The COD is within the IAAO acceptable range for rural but the PRD is high, demonstrating a regressive assessment. While the county assessor should consider the regressive pattern in future assessment years, PRDs are not single indicators of assessment quality.

Dundy County residential sales occur primarily in Benkelman, the county seat. Two of the three measures of central tendency are within range for this valuation group.

The statistical sample and the 2022 County Abstract of Assessment, Form 45, Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar

2022 Residential Correlation for Dundy County

manner to the sales. Changes to the population and the sample reflect the stated assessment actions of valuation increase for all residential properties to reflect market changes.

Equalization and Quality of Assessment

Assessments are uniform and proportionate across the residential class of property. Although only Valuation Group 1 has a sufficient number of sales to use in statistical analysis, all residential property in Dundy County is subject to the same appraisal techniques and complies with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 50 | 98.12 | 102.89 | 93.37 | 23.65 | 110.20 |
| 2 | 7 | 104.74 | 110.37 | 96.64 | 23.37 | 114.21 |
| 3 | 3 | 78.43 | 75.24 | 75.78 | 10.02 | 99.29 |
| ____ALL____ | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 |

Level of Value

Based on analysis of all available information, the level of value for the residential property in Dundy County is 98%.

2022 Commercial Correlation for Dundy County

Assessment Actions

All commercial properties in Dundy County were physically inspected in 2021. Costing tables and lot values were updated, and new depreciation tables were created. Also, pick-up work was completed.

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.

Dundy County commercial property is all grouped into one valuation group. The commercial sales qualification process was reviewed and there was no indication of bias. The Dundy County Assessor qualifies a typical percentage of sales for measurement purposes. All commercial properties were physically inspected this year, with depreciation tables, lot values and costing all updated to 2021.

Description of Analysis

All three measures of central tendency are within range for the commercial class. The COD and PRD are also within the acceptable range. There are not enough sales for additional analysis by occupancy code. Although the statistics correlate closely, they are a reflection of utilizing a small sample of sales to determine the recent appraisal tables. The small sample of sales does have significantly varying ratios and analysis by years indicates that the median is not expected to remain stable as sales come in and out of the sample.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicate that the population and the sales changed in a similar manner, which is reflective of the reappraisal in Dundy County this past year.

Equalization and Quality of Assessment

The statistical sample is too small for measurement purposes; thus, the review of assessment practices is used to determine that the assessments are uniform and equalized. The quality of assessment for the commercial class in Dundy County complies with generally accepted mass appraisal techniques.

Level of Value

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

2022 Agricultural Correlation for Dundy County

Assessment Actions

Only routine maintenance and pick-up work was completed for the agricultural class of property in Dundy County for the 2022 assessment year.

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.

Usability rates show that the Dundy County Assessor qualifies agricultural land sales at a typical rate. Non-qualified sales have sufficient documentation to explain the reason for disqualification. All agricultural land in Dundy County is in the same market area as there are no identifiable characteristics that separate the county.

Agricultural homes and outbuildings were physically inspected in 2020, with site values and depreciation being updated at that time also. Agricultural homes are valued using 2019 costing. Land use was reviewed in 2020 using aerial imagery and physical inspections were done if needed. The assessor values land associated with feed yards at \$1,250 per acre; corrals are values at \$950 an acre.

Description of Analysis

Analysis of the statistical report for agricultural land shows that all three measures of central tendency are within range for the overall sales. The COD is within the acceptable range.

Review of each class by 80% Majority Land Use (MLU) reveals that the statistics for sales in all three land types, irrigated land, dryland and grassland are within range.

Equalization and Quality of Assessment

Agricultural land values appear to be equalized uniformly representing market value; all values are acceptable. The quality of assessment of agricultural land in Dundy County complies with generally accepted mass appraisal techniques. Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level.

2022 Agricultural Correlation for Dundy County

| 80%MLU By Market Area | | | | | | |
|--------------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u> Irrigated </u> | | | | | | |
| County | 13 | 69.06 | 69.94 | 67.77 | 09.83 | 103.20 |
| 1 | 13 | 69.06 | 69.94 | 67.77 | 09.83 | 103.20 |
| <u> Dry </u> | | | | | | |
| County | 13 | 73.40 | 76.30 | 71.68 | 16.85 | 106.45 |
| 1 | 13 | 73.40 | 76.30 | 71.68 | 16.85 | 106.45 |
| <u> Grass </u> | | | | | | |
| County | 17 | 71.51 | 72.58 | 71.37 | 08.89 | 101.70 |
| 1 | 17 | 71.51 | 72.58 | 71.37 | 08.89 | 101.70 |
| <u> ALL </u> | | | | | | |
| | 57 | 70.36 | 73.65 | 70.41 | 14.44 | 104.60 |

Level of Value

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

2022 Opinions of the Property Tax Administrator for Dundy County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|----------------------------------|----------------|---|----------------------------|
| Residential Real Property | 98 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 70 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Dundy County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 60 | Median | 98.12 |
| Total Sales Price | \$4,889,000 | Mean | 102.38 |
| Total Adj. Sales Price | \$4,889,000 | Wgt. Mean | 91.04 |
| Total Assessed Value | \$4,451,132 | Average Assessed Value of the Base | \$48,294 |
| Avg. Adj. Sales Price | \$81,483 | Avg. Assessed Value | \$74,186 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 85.43 to 104.74 |
| 95% Wgt. Mean C.I | 85.26 to 96.83 |
| 95% Mean C.I | 94.16 to 110.60 |
| % of Value of the Class of all Real Property Value in the County | 5.69 |
| % of Records Sold in the Study Period | 6.31 |
| % of Value Sold in the Study Period | 9.69 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2021 | 54 | 92 | 91.89 |
| 2020 | 39 | 93 | 92.63 |
| 2019 | 49 | 93 | 93.49 |
| 2018 | 49 | 93 | 93.04 |

2022 Commission Summary for Dundy County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 11 | Median | 92.69 |
| Total Sales Price | \$585,250 | Mean | 92.41 |
| Total Adj. Sales Price | \$585,250 | Wgt. Mean | 93.59 |
| Total Assessed Value | \$547,725 | Average Assessed Value of the Base | \$71,761 |
| Avg. Adj. Sales Price | \$53,205 | Avg. Assessed Value | \$49,793 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 67.88 to 111.19 |
| 95% Wgt. Mean C.I | 75.25 to 111.92 |
| 95% Mean C.I | 80.47 to 104.35 |
| % of Value of the Class of all Real Property Value in the County | 1.74 |
| % of Records Sold in the Study Period | 5.61 |
| % of Value Sold in the Study Period | 3.89 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2021 | 11 | 100 | 97.87 |
| 2020 | 7 | 100 | 79.55 |
| 2019 | 8 | 100 | 76.83 |
| 2018 | 7 | 100 | 92.37 |

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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 : 60
Total Sales Price : 4,889,000
Total Adj. Sales Price : 4,889,000
Total Assessed Value : 4,451,132
Avg. Adj. Sales Price : 81,483
Avg. Assessed Value : 74,186

MEDIAN : 98
WGT. MEAN : 91
MEAN : 102
COD : 24.12
PRD : 112.46

COV : 31.74
STD : 32.50
Avg. Abs. Dev : 23.67
MAX Sales Ratio : 194.56
MIN Sales Ratio : 61.59

95% Median C.I. : 85.43 to 104.74
95% Wgt. Mean C.I. : 85.26 to 96.83
95% Mean C.I. : 94.16 to 110.60

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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 | 8 | 110.11 | 120.88 | 107.75 | 23.53 | 112.19 | 76.04 | 187.00 | 76.04 to 187.00 | 50,563 | 54,480 |
| 01-JAN-20 To 31-MAR-20 | 4 | 106.07 | 114.89 | 95.41 | 37.64 | 120.42 | 67.66 | 179.75 | N/A | 48,250 | 46,035 |
| 01-APR-20 To 30-JUN-20 | 5 | 116.38 | 114.51 | 99.05 | 12.02 | 115.61 | 82.88 | 143.14 | N/A | 60,200 | 59,631 |
| 01-JUL-20 To 30-SEP-20 | 11 | 85.25 | 83.81 | 82.94 | 13.88 | 101.05 | 61.85 | 112.13 | 63.76 to 97.45 | 89,182 | 73,968 |
| 01-OCT-20 To 31-DEC-20 | 11 | 103.48 | 106.05 | 97.16 | 13.57 | 109.15 | 78.43 | 179.73 | 89.97 to 110.01 | 120,364 | 116,946 |
| 01-JAN-21 To 31-MAR-21 | 6 | 110.22 | 119.35 | 89.62 | 40.08 | 133.17 | 61.59 | 194.56 | 61.59 to 194.56 | 54,917 | 49,216 |
| 01-APR-21 To 30-JUN-21 | 11 | 80.07 | 91.53 | 86.44 | 22.37 | 105.89 | 66.37 | 144.79 | 72.63 to 112.11 | 83,773 | 72,415 |
| 01-JUL-21 To 30-SEP-21 | 4 | 75.85 | 83.06 | 78.50 | 22.58 | 105.81 | 65.61 | 114.95 | N/A | 108,625 | 85,270 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 28 | 98.29 | 104.32 | 92.14 | 24.84 | 113.22 | 61.85 | 187.00 | 82.88 to 115.47 | 67,125 | 61,849 |
| 01-OCT-20 To 30-SEP-21 | 32 | 97.83 | 100.68 | 90.36 | 23.52 | 111.42 | 61.59 | 194.56 | 78.43 to 105.01 | 94,047 | 84,980 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 31 | 95.37 | 100.67 | 92.26 | 20.82 | 109.12 | 61.85 | 179.75 | 85.25 to 109.98 | 90,290 | 83,302 |
| <u>ALL</u> | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 | 61.59 | 194.56 | 85.43 to 104.74 | 81,483 | 74,186 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1 | 50 | 98.12 | 102.89 | 93.37 | 23.65 | 110.20 | 61.59 | 194.56 | 89.61 to 105.01 | 79,050 | 73,812 |
| 2 | 7 | 104.74 | 110.37 | 96.64 | 23.37 | 114.21 | 67.66 | 179.75 | 67.66 to 179.75 | 34,857 | 33,684 |
| 3 | 3 | 78.43 | 75.24 | 75.78 | 10.02 | 99.29 | 61.85 | 85.43 | N/A | 230,833 | 174,915 |
| <u>ALL</u> | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 | 61.59 | 194.56 | 85.43 to 104.74 | 81,483 | 74,186 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01 | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 | 61.59 | 194.56 | 85.43 to 104.74 | 81,483 | 74,186 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 | 61.59 | 194.56 | 85.43 to 104.74 | 81,483 | 74,186 |

29 Dundy
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 : 60
 Total Sales Price : 4,889,000
 Total Adj. Sales Price : 4,889,000
 Total Assessed Value : 4,451,132
 Avg. Adj. Sales Price : 81,483
 Avg. Assessed Value : 74,186

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 102
 COD : 24.12
 PRD : 112.46

COV : 31.74
 STD : 32.50
 Avg. Abs. Dev : 23.67
 MAX Sales Ratio : 194.56
 MIN Sales Ratio : 61.59

95% Median C.I. : 85.43 to 104.74
 95% Wgt. Mean C.I. : 85.26 to 96.83
 95% Mean C.I. : 94.16 to 110.60

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SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|---------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 3 | 144.79 | 148.16 | 145.25 | 13.77 | 102.00 | 119.93 | 179.75 | N/A | 10,167 | 14,767 |
| Less Than 30,000 | 18 | 115.09 | 126.97 | 122.37 | 27.38 | 103.76 | 67.10 | 194.56 | 103.48 to 153.70 | 20,361 | 24,916 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 | 61.59 | 194.56 | 85.43 to 104.74 | 81,483 | 74,186 |
| Greater Than 14,999 | 57 | 96.86 | 99.97 | 90.70 | 22.95 | 110.22 | 61.59 | 194.56 | 85.25 to 104.03 | 85,237 | 77,313 |
| Greater Than 29,999 | 42 | 90.22 | 91.84 | 88.50 | 19.10 | 103.77 | 61.59 | 179.73 | 80.22 to 99.13 | 107,679 | 95,301 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 3 | 144.79 | 148.16 | 145.25 | 13.77 | 102.00 | 119.93 | 179.75 | N/A | 10,167 | 14,767 |
| 15,000 TO 29,999 | 15 | 109.98 | 122.74 | 120.30 | 27.47 | 102.03 | 67.10 | 194.56 | 96.86 to 153.70 | 22,400 | 26,946 |
| 30,000 TO 59,999 | 10 | 104.40 | 99.62 | 98.59 | 17.71 | 101.04 | 63.76 | 129.87 | 67.66 to 123.57 | 41,650 | 41,064 |
| 60,000 TO 99,999 | 16 | 93.96 | 95.43 | 94.82 | 19.70 | 100.64 | 61.59 | 179.73 | 76.04 to 104.03 | 79,719 | 75,591 |
| 100,000 TO 149,999 | 6 | 71.41 | 77.85 | 77.89 | 16.12 | 99.95 | 65.61 | 112.11 | 65.61 to 112.11 | 123,917 | 96,522 |
| 150,000 TO 249,999 | 8 | 88.32 | 87.35 | 87.42 | 11.96 | 99.92 | 61.85 | 105.01 | 61.85 to 105.01 | 185,875 | 162,494 |
| 250,000 TO 499,999 | 2 | 84.20 | 84.20 | 83.91 | 06.85 | 100.35 | 78.43 | 89.97 | N/A | 300,000 | 251,728 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 60 | 98.12 | 102.38 | 91.04 | 24.12 | 112.46 | 61.59 | 194.56 | 85.43 to 104.74 | 81,483 | 74,186 |

29 Dundy
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 : 11
Total Sales Price : 585,250
Total Adj. Sales Price : 585,250
Total Assessed Value : 547,725
Avg. Adj. Sales Price : 53,205
Avg. Assessed Value : 49,793

MEDIAN : 93
WGT. MEAN : 94
MEAN : 92
COD : 15.49
PRD : 98.74

COV : 19.23
STD : 17.77
Avg. Abs. Dev : 14.36
MAX Sales Ratio : 113.68
MIN Sales Ratio : 66.26

95% Median C.I. : 67.88 to 111.19
95% Wgt. Mean C.I. : 75.25 to 111.92
95% Mean C.I. : 80.47 to 104.35

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | 2 | 101.23 | 101.23 | 99.61 | 09.84 | 101.63 | 91.27 | 111.19 | N/A | 107,500 | 107,078 |
| 01-JAN-19 To 31-MAR-19 | | | | | | | | | | | |
| 01-APR-19 To 30-JUN-19 | | | | | | | | | | | |
| 01-JUL-19 To 30-SEP-19 | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | | | | | | | | | | | |
| 01-JAN-20 To 31-MAR-20 | | | | | | | | | | | |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | 2 | 79.48 | 79.48 | 71.82 | 16.63 | 110.67 | 66.26 | 92.69 | N/A | 47,500 | 34,116 |
| 01-OCT-20 To 31-DEC-20 | 1 | 110.28 | 110.28 | 110.28 | 00.00 | 100.00 | 110.28 | 110.28 | N/A | 50,000 | 55,140 |
| 01-JAN-21 To 31-MAR-21 | 3 | 95.06 | 97.17 | 95.11 | 10.84 | 102.17 | 82.77 | 113.68 | N/A | 54,000 | 51,361 |
| 01-APR-21 To 30-JUN-21 | | | | | | | | | | | |
| 01-JUL-21 To 30-SEP-21 | 3 | 74.70 | 84.42 | 88.72 | 19.10 | 95.15 | 67.88 | 110.68 | N/A | 21,083 | 18,705 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 2 | 101.23 | 101.23 | 99.61 | 09.84 | 101.63 | 91.27 | 111.19 | N/A | 107,500 | 107,078 |
| 01-OCT-19 To 30-SEP-20 | 2 | 79.48 | 79.48 | 71.82 | 16.63 | 110.67 | 66.26 | 92.69 | N/A | 47,500 | 34,116 |
| 01-OCT-20 To 30-SEP-21 | 7 | 95.06 | 93.58 | 96.40 | 16.42 | 97.07 | 67.88 | 113.68 | 67.88 to 113.68 | 39,321 | 37,905 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 3 | 92.69 | 89.74 | 85.08 | 15.83 | 105.48 | 66.26 | 110.28 | N/A | 48,333 | 41,124 |
| <u>ALL</u> | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |
| <u>ALL</u> | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 02 | | | | | | | | | | | |
| 03 | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |

29 Dundy
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 : 11
Total Sales Price : 585,250
Total Adj. Sales Price : 585,250
Total Assessed Value : 547,725
Avg. Adj. Sales Price : 53,205
Avg. Assessed Value : 49,793

MEDIAN : 93
WGT. MEAN : 94
MEAN : 92
COD : 15.49
PRD : 98.74

COV : 19.23
STD : 17.77
Avg. Abs. Dev : 14.36
MAX Sales Ratio : 113.68
MIN Sales Ratio : 66.26

95% Median C.I. : 67.88 to 111.19
95% Wgt. Mean C.I. : 75.25 to 111.92
95% Mean C.I. : 80.47 to 104.35

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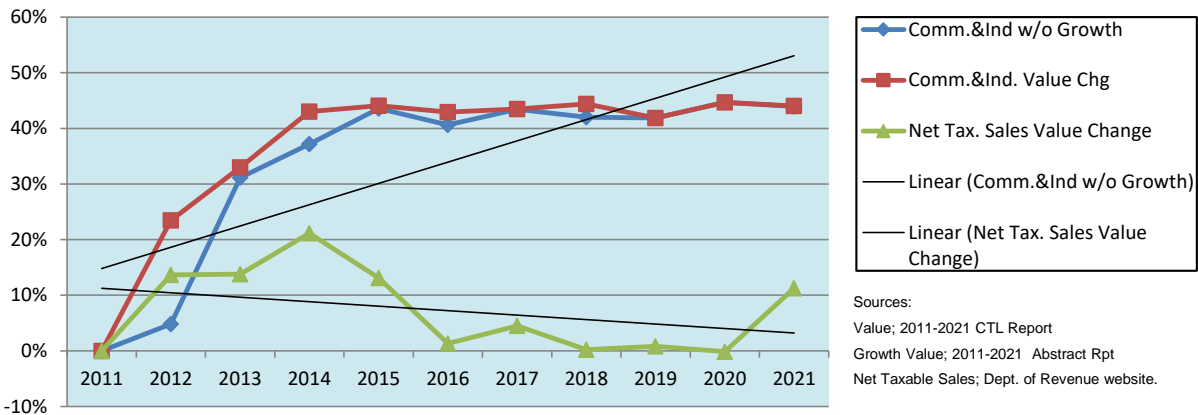
SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|------------------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 2 | 94.19 | 94.19 | 101.50 | 20.69 | 92.80 | 74.70 | 113.68 | N/A | 8,000 | 8,120 |
| Less Than 30,000 | 5 | 82.77 | 86.34 | 83.73 | 15.42 | 103.12 | 67.88 | 113.68 | N/A | 16,050 | 13,439 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |
| Greater Than 14,999 | 9 | 92.69 | 92.01 | 93.37 | 14.27 | 98.54 | 66.26 | 111.19 | 67.88 to 110.68 | 63,250 | 59,054 |
| Greater Than 29,999 | 6 | 102.67 | 97.46 | 95.15 | 12.92 | 102.43 | 66.26 | 111.19 | 66.26 to 111.19 | 84,167 | 80,088 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 2 | 94.19 | 94.19 | 101.50 | 20.69 | 92.80 | 74.70 | 113.68 | N/A | 8,000 | 8,120 |
| 15,000 TO 29,999 | 3 | 82.77 | 81.11 | 79.31 | 09.99 | 102.27 | 67.88 | 92.69 | N/A | 21,417 | 16,985 |
| 30,000 TO 59,999 | 2 | 110.48 | 110.48 | 110.43 | 00.18 | 100.05 | 110.28 | 110.68 | N/A | 40,000 | 44,173 |
| 60,000 TO 99,999 | 2 | 88.73 | 88.73 | 90.77 | 25.32 | 97.75 | 66.26 | 111.19 | N/A | 82,500 | 74,883 |
| 100,000 TO 149,999 | 2 | 93.17 | 93.17 | 93.24 | 02.04 | 99.92 | 91.27 | 95.06 | N/A | 130,000 | 121,210 |
| 150,000 TO 249,999 | | | | | | | | | | | |
| 250,000 TO 499,999 | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 TO 1,999,999 | | | | | | | | | | | |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| ALL | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|------------------------|----------------------|----------------|
| 340 | 1 | 91.27 | 91.27 | 91.27 | 00.00 | 100.00 | 91.27 | 91.27 | N/A | 125,000 | 114,085 |
| 344 | 1 | 95.06 | 95.06 | 95.06 | 00.00 | 100.00 | 95.06 | 95.06 | N/A | 135,000 | 128,335 |
| 349 | 1 | 110.68 | 110.68 | 110.68 | 00.00 | 100.00 | 110.68 | 110.68 | N/A | 30,000 | 33,205 |
| 353 | 2 | 101.49 | 101.49 | 105.25 | 08.67 | 96.43 | 92.69 | 110.28 | N/A | 35,000 | 36,839 |
| 406 | 5 | 82.77 | 90.04 | 98.99 | 19.89 | 90.96 | 67.88 | 113.68 | N/A | 30,050 | 29,746 |
| 442 | 1 | 66.26 | 66.26 | 66.26 | 00.00 | 100.00 | 66.26 | 66.26 | N/A | 75,000 | 49,695 |
| ALL | 11 | 92.69 | 92.41 | 93.59 | 15.49 | 98.74 | 66.26 | 113.68 | 67.88 to 111.19 | 53,205 | 49,793 |

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 | \$ 5,792,723 | \$ 401,844 | 6.94% | \$ 5,390,879 | | \$ 10,226,610 | |
| 2012 | \$ 7,150,312 | \$ 1,077,467 | 15.07% | \$ 6,072,845 | 4.84% | \$ 11,621,266 | 13.64% |
| 2013 | \$ 7,704,029 | \$ 108,672 | 1.41% | \$ 7,595,357 | 6.22% | \$ 11,636,115 | 0.13% |
| 2014 | \$ 8,284,947 | \$ 339,712 | 4.10% | \$ 7,945,235 | 3.13% | \$ 12,388,865 | 6.47% |
| 2015 | \$ 8,345,081 | \$ 29,759 | 0.36% | \$ 8,315,322 | 0.37% | \$ 11,566,262 | -6.64% |
| 2016 | \$ 8,277,883 | \$ 130,943 | 1.58% | \$ 8,146,940 | -2.37% | \$ 10,359,670 | -10.43% |
| 2017 | \$ 8,311,975 | \$ 4,192 | 0.05% | \$ 8,307,783 | 0.36% | \$ 10,685,388 | 3.14% |
| 2018 | \$ 8,363,394 | \$ 137,167 | 1.64% | \$ 8,226,227 | -1.03% | \$ 10,246,460 | -4.11% |
| 2019 | \$ 8,216,549 | \$ - | 0.00% | \$ 8,216,549 | -1.76% | \$ 10,307,856 | 0.60% |
| 2020 | \$ 8,380,297 | \$ - | 0.00% | \$ 8,380,297 | 1.99% | \$ 10,212,874 | -0.92% |
| 2021 | \$ 8,343,626 | \$ 5,415 | 0.06% | \$ 8,338,211 | -0.50% | \$ 11,376,156 | 11.39% |
| Ann %chg | 3.72% | | | Average | 1.12% | 1.07% | 1.33% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011 | - | - | - |
| 2012 | 4.84% | 23.44% | 13.64% |
| 2013 | 31.12% | 32.99% | 13.78% |
| 2014 | 37.16% | 43.02% | 21.14% |
| 2015 | 43.55% | 44.06% | 13.10% |
| 2016 | 40.64% | 42.90% | 1.30% |
| 2017 | 43.42% | 43.49% | 4.49% |
| 2018 | 42.01% | 44.38% | 0.19% |
| 2019 | 41.84% | 41.84% | 0.79% |
| 2020 | 44.67% | 44.67% | -0.13% |
| 2021 | 43.94% | 44.04% | 11.24% |

| | |
|---------------|-------|
| County Number | 29 |
| County Name | Dundy |

29 Dundy
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 : 57
Total Sales Price : 35,745,308
Total Adj. Sales Price : 35,745,308
Total Assessed Value : 25,169,205
Avg. Adj. Sales Price : 627,111
Avg. Assessed Value : 441,565

MEDIAN : 70
WGT. MEAN : 70
MEAN : 74
COD : 14.44
PRD : 104.60

COV : 20.45
STD : 15.06
Avg. Abs. Dev : 10.16
MAX Sales Ratio : 125.13
MIN Sales Ratio : 25.69

95% Median C.I. : 68.78 to 74.29
95% Wgt. Mean C.I. : 66.82 to 74.01
95% Mean C.I. : 69.74 to 77.56

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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 | 4 | 70.69 | 74.00 | 70.77 | 16.48 | 104.56 | 55.87 | 98.74 | N/A | 806,855 | 570,998 |
| 01-JAN-19 To 31-MAR-19 | 3 | 63.40 | 64.37 | 64.63 | 04.26 | 99.60 | 60.80 | 68.90 | N/A | 374,333 | 241,938 |
| 01-APR-19 To 30-JUN-19 | 6 | 68.79 | 68.60 | 65.96 | 07.89 | 104.00 | 59.03 | 78.29 | 59.03 to 78.29 | 624,937 | 412,194 |
| 01-JUL-19 To 30-SEP-19 | 2 | 99.71 | 99.71 | 84.57 | 25.49 | 117.90 | 74.29 | 125.13 | N/A | 369,775 | 312,713 |
| 01-OCT-19 To 31-DEC-19 | 4 | 80.48 | 78.03 | 75.64 | 07.02 | 103.16 | 65.10 | 86.05 | N/A | 312,900 | 236,683 |
| 01-JAN-20 To 31-MAR-20 | 3 | 62.61 | 66.13 | 69.48 | 08.74 | 95.18 | 59.68 | 76.09 | N/A | 704,983 | 489,851 |
| 01-APR-20 To 30-JUN-20 | 3 | 73.83 | 71.00 | 69.33 | 06.99 | 102.41 | 61.85 | 77.32 | N/A | 300,458 | 208,319 |
| 01-JUL-20 To 30-SEP-20 | 4 | 68.94 | 71.45 | 70.45 | 07.60 | 101.42 | 66.05 | 81.86 | N/A | 719,578 | 506,944 |
| 01-OCT-20 To 31-DEC-20 | 8 | 73.18 | 81.70 | 72.15 | 17.71 | 113.24 | 64.28 | 107.19 | 64.28 to 107.19 | 552,198 | 398,433 |
| 01-JAN-21 To 31-MAR-21 | 9 | 69.59 | 71.42 | 68.78 | 08.84 | 103.84 | 58.02 | 86.59 | 64.87 to 84.17 | 836,194 | 575,110 |
| 01-APR-21 To 30-JUN-21 | 7 | 67.57 | 63.89 | 65.45 | 18.00 | 97.62 | 25.69 | 83.66 | 25.69 to 83.66 | 779,660 | 510,312 |
| 01-JUL-21 To 30-SEP-21 | 4 | 80.44 | 86.25 | 87.18 | 12.32 | 98.93 | 74.73 | 109.39 | N/A | 589,631 | 514,040 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 15 | 68.90 | 73.34 | 69.10 | 14.93 | 106.14 | 55.87 | 125.13 | 63.27 to 74.29 | 589,306 | 407,226 |
| 01-OCT-19 To 30-SEP-20 | 14 | 72.67 | 72.09 | 70.93 | 10.11 | 101.64 | 59.68 | 86.05 | 62.61 to 81.30 | 510,446 | 362,073 |
| 01-OCT-20 To 30-SEP-21 | 28 | 71.21 | 74.59 | 70.81 | 15.97 | 105.34 | 25.69 | 109.39 | 68.78 to 79.67 | 705,696 | 499,707 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | 15 | 70.36 | 74.41 | 69.51 | 14.26 | 107.05 | 59.03 | 125.13 | 63.40 to 79.65 | 457,585 | 318,076 |
| 01-JAN-20 To 31-DEC-20 | 18 | 71.91 | 75.04 | 70.88 | 13.07 | 105.87 | 59.68 | 107.19 | 66.05 to 77.32 | 572,901 | 406,097 |
| <u>ALL</u> | 57 | 70.36 | 73.65 | 70.41 | 14.44 | 104.60 | 25.69 | 125.13 | 68.78 to 74.29 | 627,111 | 441,565 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 57 | 70.36 | 73.65 | 70.41 | 14.44 | 104.60 | 25.69 | 125.13 | 68.78 to 74.29 | 627,111 | 441,565 |
| <u>ALL</u> | 57 | 70.36 | 73.65 | 70.41 | 14.44 | 104.60 | 25.69 | 125.13 | 68.78 to 74.29 | 627,111 | 441,565 |

29 Dundy
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 : 57
 Total Sales Price : 35,745,308
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 Total Assessed Value : 25,169,205
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 Avg. Assessed Value : 441,565

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 74
 COD : 14.44
 PRD : 104.60

COV : 20.45
 STD : 15.06
 Avg. Abs. Dev : 10.16
 MAX Sales Ratio : 125.13
 MIN Sales Ratio : 25.69

95% Median C.I. : 68.78 to 74.29
 95% Wgt. Mean C.I. : 66.82 to 74.01
 95% Mean C.I. : 69.74 to 77.56

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| Irrigated | | | | | | | | | | | |
| County | 1 | 62.61 | 62.61 | 62.61 | 00.00 | 100.00 | 62.61 | 62.61 | N/A | 637,500 | 399,117 |
| 1 | 1 | 62.61 | 62.61 | 62.61 | 00.00 | 100.00 | 62.61 | 62.61 | N/A | 637,500 | 399,117 |
| Dry | | | | | | | | | | | |
| County | 12 | 73.73 | 76.62 | 71.53 | 18.08 | 107.12 | 55.87 | 125.13 | 60.80 to 81.86 | 251,933 | 180,213 |
| 1 | 12 | 73.73 | 76.62 | 71.53 | 18.08 | 107.12 | 55.87 | 125.13 | 60.80 to 81.86 | 251,933 | 180,213 |
| Grass | | | | | | | | | | | |
| County | 15 | 69.59 | 70.46 | 70.44 | 06.93 | 100.03 | 61.85 | 86.05 | 66.05 to 73.83 | 606,187 | 427,024 |
| 1 | 15 | 69.59 | 70.46 | 70.44 | 06.93 | 100.03 | 61.85 | 86.05 | 66.05 to 73.83 | 606,187 | 427,024 |
| ALL | 57 | 70.36 | 73.65 | 70.41 | 14.44 | 104.60 | 25.69 | 125.13 | 68.78 to 74.29 | 627,111 | 441,565 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| Irrigated | | | | | | | | | | | |
| County | 13 | 69.06 | 69.94 | 67.77 | 09.83 | 103.20 | 58.02 | 84.17 | 62.61 to 79.65 | 977,682 | 662,615 |
| 1 | 13 | 69.06 | 69.94 | 67.77 | 09.83 | 103.20 | 58.02 | 84.17 | 62.61 to 79.65 | 977,682 | 662,615 |
| Dry | | | | | | | | | | | |
| County | 13 | 73.40 | 76.30 | 71.68 | 16.85 | 106.45 | 55.87 | 125.13 | 60.80 to 81.86 | 270,392 | 193,807 |
| 1 | 13 | 73.40 | 76.30 | 71.68 | 16.85 | 106.45 | 55.87 | 125.13 | 60.80 to 81.86 | 270,392 | 193,807 |
| Grass | | | | | | | | | | | |
| County | 17 | 71.51 | 72.58 | 71.37 | 08.89 | 101.70 | 61.85 | 98.74 | 66.05 to 77.94 | 558,978 | 398,966 |
| 1 | 17 | 71.51 | 72.58 | 71.37 | 08.89 | 101.70 | 61.85 | 98.74 | 66.05 to 77.94 | 558,978 | 398,966 |
| ALL | 57 | 70.36 | 73.65 | 70.41 | 14.44 | 104.60 | 25.69 | 125.13 | 68.78 to 74.29 | 627,111 | 441,565 |

Dundy County 2022 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Dundy | 1 | 3,175 | 3,001 | 2,422 | 3,174 | 3,150 | 2,691 | 3,160 | 2,965 | 3,132 |
| Chase | 1 | 3,650 | 3,650 | 3,550 | 3,550 | 3,445 | 3,445 | 3,445 | 3,445 | 3,566 |
| Hayes | 1 | 2,930 | 2,930 | 2,825 | 2,825 | 2,720 | 2,720 | 2,625 | 2,625 | 2,832 |
| Hitchcock | 1 | 2,480 | 2,480 | 2,355 | 2,355 | 2,275 | 2,275 | 2,195 | 2,195 | 2,448 |

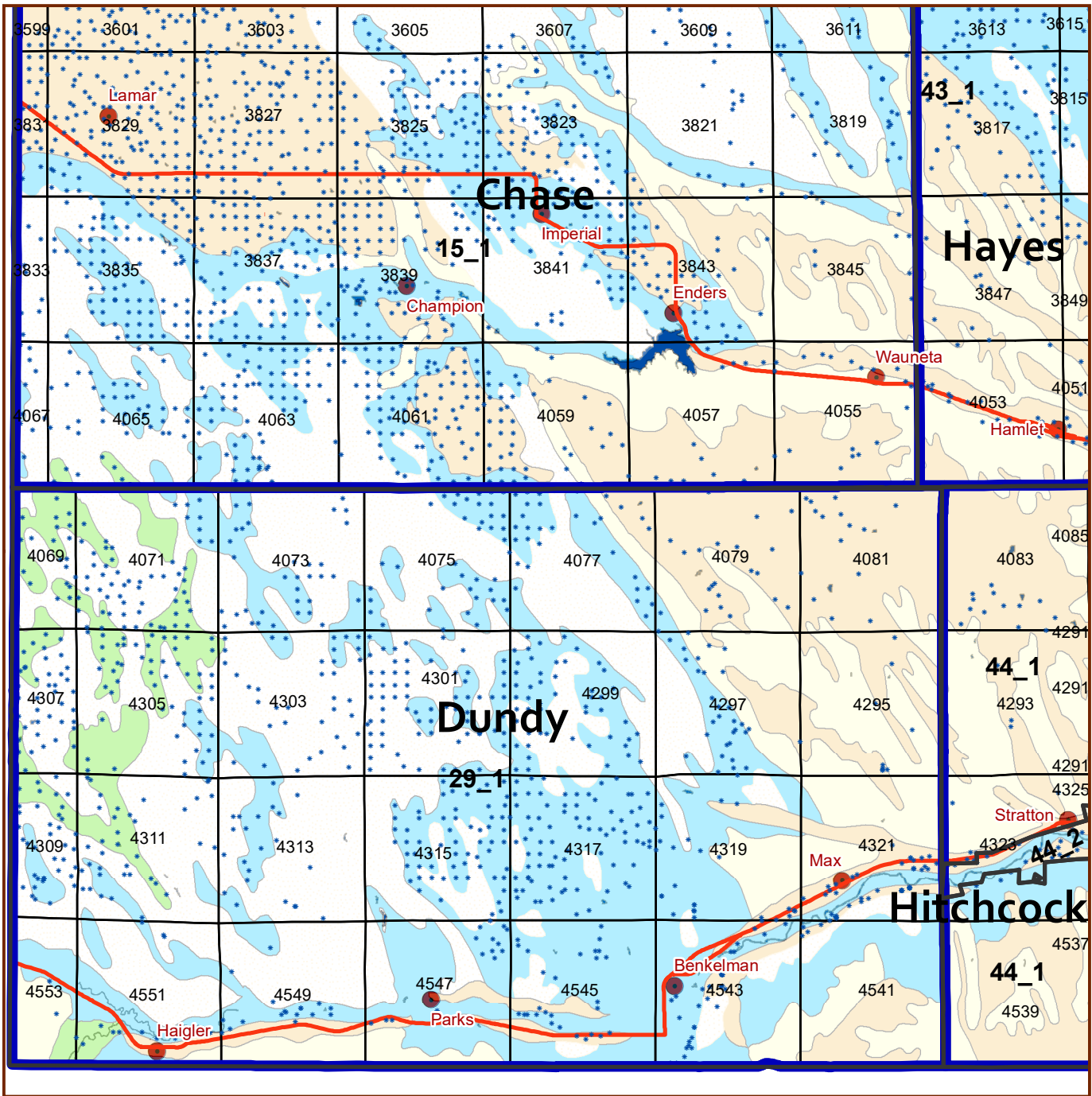
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------|----------|-------|-------|-------|-------|-------|-----|-----|-----|------------------|
| Dundy | 1 | n/a | 1,280 | n/a | 855 | 855 | n/a | 855 | 855 | 1,091 |
| Chase | 1 | n/a | 1,320 | 1,155 | 1,155 | 1,020 | n/a | 970 | 970 | 1,234 |
| Hayes | 1 | n/a | 895 | 805 | 805 | 780 | 780 | 735 | 735 | 863 |
| Hitchcock | 1 | 1,130 | 1,130 | 1,055 | 1,055 | 985 | 985 | 875 | 875 | 1,098 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Dundy | 1 | 535 | 535 | n/a | 535 | n/a | 535 | 535 | 535 | 535 |
| Chase | 1 | 659 | n/a | 918 | 818 | n/a | 668 | 647 | 647 | 662 |
| Hayes | 1 | 515 | 515 | n/a | 515 | 515 | 515 | 515 | 515 | 515 |
| Hitchcock | 1 | 585 | 585 | 585 | 585 | n/a | 585 | 585 | 585 | 585 |






| County | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|-------|--------|-------|
| Dundy | 1 | n/a | n/a | 50 |
| Chase | 1 | 717 | n/a | 20 |
| Hayes | 1 | 683 | n/a | 25 |
| Hitchcock | 1 | 1,176 | n/a | n/a |

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.

DUNDY COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










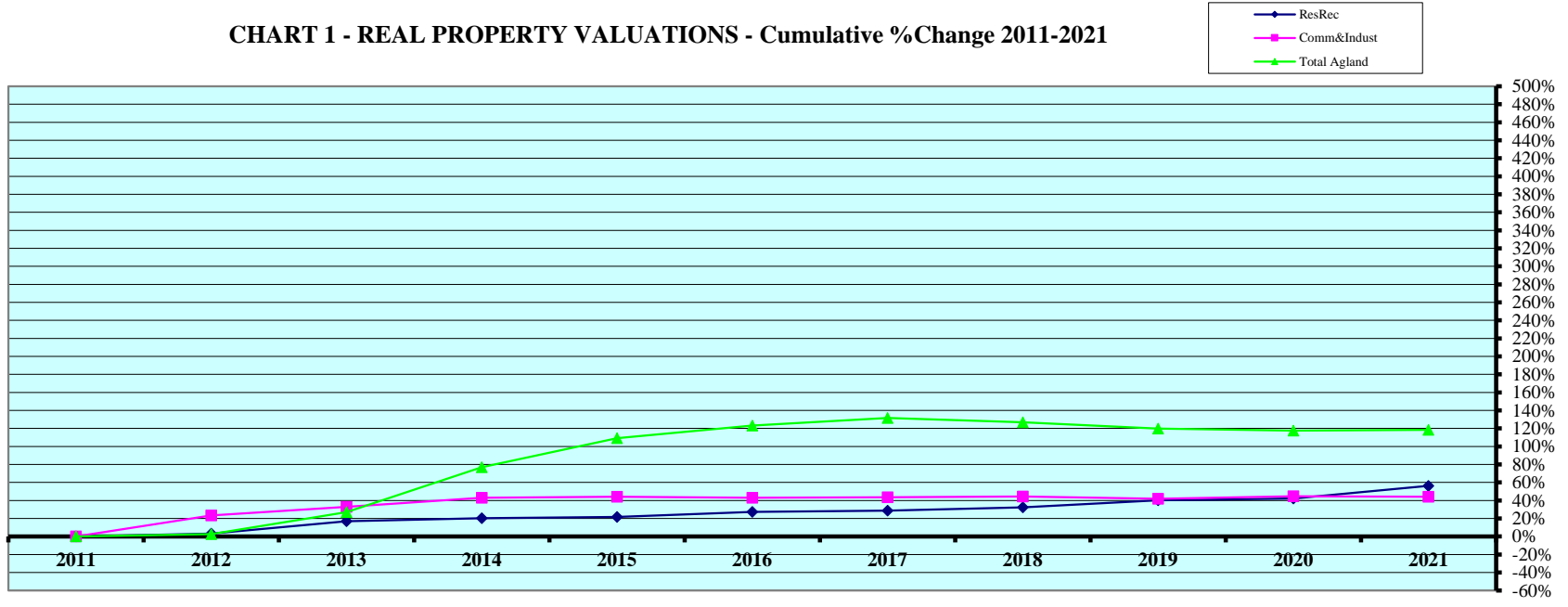
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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 ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2011 | 27,199,662 | - | - | - | 5,792,723 | - | - | - | 306,996,188 | - | - | - |
| 2012 | 28,085,099 | 885,437 | 3.26% | 3.26% | 7,150,312 | 1,357,589 | 23.44% | 23.44% | 314,743,108 | 7,746,920 | 2.52% | 2.52% |
| 2013 | 31,806,284 | 3,721,185 | 13.25% | 16.94% | 7,704,029 | 553,717 | 7.74% | 32.99% | 389,767,699 | 75,024,591 | 23.84% | 26.96% |
| 2014 | 32,731,197 | 924,913 | 2.91% | 20.34% | 8,284,947 | 580,918 | 7.54% | 43.02% | 543,560,230 | 153,792,531 | 39.46% | 77.06% |
| 2015 | 33,065,405 | 334,208 | 1.02% | 21.57% | 8,345,081 | 60,134 | 0.73% | 44.06% | 642,282,687 | 98,722,457 | 18.16% | 109.22% |
| 2016 | 34,617,669 | 1,552,264 | 4.69% | 27.27% | 8,277,883 | -67,198 | -0.81% | 42.90% | 684,894,624 | 42,611,937 | 6.63% | 123.10% |
| 2017 | 34,981,465 | 363,796 | 1.05% | 28.61% | 8,311,975 | 34,092 | 0.41% | 43.49% | 711,083,026 | 26,188,402 | 3.82% | 131.63% |
| 2018 | 35,996,913 | 1,015,448 | 2.90% | 32.34% | 8,363,394 | 51,419 | 0.62% | 44.38% | 696,059,925 | -15,023,101 | -2.11% | 126.73% |
| 2019 | 38,097,611 | 2,100,698 | 5.84% | 40.07% | 8,216,549 | -146,845 | -1.76% | 41.84% | 674,489,574 | -21,570,351 | -3.10% | 119.71% |
| 2020 | 38,642,794 | 545,183 | 1.43% | 42.07% | 8,380,297 | 163,748 | 1.99% | 44.67% | 668,182,395 | -6,307,179 | -0.94% | 117.65% |
| 2021 | 42,502,902 | 3,860,108 | 9.99% | 56.26% | 8,343,626 | -36,671 | -0.44% | 44.04% | 670,899,900 | 2,717,505 | 0.41% | 118.54% |

Rate Annual %chg: Residential & Recreational **4.56%**

Commercial & Industrial **3.72%**

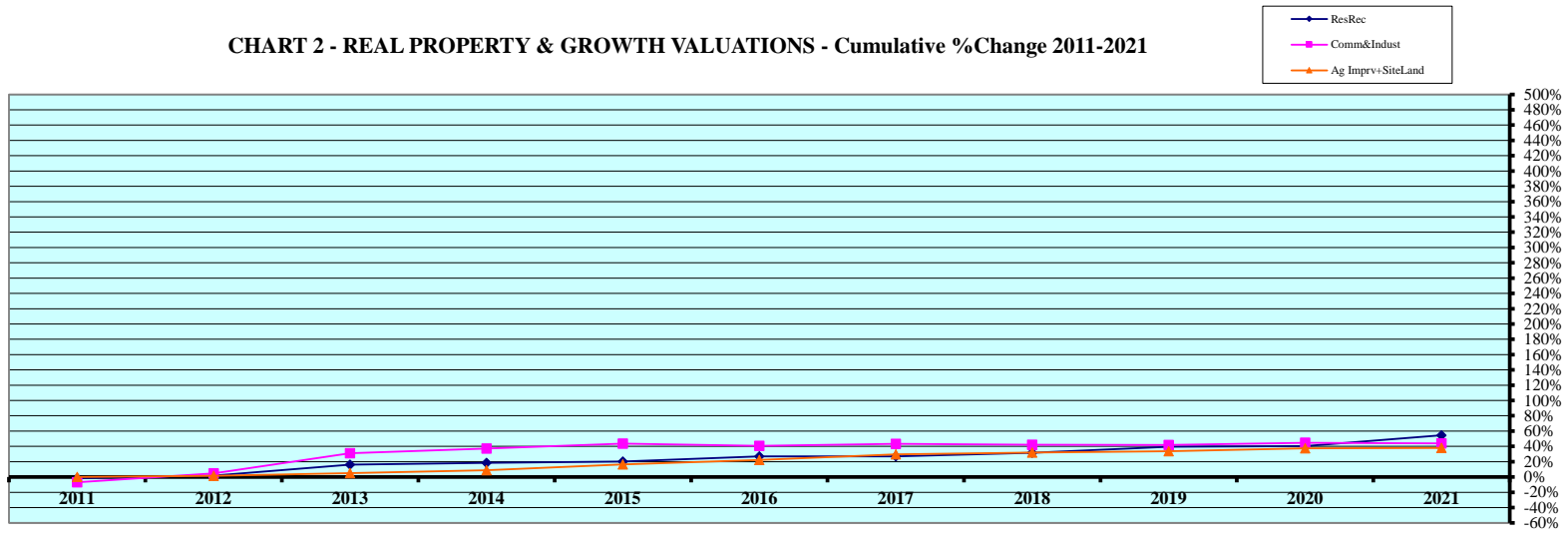
Agricultural Land **8.13%**

Cnty# **29**
County **DUNDY**

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 ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | | |
|--------------|---|--------------|-------------------|----------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|-------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | |
| 2011 | 27,199,662 | 428,124 | 1.57% | 26,771,538 | - | -1.57% | 5,792,723 | 401,844 | 6.94% | 5,390,879 | - | -6.94% | |
| 2012 | 28,085,099 | 355,540 | 1.27% | 27,729,559 | 1.95% | 1.95% | 7,150,312 | 1,077,467 | 15.07% | 6,072,845 | 4.84% | 4.84% | |
| 2013 | 31,806,284 | 250,644 | 0.79% | 31,555,640 | 12.36% | 16.01% | 7,704,029 | 108,672 | 1.41% | 7,595,357 | 6.22% | 31.12% | |
| 2014 | 32,731,197 | 477,486 | 1.46% | 32,253,711 | 1.41% | 18.58% | 8,284,947 | 339,712 | 4.10% | 7,945,235 | 3.13% | 37.16% | |
| 2015 | 33,065,405 | 356,919 | 1.08% | 32,708,486 | -0.07% | 20.25% | 8,345,081 | 29,759 | 0.36% | 8,315,322 | 0.37% | 43.55% | |
| 2016 | 34,617,669 | 116,545 | 0.34% | 34,501,124 | 4.34% | 26.84% | 8,277,883 | 130,943 | 1.58% | 8,146,940 | -2.37% | 40.64% | |
| 2017 | 34,981,465 | 450,607 | 1.29% | 34,530,858 | -0.25% | 26.95% | 8,311,975 | 4,192 | 0.05% | 8,307,783 | 0.36% | 43.42% | |
| 2018 | 35,996,913 | 193,520 | 0.54% | 35,803,393 | 2.35% | 31.63% | 8,363,394 | 137,167 | 1.64% | 8,226,227 | -1.03% | 42.01% | |
| 2019 | 38,097,611 | 151,480 | 0.40% | 37,946,131 | 5.41% | 39.51% | 8,216,549 | 0 | 0.00% | 8,216,549 | -1.76% | 41.84% | |
| 2020 | 38,642,794 | 441,210 | 1.14% | 38,201,584 | 0.27% | 40.45% | 8,380,297 | 0 | 0.00% | 8,380,297 | 1.99% | 44.67% | |
| 2021 | 42,502,902 | 466,025 | 1.10% | 42,036,877 | 8.78% | 54.55% | 8,343,626 | 5,415 | 0.06% | 8,338,211 | -0.50% | 43.94% | |
| Rate Ann%chg | 4.56% | | | Resid & Recreat w/o growth | | | 3.72% | | | C & I w/o growth | | | 1.12% |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Ag Outblgd & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2011 | 16,258,182 | 9,567,124 | 25,825,306 | 422,461 | 1.64% | 25,402,845 | - | - |
| 2012 | 16,417,535 | 10,555,243 | 26,972,778 | 768,101 | 2.85% | 26,204,677 | 1.47% | 1.47% |
| 2013 | 16,574,407 | 11,784,552 | 28,358,959 | 1,255,462 | 4.43% | 27,103,497 | 0.48% | 4.95% |
| 2014 | 16,963,297 | 12,394,376 | 29,357,673 | 1,259,034 | 4.29% | 28,098,639 | -0.92% | 8.80% |
| 2015 | 17,625,671 | 13,053,672 | 30,679,343 | 625,475 | 2.04% | 30,053,868 | 2.37% | 16.37% |
| 2016 | 17,727,098 | 14,287,599 | 32,014,697 | 443,809 | 1.39% | 31,570,888 | 2.91% | 22.25% |
| 2017 | 21,458,309 | 12,847,152 | 34,305,461 | 811,246 | 2.36% | 33,494,215 | 4.62% | 29.70% |
| 2018 | 21,665,530 | 13,001,668 | 34,667,198 | 614,422 | 1.77% | 34,053,176 | -0.74% | 31.86% |
| 2019 | 22,239,652 | 12,989,337 | 35,228,989 | 728,980 | 2.07% | 34,500,009 | -0.48% | 33.59% |
| 2020 | 22,409,442 | 13,239,122 | 35,648,564 | 138,305 | 0.39% | 35,510,259 | 0.80% | 37.50% |
| 2021 | 22,423,599 | 13,539,831 | 35,963,430 | 341,750 | 0.95% | 35,621,680 | -0.08% | 37.93% |
| Rate Ann%chg | 3.27% | 3.53% | 3.37% | Ag Imprv+Site w/o growth | | | 1.04% | |

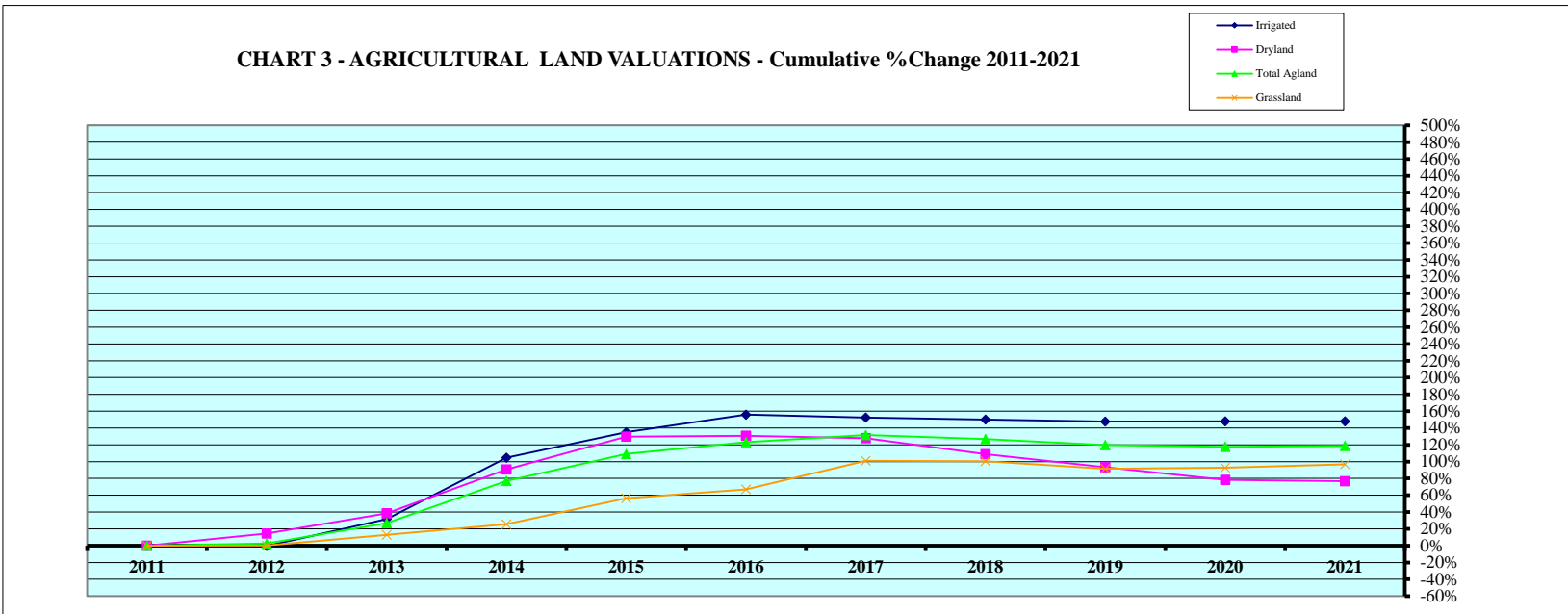
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 29
County DUNDY

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 | 153,058,419 | - | - | - | 56,767,824 | - | - | - | 96,987,725 | - | - | - |
| 2012 | 152,431,659 | -626,760 | -0.41% | -0.41% | 64,985,513 | 8,217,689 | 14.48% | 14.48% | 97,138,116 | 150,391 | 0.16% | 0.16% |
| 2013 | 201,419,315 | 48,987,656 | 32.14% | 31.60% | 78,594,182 | 13,608,669 | 20.94% | 38.45% | 109,557,886 | 12,419,770 | 12.79% | 12.96% |
| 2014 | 313,237,978 | 111,818,663 | 55.52% | 104.65% | 108,281,959 | 29,687,777 | 37.77% | 90.75% | 121,787,433 | 12,229,547 | 11.16% | 25.57% |
| 2015 | 359,830,001 | 46,592,023 | 14.87% | 135.09% | 130,400,753 | 22,118,794 | 20.43% | 129.71% | 151,770,177 | 29,982,744 | 24.62% | 56.48% |
| 2016 | 391,738,922 | 31,908,921 | 8.87% | 155.94% | 130,956,085 | 555,332 | 0.43% | 130.69% | 161,905,477 | 10,135,300 | 6.68% | 66.93% |
| 2017 | 386,470,783 | -5,268,139 | -1.34% | 152.50% | 129,369,859 | -1,586,226 | -1.21% | 127.89% | 194,917,284 | 33,011,807 | 20.39% | 100.97% |
| 2018 | 382,646,529 | -3,824,254 | -0.99% | 150.00% | 118,630,998 | -10,738,861 | -8.30% | 108.98% | 194,457,298 | -459,986 | -0.24% | 100.50% |
| 2019 | 379,053,166 | -3,593,363 | -0.94% | 147.65% | 109,758,076 | -8,872,922 | -7.48% | 93.35% | 185,626,084 | -8,831,214 | -4.54% | 91.39% |
| 2020 | 379,245,603 | 192,437 | 0.05% | 147.78% | 101,271,041 | -8,487,035 | -7.73% | 78.40% | 187,049,747 | 1,423,663 | 0.77% | 92.86% |
| 2021 | 379,252,930 | 7,327 | 0.00% | 147.78% | 100,237,617 | -1,033,424 | -1.02% | 76.57% | 190,773,997 | 3,724,250 | 1.99% | 96.70% |

Rate Ann.%chg: Irrigated **9.50%** Dryland **5.85%** Grassland **7.00%**

| Tax Year | Waste Land ⁽¹⁾ | | | | Other Agland ⁽¹⁾ | | | | Total Agricultural | | | |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|----------|-----------|--------------------|-------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2011 | 0 | - | - | - | 182,220 | - | - | - | 306,996,188 | - | - | - |
| 2012 | 0 | 0 | - | - | 187,820 | 5,600 | 3.07% | 3.07% | 314,743,108 | 7,746,920 | 2.52% | 2.52% |
| 2013 | 0 | 0 | - | - | 196,316 | 8,496 | 4.52% | 7.74% | 389,767,699 | 75,024,591 | 23.84% | 26.96% |
| 2014 | 0 | 0 | - | - | 252,860 | 56,544 | 28.80% | 38.77% | 543,560,230 | 153,792,531 | 39.46% | 77.06% |
| 2015 | 0 | 0 | - | - | 281,756 | 28,896 | 11.43% | 54.62% | 642,282,687 | 98,722,457 | 18.16% | 109.22% |
| 2016 | 0 | 0 | - | - | 294,140 | 12,384 | 4.40% | 61.42% | 684,894,624 | 42,611,937 | 6.63% | 123.10% |
| 2017 | 0 | 0 | - | - | 325,100 | 30,960 | 10.53% | 78.41% | 711,083,026 | 26,188,402 | 3.82% | 131.63% |
| 2018 | 0 | 0 | - | - | 325,100 | 0 | 0.00% | 78.41% | 696,059,925 | -15,023,101 | -2.11% | 126.73% |
| 2019 | 0 | 0 | - | - | 52,248 | -272,852 | -83.93% | -71.33% | 674,489,574 | -21,570,351 | -3.10% | 119.71% |
| 2020 | 13,756 | 13,756 | - | - | 602,248 | 550,000 | 1052.67% | 230.51% | 668,182,395 | -6,307,179 | -0.94% | 117.65% |
| 2021 | 15,956 | 2,200 | 15.99% | - | 619,400 | 17,152 | 2.85% | 239.92% | 670,899,900 | 2,717,505 | 0.41% | 118.54% |

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **8.13%**

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

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2011 | 138,362,829 | 127,880 | 1,082 | | | 42,994,419 | 106,913 | 402 | | | 81,700,995 | 133,333 | 613 | | |
| 2012 | 153,117,184 | 127,906 | 1,197 | 10.64% | 10.64% | 56,787,275 | 106,913 | 531 | 32.08% | 32.08% | 89,688,965 | 135,300 | 663 | 8.18% | 9.46% |
| 2013 | 152,415,994 | 127,091 | 1,199 | 0.18% | 10.84% | 64,813,737 | 107,196 | 605 | 13.83% | 50.35% | 89,574,800 | 130,628 | 686 | 3.44% | 13.24% |
| 2014 | 201,550,746 | 126,954 | 1,588 | 32.38% | 46.73% | 78,551,720 | 107,302 | 732 | 21.08% | 82.04% | 97,239,960 | 127,646 | 762 | 11.09% | 25.80% |
| 2015 | 313,586,274 | 121,741 | 2,576 | 62.25% | 138.07% | 108,379,438 | 107,066 | 1,012 | 38.28% | 151.72% | 128,539,130 | 127,483 | 1,008 | 32.36% | 66.50% |
| 2016 | 361,243,944 | 121,217 | 2,980 | 15.70% | 175.44% | 130,401,420 | 97,195 | 1,342 | 32.54% | 233.62% | 149,636,865 | 127,257 | 1,176 | 16.62% | 94.17% |
| 2017 | 392,747,097 | 120,991 | 3,246 | 8.92% | 200.02% | 130,443,833 | 97,026 | 1,344 | 0.21% | 234.31% | 164,929,515 | 127,713 | 1,291 | 9.83% | 113.25% |
| 2018 | 387,236,124 | 119,308 | 3,246 | -0.01% | 199.98% | 129,369,859 | 95,877 | 1,349 | 0.37% | 235.53% | 174,353,050 | 127,360 | 1,369 | 6.01% | 126.06% |
| 2019 | 383,474,744 | 118,197 | 3,244 | -0.04% | 199.86% | 118,223,858 | 95,115 | 1,243 | -7.88% | 209.08% | 167,960,980 | 130,138 | 1,291 | -5.72% | 113.13% |
| 2020 | 371,169,735 | 118,022 | 3,145 | -3.07% | 190.67% | 109,440,259 | 95,407 | 1,147 | -7.71% | 185.24% | 167,183,410 | 129,675 | 1,289 | -0.11% | 112.90% |
| 2021 | 379,245,603 | 120,566 | 3,146 | 0.02% | 190.72% | 101,271,040 | 92,831 | 1,091 | -4.90% | 171.27% | 187,049,747 | 356,285 | 525 | -59.28% | -14.32% |

Rate Annual %chg Average Value/Acre: **11.26%**

10.49%

-1.53%

| Tax Year | WASTE LAND ⁽²⁾ | | | | | OTHER AGLAND ⁽²⁾ | | | | | TOTAL AGRICULTURAL LAND ⁽¹⁾ | | | | |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2011 | 0 | 0 | | | | 131,560 | 469 | 280 | | | 270,695,490 | 577,506 | 469 | | |
| 2012 | 0 | 0 | | | | 182,220 | 485 | 376 | 33.94% | 33.94% | 307,003,261 | 576,902 | 532 | 13.53% | 13.53% |
| 2013 | 0 | 0 | | | | 182,220 | 485 | 376 | 0.00% | 33.94% | 314,490,996 | 576,890 | 545 | 2.44% | 16.30% |
| 2014 | 0 | 0 | | | | 196,316 | 485 | 405 | 7.74% | 44.30% | 314,490,996 | 576,787 | 676 | 23.98% | 44.19% |
| 2015 | 0 | 0 | | | | 252,860 | 521 | 485 | 19.91% | 73.02% | 543,897,310 | 576,742 | 943 | 39.53% | 101.19% |
| 2016 | 0 | 0 | | | | 281,756 | 521 | 541 | 11.43% | 92.80% | 642,274,315 | 576,723 | 1,114 | 18.09% | 137.59% |
| 2017 | 0 | 0 | | | | 294,140 | 521 | 564 | 4.40% | 101.27% | 685,208,346 | 576,520 | 1,189 | 6.72% | 153.56% |
| 2018 | 0 | 0 | | | | 325,100 | 521 | 624 | 10.53% | 122.46% | 710,968,632 | 576,530 | 1,233 | 3.76% | 163.09% |
| 2019 | 0 | 0 | | | | 325,100 | 521 | 624 | 0.00% | 122.46% | 699,949,280 | 576,507 | 1,214 | -1.55% | 159.02% |
| 2020 | 0 | 0 | | | | 326,675 | 524 | 623 | -0.09% | 122.25% | 675,127,640 | 570,034 | 1,184 | -2.45% | 152.67% |
| 2021 | 13,756 | 275 | 50 | | | 52,248 | 100 | 525 | -15.76% | 87.23% | 667,632,394 | 570,056 | 1,171 | -1.11% | 149.86% |

29
DUNDY

Rate Annual %chg Average Value/Acre: **9.59%**

(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 |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|-----------|-------------|
| 1,654 | DUNDY | 30,402,819 | 41,476,707 | 32,297,360 | 42,209,043 | 8,343,626 | 0 | 293,859 | 670,899,900 | 30,269,445 | 21,907,070 | 8,082,326 | 886,182,155 |
| cnty sectorvalue % of total value: | | 3.43% | 4.68% | 3.64% | 4.76% | 0.94% | | 0.03% | 75.71% | 3.42% | 2.47% | 0.91% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 953 | BENKELMAN | 2,489,339 | 1,765,778 | 925,697 | 25,867,609 | 5,574,122 | 0 | 0 | 0 | 0 | 0 | 0 | 36,622,545 |
| 57.62% | %sector of county sector | 8.19% | 4.26% | 2.87% | 61.28% | 66.81% | | | | | | | 4.13% |
| | %sector of municipality | 6.80% | 4.82% | 2.53% | 70.63% | 15.22% | | | | | | | 100.00% |
| 158 | HAIGLER | 14,692 | 435,868 | 689,732 | 2,963,401 | 554,285 | 0 | 0 | 0 | 0 | 0 | 0 | 4,657,978 |
| 9.55% | %sector of county sector | 0.05% | 1.05% | 2.14% | 7.02% | 6.64% | | | | | | | 0.53% |
| | %sector of municipality | 0.32% | 9.36% | 14.81% | 63.62% | 11.90% | | | | | | | 100.00% |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,111 | Total Municipalities | 2,504,031 | 2,201,646 | 1,615,429 | 28,831,010 | 6,128,407 | 0 | 0 | 0 | 0 | 0 | 0 | 41,280,523 |
| 67.17% | %all municip.sectors of cnty | 8.24% | 5.31% | 5.00% | 68.31% | 73.45% | | | | | | | 4.66% |

29 DUNDY

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

CHART 5

| | | | | |
|--|------------------------|----------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 4,050 | Value : 807,652,186 | Growth 11,303,545 | Sum Lines 17, 25, & 41 |
|--|------------------------|----------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|------------|----------|-------|---------|------------|---------|------------|---------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 122 | 477,307 | 0 | 0 | 52 | 140,329 | 174 | 617,636 | |
| 02. Res Improve Land | 618 | 2,139,827 | 0 | 0 | 141 | 1,910,434 | 759 | 4,050,261 | |
| 03. Res Improvements | 619 | 28,994,015 | 0 | 0 | 152 | 11,946,400 | 771 | 40,940,415 | |
| 04. Res Total | 741 | 31,611,149 | 0 | 0 | 204 | 13,997,163 | 945 | 45,608,312 | 99,125 |
| % of Res Total | 78.41 | 69.31 | 0.00 | 0.00 | 21.59 | 30.69 | 23.33 | 5.65 | 0.88 |
| 05. Com UnImp Land | 33 | 80,230 | 0 | 0 | 18 | 168,023 | 51 | 248,253 | |
| 06. Com Improve Land | 110 | 581,637 | 0 | 0 | 29 | 476,571 | 139 | 1,058,208 | |
| 07. Com Improvements | 114 | 8,265,426 | 0 | 0 | 31 | 4,493,275 | 145 | 12,758,701 | |
| 08. Com Total | 147 | 8,927,293 | 0 | 0 | 49 | 5,137,869 | 196 | 14,065,162 | 888,000 |
| % of Com Total | 75.00 | 63.47 | 0.00 | 0.00 | 25.00 | 36.53 | 4.84 | 1.74 | 7.86 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 6 | 158,954 | 6 | 158,954 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 6 | 160,650 | 6 | 160,650 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 6 | 319,604 | 6 | 319,604 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 0.15 | 0.04 | 0.00 |
| Res & Rec Total | 741 | 31,611,149 | 0 | 0 | 210 | 14,316,767 | 951 | 45,927,916 | 99,125 |
| % of Res & Rec Total | 77.92 | 68.83 | 0.00 | 0.00 | 22.08 | 31.17 | 23.48 | 5.69 | 0.88 |
| Com & Ind Total | 147 | 8,927,293 | 0 | 0 | 49 | 5,137,869 | 196 | 14,065,162 | 888,000 |
| % of Com & Ind Total | 75.00 | 63.47 | 0.00 | 0.00 | 25.00 | 36.53 | 4.84 | 1.74 | 7.86 |
| 17. Taxable Total | 888 | 40,538,442 | 0 | 0 | 259 | 19,454,636 | 1,147 | 59,993,078 | 987,125 |
| % of Taxable Total | 77.42 | 67.57 | 0.00 | 0.00 | 22.58 | 32.43 | 28.32 | 7.43 | 8.73 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 2 | 14,864 | 716,091 | 0 | 0 | 0 |
| 19. Commercial | 1 | 51,095 | 11,604,695 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 2 | 14,864 | 716,091 |
| 19. Commercial | 0 | 0 | 0 | 1 | 51,095 | 11,604,695 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 3 | 65,959 | 12,320,786 |

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|-----------|
| 23. Producing | 0 | 0 | 0 | 0 | 234 | 21,393,290 | 234 | 21,393,290 | 9,172,700 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 191 | 198,546 | 191 | 198,546 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 425 | 21,591,836 | 425 | 21,591,836 | 9,172,700 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 79 | 0 | 114 | 193 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 0 | 0 | 1,860 | 468,227,764 | 1,860 | 468,227,764 |
| 28. Ag-Improved Land | 0 | 0 | 0 | 0 | 583 | 208,643,833 | 583 | 208,643,833 |
| 29. Ag Improvements | 0 | 0 | 0 | 0 | 618 | 49,195,675 | 618 | 49,195,675 |

| | | | | | |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total | | | | 2,478 | 726,067,272 |
|--------------|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|--------------|-----------------|-------------------|------------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Rural | | | Total | | | |
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 32 | 32.00 | 480,000 | 32 | 32.00 | 480,000 | |
| 32. HomeSite Improv Land | 299 | 336.00 | 4,730,000 | 299 | 336.00 | 4,730,000 | |
| 33. HomeSite Improvements | 312 | 0.00 | 27,452,040 | 312 | 0.00 | 27,452,040 | 0 |
| 34. HomeSite Total | | | | 344 | 368.00 | 32,662,040 | |
| 35. FarmSite UnImp Land | 74 | 971.49 | 226,717 | 74 | 971.49 | 226,717 | |
| 36. FarmSite Improv Land | 290 | 753.62 | 605,577 | 290 | 753.62 | 605,577 | |
| 37. FarmSite Improvements | 605 | 0.00 | 21,743,635 | 605 | 0.00 | 21,743,635 | 1,143,720 |
| 38. FarmSite Total | | | | 679 | 1,725.11 | 22,575,929 | |
| 39. Road & Ditches | 1,228 | 4,643.27 | 0 | 1,228 | 4,643.27 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 1,023 | 6,736.38 | 55,237,969 | 1,143,720 |

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

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

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------|---------|-------|-------|----------|-------|-------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Market Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Market Value | 0 | 0 | 0 | 0 | 0 | 0 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 7,536.90 | 6.23% | 23,929,658 | 6.32% | 3,175.00 |
| 46. 1A | 7,349.80 | 6.08% | 22,058,385 | 5.82% | 3,001.22 |
| 47. 2A1 | 355.00 | 0.29% | 859,930 | 0.23% | 2,422.34 |
| 48. 2A | 16,801.50 | 13.89% | 53,329,603 | 14.08% | 3,174.10 |
| 49. 3A1 | 42,829.70 | 35.42% | 134,898,540 | 35.61% | 3,149.65 |
| 50. 3A | 3,130.21 | 2.59% | 8,422,298 | 2.22% | 2,690.65 |
| 51. 4A1 | 41,029.19 | 33.93% | 129,669,283 | 34.23% | 3,160.42 |
| 52. 4A | 1,890.61 | 1.56% | 5,605,967 | 1.48% | 2,965.16 |
| 53. Total | 120,922.91 | 100.00% | 378,773,664 | 100.00% | 3,132.36 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 51,483.94 | 55.63% | 65,899,443 | 65.24% | 1,280.00 |
| 56. 2D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 57. 2D | 8,029.57 | 8.68% | 6,865,284 | 6.80% | 855.00 |
| 58. 3D1 | 18,955.38 | 20.48% | 16,206,853 | 16.04% | 855.00 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 2,076.40 | 2.24% | 1,775,322 | 1.76% | 855.00 |
| 61. 4D | 12,003.70 | 12.97% | 10,263,165 | 10.16% | 855.00 |
| 62. Total | 92,548.99 | 100.00% | 101,010,067 | 100.00% | 1,091.42 |
| Grass | | | | | |
| 63. 1G1 | 6,592.97 | 1.85% | 3,527,241 | 1.85% | 535.00 |
| 64. 1G | 8.00 | 0.00% | 4,280 | 0.00% | 535.00 |
| 65. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 66. 2G | 4,297.71 | 1.21% | 2,299,275 | 1.21% | 535.00 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 231,516.41 | 65.07% | 123,861,300 | 65.07% | 535.00 |
| 69. 4G1 | 109,186.07 | 30.69% | 58,414,554 | 30.69% | 535.00 |
| 70. 4G | 4,171.58 | 1.17% | 2,231,794 | 1.17% | 535.00 |
| 71. Total | 355,772.74 | 100.00% | 190,338,444 | 100.00% | 535.00 |
| Irrigated Total | | | | | |
| | 120,922.91 | 21.20% | 378,773,664 | 56.46% | 3,132.36 |
| Dry Total | | | | | |
| | 92,548.99 | 16.23% | 101,010,067 | 15.06% | 1,091.42 |
| Grass Total | | | | | |
| | 355,772.74 | 62.38% | 190,338,444 | 28.37% | 535.00 |
| 72. Waste | 321.74 | 0.06% | 16,088 | 0.00% | 50.00 |
| 73. Other | 721.50 | 0.13% | 691,040 | 0.10% | 957.78 |
| 74. Exempt | 6,930.14 | 1.22% | 3,718,436 | 0.55% | 536.56 |
| 75. Market Area Total | 570,287.88 | 100.00% | 670,829,303 | 100.00% | 1,176.30 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|-------------|----------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 120,922.91 | 378,773,664 | 120,922.91 | 378,773,664 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 92,548.99 | 101,010,067 | 92,548.99 | 101,010,067 |
| 78. Grass | 0.00 | 0 | 0.00 | 0 | 355,772.74 | 190,338,444 | 355,772.74 | 190,338,444 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 321.74 | 16,088 | 321.74 | 16,088 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 721.50 | 691,040 | 721.50 | 691,040 |
| 81. Exempt | 3.15 | 24,944 | 0.00 | 0 | 6,926.99 | 3,693,492 | 6,930.14 | 3,718,436 |
| 82. Total | 0.00 | 0 | 0.00 | 0 | 570,287.88 | 670,829,303 | 570,287.88 | 670,829,303 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 120,922.91 | 21.20% | 378,773,664 | 56.46% | 3,132.36 |
| Dry Land | 92,548.99 | 16.23% | 101,010,067 | 15.06% | 1,091.42 |
| Grass | 355,772.74 | 62.38% | 190,338,444 | 28.37% | 535.00 |
| Waste | 321.74 | 0.06% | 16,088 | 0.00% | 50.00 |
| Other | 721.50 | 0.13% | 691,040 | 0.10% | 957.78 |
| Exempt | 6,930.14 | 1.22% | 3,718,436 | 0.55% | 536.56 |
| Total | 570,287.88 | 100.00% | 670,829,303 | 100.00% | 1,176.30 |

Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 83.1 N/a Or Error | 6 | 11,415 | 2 | 10,950 | 3 | 21,740 | 9 | 44,105 | 0 |
| 83.2 Benkelman-res (1505) | 81 | 412,445 | 492 | 1,910,588 | 492 | 25,996,400 | 573 | 28,319,433 | 73,350 |
| 83.3 Haigler-res (1555) | 45 | 81,425 | 127 | 232,379 | 128 | 2,997,670 | 173 | 3,311,474 | 23,460 |
| 83.4 Max-res (1515) | 14 | 23,434 | 44 | 82,116 | 44 | 1,081,060 | 58 | 1,186,610 | 0 |
| 83.5 Parks-res (1510) | 19 | 33,342 | 21 | 50,889 | 21 | 503,595 | 40 | 587,826 | 0 |
| 83.6 Recreational-rural (7585) | 0 | 0 | 5 | 134,344 | 5 | 137,640 | 5 | 271,984 | 0 |
| 83.7 Rural Home Site (1585) | 9 | 55,575 | 73 | 1,763,339 | 83 | 10,339,950 | 92 | 12,158,864 | 2,315 |
| 83.8 Rural-commercial (2585) | 0 | 0 | 1 | 24,610 | 1 | 23,010 | 1 | 47,620 | 0 |
| 84 Residential Total | 174 | 617,636 | 765 | 4,209,215 | 777 | 41,101,065 | 951 | 45,927,916 | 99,125 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | N/a Or Error | 1 | 22,250 | 0 | 0 | 0 | 0 | 1 | 22,250 | 0 |
| 85.2 | Benkelman-com (2505) | 17 | 58,627 | 101 | 651,459 | 103 | 8,158,736 | 120 | 8,868,822 | 888,000 |
| 85.3 | Haigler-com (2555) | 16 | 21,603 | 14 | 33,727 | 16 | 599,345 | 32 | 654,675 | 0 |
| 85.4 | Max-com (2515) | 2 | 1,097 | 6 | 9,970 | 7 | 122,000 | 9 | 133,067 | 0 |
| 85.5 | Parks-com (2510) | 2 | 3,201 | 4 | 8,835 | 5 | 21,225 | 7 | 33,261 | 0 |
| 85.6 | Rural-ca (8585) | 0 | 0 | 1 | 0 | 1 | 16,425 | 1 | 16,425 | 0 |
| 85.7 | Rural-commercial (2585) | 13 | 141,475 | 13 | 354,217 | 13 | 3,840,970 | 26 | 4,336,662 | 0 |
| 86 | Commercial Total | 51 | 248,253 | 139 | 1,058,208 | 145 | 12,758,701 | 196 | 14,065,162 | 888,000 |

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 | 6,592.97 | 1.85% | 3,527,241 | 1.85% | 535.00 |
| 88. 1G | 8.00 | 0.00% | 4,280 | 0.00% | 535.00 |
| 89. 2G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 90. 2G | 4,297.71 | 1.21% | 2,299,275 | 1.21% | 535.00 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 231,516.41 | 65.07% | 123,861,300 | 65.07% | 535.00 |
| 93. 4G1 | 109,186.07 | 30.69% | 58,414,554 | 30.69% | 535.00 |
| 94. 4G | 4,171.58 | 1.17% | 2,231,794 | 1.17% | 535.00 |
| 95. Total | 355,772.74 | 100.00% | 190,338,444 | 100.00% | 535.00 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 355,772.74 | 100.00% | 190,338,444 | 100.00% | 535.00 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 355,772.74 | 100.00% | 190,338,444 | 100.00% | 535.00 |

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

29 Dundy

| | 2021 CTL County Total | 2022 Form 45 County Total | Value Difference (2022 form 45 - 2021 CTL) | Percent Change | 2022 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 42,209,043 | 45,608,312 | 3,399,269 | 8.05% | 99,125 | 7.82% |
| 02. Recreational | 293,859 | 319,604 | 25,745 | 8.76% | 0 | 8.76% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 30,269,445 | 32,662,040 | 2,392,595 | 7.90% | 0 | 7.90% |
| 04. Total Residential (sum lines 1-3) | 72,772,347 | 78,589,956 | 5,817,609 | 7.99% | 99,125 | 7.86% |
| 05. Commercial | 8,343,626 | 14,065,162 | 5,721,536 | 68.57% | 888,000 | 57.93% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 8,343,626 | 14,065,162 | 5,721,536 | 68.57% | 888,000 | 57.93% |
| 08. Ag-Farmsite Land, Outbuildings | 21,905,925 | 22,575,929 | 670,004 | 3.06% | 1,143,720 | -2.16% |
| 09. Minerals | 8,082,326 | 21,591,836 | 13,509,510 | 167.15 | 9,172,700 | 53.66% |
| 10. Non Ag Use Land | 1,145 | 0 | -1,145 | -100.00% | | |
| 11. Total Non-Agland (sum lines 8-10) | 29,989,396 | 44,167,765 | 14,178,369 | 47.28% | 10,316,420 | 12.88% |
| 12. Irrigated | 379,252,930 | 378,773,664 | -479,266 | -0.13% | | |
| 13. Dryland | 100,237,617 | 101,010,067 | 772,450 | 0.77% | | |
| 14. Grassland | 190,773,997 | 190,338,444 | -435,553 | -0.23% | | |
| 15. Wasteland | 15,956 | 16,088 | 132 | 0.83% | | |
| 16. Other Agland | 619,400 | 691,040 | 71,640 | 11.57% | | |
| 17. Total Agricultural Land | 670,899,900 | 670,829,303 | -70,597 | -0.01% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 782,005,269 | 807,652,186 | 25,646,917 | 3.28% | 11,303,545 | 1.83% |

2022 Assessment Survey for Dundy County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 0 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$132,884 |
| 7. | Adopted budget, or granted budget if different from above: |
| | same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$6,100 - Operating Minerals Only |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | Not applicable. |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$8,400 MIPS \$11,000 GIS maintenance/support \$2,000 computer/IT support |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$1,000 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$5,435.04 |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS |
| 3. | Personal Property software: |
| | MIPS program and online thru MIPS |
| 4. | Are cadastral maps currently being used? |
| | No |
| 5. | If so, who maintains the Cadastral Maps? |
| | N/A |
| 6. | Does the county have GIS software? |
| | Yes |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes, dundy.gworks.com |
| 8. | Who maintains the GIS software and maps? |
| | gWorks |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | GIS |
| 10. | When was the aerial imagery last updated? |
| | 2020 |

C. Zoning Information

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

| | |
|----|---|
| 3. | What municipalities in the county are zoned? |
| | Benkelman is zoned. |
| 4. | When was zoning implemented? |
| | 2004 - County, Unknown - Benkelman |

D. Contracted Services

| | |
|----|---|
| 1. | Appraisal Services: |
| | Pritchard & Abbott, Inc. - Operating Minerals |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | none |

E. Appraisal /Listing Services

| | |
|----|--|
| 1. | List any outside appraisal or listing services employed by the county for the current assessment year |
| | Yes - Operating Minerals Only |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Appraisal service is recognized as national experts in the field. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Operating Minerals: Appraisal service sets values. |

2022 Residential Assessment Survey for Dundy County

| 1. | Valuation data collection done by: | | | | | | | | | | | | |
|------------------------|--|------------------------|--|---|-----------|---|---|---|---------------------------|-------|------------------------|-------|---------------------------|
| | The county assessor and deputy assessor collect the listing data | | | | | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Benkelman</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Haigler Village, Unincorporated villages of Max & Parks</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential Parcels</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Benkelman | 2 | Haigler Village, Unincorporated villages of Max & Parks | 4 | Rural Residential Parcels | AG DW | Agricultural dwellings | AG OB | Agricultural outbuildings |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | |
| 1 | Benkelman | | | | | | | | | | | | |
| 2 | Haigler Village, Unincorporated villages of Max & Parks | | | | | | | | | | | | |
| 4 | Rural Residential Parcels | | | | | | | | | | | | |
| AG DW | Agricultural dwellings | | | | | | | | | | | | |
| AG OB | Agricultural outbuildings | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | |
| | Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property. | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | |
| | The assessor uses the local market to derive depreciation models. | | | | | | | | | | | | |
| 5. | 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. | | | | | | | | | | | | |
| | No, the same depreciation table is used. Valuation Group 2 is given a 20% economic from the Benkelman depreciation table. | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | |
| | Vacant land sales within the village of Benkelman were studied for the 2020 assessment year and land tables were developed. | | | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | | | |
| | Rural home site 1st acre and farm home site 1st acre are now the same value, \$15,000. Estimates for well drilling, septic and electricity were obtained to establish this value. | | | | | | | | | | | | |
| 8. | Are there form 191 applications on file? | | | | | | | | | | | | |
| | No | | | | | | | | | | | | |
| 9. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

All lots are valued using the square foot method.

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 | 2019 | 2019 | 2019 |
| 2 | 2019 | 2019 | 2019 | 2019 |
| 4 | 2020 | 2019 | 2020 | 2020 |
| AG DW | 2020 | 2019 | 2020 | 2020 |
| AG OB | 2020 | 2019 | | 2020 |

2022 Commercial Assessment Survey for Dundy County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | |
|------------------------|---|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|-------------------------------------|--------------------------------|---|------|------|------|------|
| | Assessor and Deputy Assessor. | | | | | | | | | | | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Dundy County.</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | All commercial within Dundy County. | | | | | | |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | |
| 1 | All commercial within Dundy County. | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | |
| | Cost and Sales Approach | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | |
| | There are few commercial sales in the county. The cost and sales approach are used to value commercial properties. Bryan Hill, certified appraiser, provided assistance with reviewing unique commercial properties in 2021, as well as helped with creating depreciation tables. | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | |
| | Assessor develops a straight line depreciation model based on a limited number of sales. | | | | | | | | | | | | | |
| 5. | 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. | | | | | | | | | | | | | |
| | No - all commercial properties are treated alike using the same depreciation table | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | |
| | Commercial lot values were updated in 2021 based on the recently updated residential lot values. Square foot model is used for downtown. Rural commercial properties are valued similarly to rural residential sites, first acre at \$15,000. | | | | | | | | | | | | | |
| 7. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Date of Depreciation</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 1 | 2021 | 2021 | 2021 | 2021 |
| <u>Valuation Group</u> | <u>Date of Depreciation</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | | | | | | | | | | |
| 1 | 2021 | 2021 | 2021 | 2021 | | | | | | | | | | |
| | | | | | | | | | | | | | | |

2022 Agricultural Assessment Survey for Dundy County

| 1. | Valuation data collection done by: | | | | | | |
|--------------------|---|--------------------------------|--|--------------------------------|----|--------------|------|
| | Assessor and Deputy Assessor | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | Total County | 2020 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | |
| 01 | Total County | 2020 | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | |
| | Sales analysis | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | |
| | Land use review was conducted in 2020 and physical inspections were done if needed. | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | |
| | Farm home sites and rural residential home sites are valued the same, \$15,000. | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | |
| | Assessor researched available information for intensive use including using feed lot information from another county. Land associated with the feed yard is valued at \$1,250 per acre and agland is valued as such. Corrals are valued at \$950 an acre. Buildings are costed out and depreciated the same as all other buildings in the county. | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | |
| | WRP values are calculated based on 100% market value of grass. | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | |
| | Canal irrigation, CREP, CRP | | | | | | |
| | <i><u>If your county has special value applications, please answer the following</u></i> | | | | | | |
| 8a. | How many parcels have a special valuation application on file? | | | | | | |
| | N/A | | | | | | |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | |
| | N/A | | | | | | |
| | <i><u>If your county recognizes a special value, please answer the following</u></i> | | | | | | |
| 8c. | Describe the non-agricultural influences recognized within the county. | | | | | | |

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

2021 DUNDY COUNTY PLAN OF ASSESSMENT

Assessment Years 2022, 2023, 2024

Date: June 15, 2021

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements: All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue2003).

Assessment levels required for real property are as follows:

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

Office Staff

Dundy County Assessor’s office staff consist of the assessor and deputy assessor. The Assessor and Deputy Assessor presently hold their State of Nebraska Assessor’s certificate and both have attended the mandatory educational classes to maintain their certificate. All certificate holders must obtain 60 hours of approved continuing education within each four year period.

Software/Mapping

Dundy County Assessor’s office utilizes the CAMA system provided by MIPS. The Marshall & Swift costing manuals are used to estimate the replacement costs of the residential, commercial and agricultural improvements during the reappraisal process. Dundy County has also implemented a GIS mapping program in 2019.

Assessor's Duties and Responsibilities

- ❖ **Record Maintenance, Mapping, & Ownership Changes** - Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year. Record maintenance is performed via on-site parcel reviews, GIS and building permits.

Mapping is kept current electronically via GIS. GIS assists with splits and legal description identification.

- ❖ **Administrative Reports**

- Aircraft Information Report
- County Abstract of Assessment
- Annual Assessed Value Update
- Assessor Survey
- Sales information to PAD; rosters and annual Assessed Value Update w/Abstract and assessment actions
- 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

- ❖ **Personal Property**

- ❖ **Permissive Exemptions**

- ❖ **Taxable Government Owned Property**

- ❖ **Homestead Exemptions**

- ❖ **Centrally Assessed Properties**

- ❖ **Tax Increment Financing**

- ❖ **Tax Districts and Tax Rates**

- ❖ **Tax Lists/Corrections**

- ❖ **County Board of Equalization (CBOE)**

- ❖ **Tax Equalization and Review Commission (TERC) Appeals**

- ❖ **Tax Equalization and Review Commission (TERC) State wide Equalization**

Assessment Actions Planned for Assessment Year 2022

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – All Commercial properties will be physically inspected and reviewed. Building measurements and characteristics will be verified and new photos will be taken. New cost and depreciation tables will be considered and/or implemented. Building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2023

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Agricultural Land and Improvements – Farm sites will be measured and valued by the acre as measured using GIS and physical review when necessary. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Assessment Actions Planned for Assessment Year 2024

- Residential – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.
- Commercial – Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1.

- Agricultural Land and Improvements – Farm sites will be measured and valued by the acre as measured using GIS and physical review when necessary. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1.
- Special Value – Ag land – will continue to monitor sales

Respectfully submitted:

_____ June 3, 2021
Tish Burrell
Dundy County Assessor