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DEPARTMENT OF REVENUE

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

FURNAS 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 Furnas 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 Furnas 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: Melody Crawford, Furnas 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.

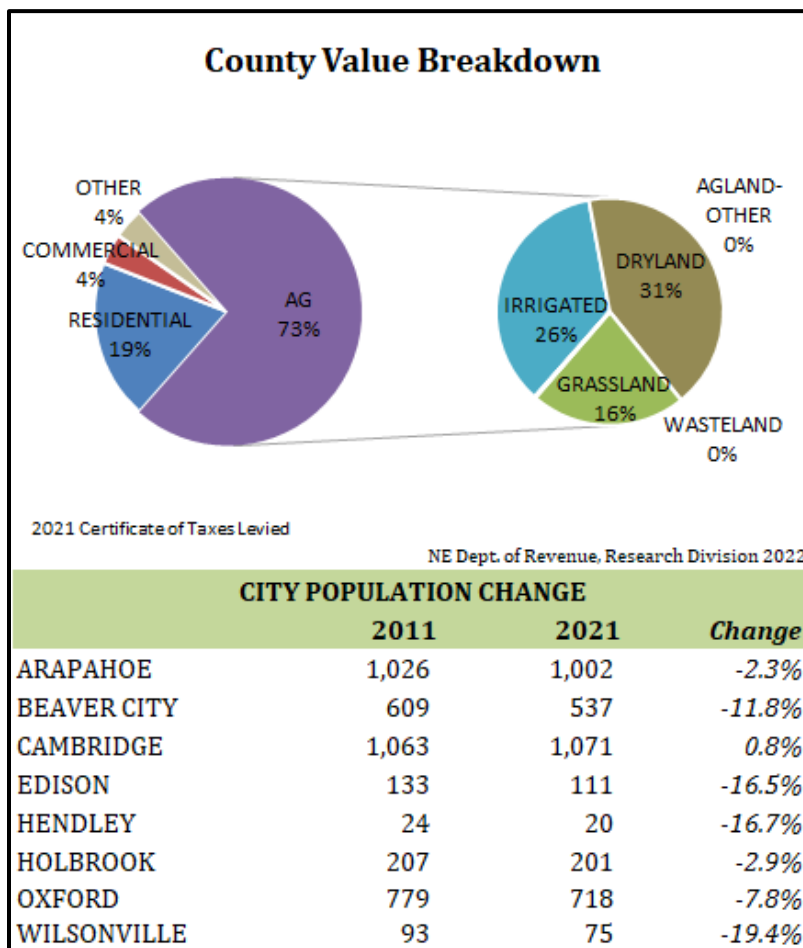
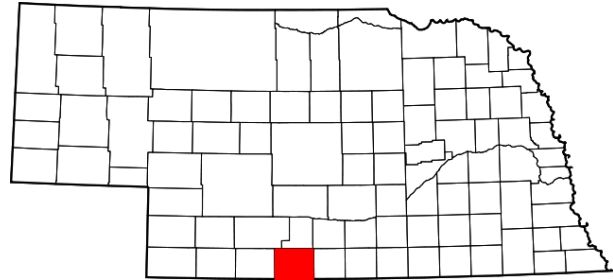
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 719 square miles, Furnas County has 4,636 residents, per the Census Bureau Quick Facts for 2020, a 7% population decline from the 2010 U.S. Census. Reports indicate that 75% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$69,833 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According to information from the U.S. Census Bureau, there are 153 employer establishments with total employment of 1,176, for a 2% employment decline from 2019.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. A mix of dry and grass land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

The ethanol plant located in Cambridge also contributes to the local agricultural economy.

2022 Residential Correlation for Furnas County

Assessment Actions

This year, the Furnas County Assessor physically reviewed residential parcels in Beaver City and three rural precincts (Township/Range 2-22, 2-21 and 1-21).

The assessor raised the second acre for rural residential parcels from \$2,000 to \$2,500. After analysis of sales, the assessor removed the 5% economic depreciation for homes in Oxford. Brick homes in Arapahoe and Cambridge were given a 5% functional depreciation. The depreciation tables for Arapahoe, Hendley, Holbrook and Wilsonville were also updated 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.

The county assessor maintains acceptable sales qualification and verification practices. Review of qualified and non-qualified sales supported that qualification determinations appear to have been made without bias. The county assessor sends out questionnaires from the Computer-Assisted Mass Appraisal (CAMA) system to all buyers. The county assessor meets the six-year inspection requirement with a rotating inspection schedule. Costing for all residential properties is from 2019; lot values were updated in 2014 for Valuation Group 1 and 2015 for all remaining valuation groups. Depreciation tables have been updated as needed in conjunction with physical reviews and market analysis.

The county assessor has provided a valuation methodology to the Property Assessment Division (Division).

Description of Analysis

The residential properties in Furnas County are stratified in four valuation groups.

<u>Valuation Group</u>	<u>Description</u>
1	Arapahoe and Cambridge
2	Beaver City and Oxford
4	Edison, Hendley, Holbrook, Wilsonville
5	Rural Residential

The median for the residential class is within range; the weighted mean is slightly low and the mean slightly high. Both the COD and PRD are high. Trimmed analysis and the sales price substrata shown below demonstrate a regressive pattern of assessment.

2022 Residential Correlation for Furnas County

Incremental Ranges								
0	TO	4,999						
5,000	TO	14,999	7	141.25	174.04	162.85	43.66	106.87
15,000	TO	29,999	12	105.12	103.79	104.50	32.32	99.32
30,000	TO	59,999	31	103.21	111.30	111.11	31.43	100.17
60,000	TO	99,999	42	92.58	97.31	96.12	25.72	101.24
100,000	TO	149,999	18	88.24	88.65	87.37	18.59	101.47
150,000	TO	249,999	18	81.80	79.01	78.95	23.75	100.08
250,000	TO	499,999	2	91.59	91.59	88.29	23.31	103.74
500,000	TO	999,999						
1,000,000	+							
<u>ALL</u>			130	96.11	101.55	91.47	30.23	111.02

All valuation groups have a median within range. The assessor has updated depreciation tables for Arapahoe two years in a row; a reappraisal is needed to ensure equalized assessments for properties in this valuation group.

A comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared to the Certificate of Taxes Levied Report (CTL) indicates that the changes made to the sales sample are also reflected in the general population.

Equalization and Quality of Assessment

While a reappraisal will improve vertical equity, review of the assessment practices demonstrate that the valuation methods are consistently applied resulting in values that are uniform and equalized. The quality of assessment for the residential class of property in Furnas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD		
1	75	96.71	106.93	94.38	31.89	113.30		
2	33	97.09	97.66	88.58	31.53	110.25		
4	14	91.92	86.71	80.96	17.40	107.10		
5	8	95.95	93.24	82.07	28.73	113.61		
<u>ALL</u>			130	96.11	101.55	91.47	30.23	111.02

Level of Value

Based on analysis of all available information, the level of value for the residential property in Furnas County is 96%.

2022 Commercial Correlation for Furnas County

Assessment Actions

This year, the Furnas County Assessor physically reviewed commercial parcels in Beaver City and three rural precincts (Township/Range 2-22, 2-21 and 1-21). Additionally, 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.

The Furnas County Assessor has qualified a typical percentage of commercial properties to be used for measurement purposes. Review of the sales qualification process did not indicate any apparent bias. There is one commercial valuation group, which is representative of the limited sales in this property class.

Commercial depreciation tables were updated in 2021, costing is from 2019 and commercial property in Furnas County is in compliance with the six-year inspection and review cycle.

Description of Analysis

With a small and diverse sample in the three-year study period, the median is in the acceptable range, but both the weighted mean and mean are high. A very wide COD is explained by extreme ratios ranging from 26% to 253%. The PRD is high and is impacted by outliers in the sample; the sales price substratum does not display a clearly regressive assessment pattern. A reappraisal of commercial property in Furnas County is needed to ensure that commercial properties are being appraised consistently and uniformly.

Analysis of both 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 manner to the sales. The Commercial & Industrial Value Change Vs. Net Taxable Sales Change chart included in this report shows that while commercial properties could benefit from a reappraisal, the values have consistently followed the same pattern as net taxable sales change over the past ten years.

Equalization and Quality of Assessment

Although the sample size is insufficient for measurement purposes, review of the assessment practices indicates that the quality of assessment for the commercial class complies with generally accepted mass appraisal techniques.

2022 Commercial Correlation for Furnas County

Level of Value

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

2022 Agricultural Correlation for Furnas County

Assessment Actions

For the 2022 assessment year, the Furnas County Assessor conducted market analysis of agricultural land in the county. As a result, the county assessor increased values both irrigated land and dryland values 5%. Also, three rural precincts were inspected both with a physical inspection and utilizing aerial imagery.

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.

Furnas County has a single market area for agricultural land. The county has special value applications on file, but recreational use no longer influences sales prices. The usability of agricultural sales in Furnas County has been lower than the state average the last couple of years. Sales that have been disqualified from sales study measurement have sufficient explanation, often family sales, transfers to related corporations, or estate planning. Review of the county assessment practices shows no apparent indication of bias in the qualification of sales for measurement.

The county assessor and staff review all properties within specified precincts or towns on a rotating basis. All agricultural homes in Furnas County have been reviewed within the last six years, as the county assessor has an established review schedule. Agricultural homes depreciation tables are dated from 2017 through 2021, costing is dated 2019 and lot values were updated in 2015.

Description of Analysis

The agricultural class of property in Furnas County has two measures of central tendency within range, the median and the mean. The COD is within the acceptable range.

Observation of the agricultural sales by 80% Majority Land Use (MLU) shows that the vast majority of sales are mixed-use with very few in any of the 80% MLU grouping. The median is in the acceptable range for dryland and grassland sales; however, due to the small sample size, a more reliable measurement of the agricultural assessed values in Furnas County is to compare with neighboring counties using the Average Acre Value Comparison chart in this report. All three classes have comparable land values.

The changes made to irrigated land and dryland are demonstrated in the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL), which is included in this report.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Farm home sites and rural residential home sites are valued the same. Agricultural improvements are equalized at the statutorily required level.

2022 Agricultural Correlation for Furnas County

Agricultural land values are equalized to neighboring county values and the quality of assessment of agricultural land in Furnas County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	3	65.76	65.38	62.29	10.52	104.96
1	3	65.76	65.38	62.29	10.52	104.96
<u> Dry </u>						
County	7	71.14	69.34	69.13	07.07	100.30
1	7	71.14	69.34	69.13	07.07	100.30
<u> Grass </u>						
County	2	73.52	73.52	72.40	04.22	101.55
1	2	73.52	73.52	72.40	04.22	101.55
<u> ALL </u>						
	35	69.68	71.23	64.31	17.70	110.76

Level of Value

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

2022 Opinions of the Property Tax Administrator for Furnas 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	96	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 Furnas County

Residential Real Property - Current

Number of Sales	130	Median	96.11
Total Sales Price	\$10,779,900	Mean	101.55
Total Adj. Sales Price	\$10,779,900	Wgt. Mean	91.47
Total Assessed Value	\$9,860,455	Average Assessed Value of the Base	\$57,890
Avg. Adj. Sales Price	\$82,922	Avg. Assessed Value	\$75,850

Confidence Interval - Current

95% Median C.I	86.17 to 103.21
95% Wgt. Mean C.I	86.02 to 96.92
95% Mean C.I	94.16 to 108.94
% of Value of the Class of all Real Property Value in the County	16.45
% of Records Sold in the Study Period	5.03
% of Value Sold in the Study Period	6.60

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	129	98	98.28
2020	141	93	92.96
2019	137	95	95.11
2018	163	96	96.43

2022 Commission Summary for Furnas County

Commercial Real Property - Current

Number of Sales	13	Median	93.32
Total Sales Price	\$833,000	Mean	119.90
Total Adj. Sales Price	\$833,000	Wgt. Mean	105.01
Total Assessed Value	\$874,705	Average Assessed Value of the Base	\$74,176
Avg. Adj. Sales Price	\$64,077	Avg. Assessed Value	\$67,285

Confidence Interval - Current

95% Median C.I	64.12 to 172.97
95% Wgt. Mean C.I	43.78 to 166.23
95% Mean C.I	81.22 to 158.58
% of Value of the Class of all Real Property Value in the County	3.60
% of Records Sold in the Study Period	2.95
% of Value Sold in the Study Period	2.67

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	14	100	99.34
2020	7	100	81.50
2019	10	100	89.36
2018	24	100	98.86

33 Furnas
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 : 130
 Total Sales Price : 10,779,900
 Total Adj. Sales Price : 10,779,900
 Total Assessed Value : 9,860,455
 Avg. Adj. Sales Price : 82,922
 Avg. Assessed Value : 75,850

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 102
 COD : 30.23
 PRD : 111.02

COV : 42.33
 STD : 42.99
 Avg. Abs. Dev : 29.05
 MAX Sales Ratio : 321.03
 MIN Sales Ratio : 20.25

95% Median C.I. : 86.17 to 103.21
 95% Wgt. Mean C.I. : 86.02 to 96.92
 95% Mean C.I. : 94.16 to 108.94

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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-19 To 31-DEC-19	12	111.19	129.37	110.16	33.19	117.44	68.75	321.03	95.89 to 153.45	62,329	68,663
01-JAN-20 To 31-MAR-20	9	91.07	89.43	88.55	19.37	100.99	57.16	126.10	71.90 to 106.17	81,478	72,152
01-APR-20 To 30-JUN-20	14	88.84	95.52	95.70	18.60	99.81	57.08	137.14	81.07 to 116.30	57,536	55,061
01-JUL-20 To 30-SEP-20	23	97.09	103.96	99.75	27.00	104.22	25.78	233.10	86.17 to 120.58	73,520	73,334
01-OCT-20 To 31-DEC-20	16	89.46	92.83	84.23	22.07	110.21	55.59	129.09	65.93 to 114.77	96,753	81,499
01-JAN-21 To 31-MAR-21	17	112.30	116.24	102.41	35.45	113.50	20.25	270.14	73.62 to 145.05	60,480	61,940
01-APR-21 To 30-JUN-21	18	101.56	104.71	94.19	29.39	111.17	43.19	244.73	73.19 to 113.27	92,167	86,809
01-JUL-21 To 30-SEP-21	21	74.57	84.30	78.30	34.32	107.66	32.15	186.08	65.87 to 90.31	122,238	95,717
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	58	97.73	104.92	98.82	26.48	106.17	25.78	321.03	89.26 to 106.17	68,581	67,773
01-OCT-20 To 30-SEP-21	72	88.88	98.84	87.17	35.19	113.39	20.25	270.14	81.50 to 103.65	94,475	82,355
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	62	93.99	97.07	92.32	22.79	105.15	25.78	233.10	84.54 to 103.21	77,061	71,143
<u>ALL</u>	130	96.11	101.55	91.47	30.23	111.02	20.25	321.03	86.17 to 103.21	82,922	75,850

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	75	96.71	106.93	94.38	31.89	113.30	32.15	321.03	86.17 to 109.29	97,299	91,826
2	33	97.09	97.66	88.58	31.53	110.25	20.25	270.14	74.95 to 112.30	56,572	50,112
4	14	91.92	86.71	80.96	17.40	107.10	41.08	117.80	65.87 to 106.17	39,294	31,813
5	8	95.95	93.24	82.07	28.73	113.61	43.19	137.14	43.19 to 137.14	133,188	109,308
<u>ALL</u>	130	96.11	101.55	91.47	30.23	111.02	20.25	321.03	86.17 to 103.21	82,922	75,850

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	130	96.11	101.55	91.47	30.23	111.02	20.25	321.03	86.17 to 103.21	82,922	75,850
06											
07											
<u>ALL</u>	130	96.11	101.55	91.47	30.23	111.02	20.25	321.03	86.17 to 103.21	82,922	75,850

33 Furnas
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 : 130
 Total Sales Price : 10,779,900
 Total Adj. Sales Price : 10,779,900
 Total Assessed Value : 9,860,455
 Avg. Adj. Sales Price : 82,922
 Avg. Assessed Value : 75,850

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 102
 COD : 30.23
 PRD : 111.02

COV : 42.33
 STD : 42.99
 Avg. Abs. Dev : 29.05
 MAX Sales Ratio : 321.03
 MIN Sales Ratio : 20.25

95% Median C.I. : 86.17 to 103.21
 95% Wgt. Mean C.I. : 86.02 to 96.92
 95% Mean C.I. : 94.16 to 108.94

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	7	141.25	174.04	162.85	43.66	106.87	96.33	321.03	96.33 to 321.03	10,113	16,469	
Less Than 30,000	19	112.30	129.67	116.67	40.96	111.14	25.78	321.03	84.54 to 153.45	17,871	20,850	
___Ranges Excl. Low \$___												
Greater Than 4,999	130	96.11	101.55	91.47	30.23	111.02	20.25	321.03	86.17 to 103.21	82,922	75,850	
Greater Than 14,999	123	92.77	97.43	91.00	28.26	107.07	20.25	244.73	84.12 to 101.28	87,066	79,229	
Greater Than 29,999	111	91.47	96.74	90.65	27.63	106.72	20.25	244.73	83.23 to 101.28	94,057	85,264	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	7	141.25	174.04	162.85	43.66	106.87	96.33	321.03	96.33 to 321.03	10,113	16,469	
15,000 TO 29,999	12	105.12	103.79	104.50	32.32	99.32	25.78	186.08	73.62 to 145.05	22,397	23,405	
30,000 TO 59,999	31	103.21	111.30	111.11	31.43	100.17	20.25	244.73	87.44 to 121.60	45,161	50,178	
60,000 TO 99,999	42	92.58	97.31	96.12	25.72	101.24	41.08	156.95	81.29 to 111.23	73,944	71,075	
100,000 TO 149,999	18	88.24	88.65	87.37	18.59	101.47	61.91	125.09	71.99 to 103.57	119,972	104,818	
150,000 TO 249,999	18	81.80	79.01	78.95	23.75	100.08	32.15	131.80	56.72 to 95.81	176,233	139,139	
250,000 TO 499,999	2	91.59	91.59	88.29	23.31	103.74	70.24	112.93	N/A	301,500	266,200	
500,000 TO 999,999												
1,000,000 +												
___ALL___	130	96.11	101.55	91.47	30.23	111.02	20.25	321.03	86.17 to 103.21	82,922	75,850	

33 Furnas
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 : 13
Total Sales Price : 833,000
Total Adj. Sales Price : 833,000
Total Assessed Value : 874,705
Avg. Adj. Sales Price : 64,077
Avg. Assessed Value : 67,285

MEDIAN : 93
WGT. MEAN : 105
MEAN : 120
COD : 52.29
PRD : 114.18

COV : 53.38
STD : 64.00
Avg. Abs. Dev : 48.80
MAX Sales Ratio : 253.45
MIN Sales Ratio : 25.70

95% Median C.I. : 64.12 to 172.97
95% Wgt. Mean C.I. : 43.78 to 166.23
95% Mean C.I. : 81.22 to 158.58

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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>Qtrts</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	3	59.44	49.75	44.55	21.55	111.67	25.70	64.12	N/A	103,333	46,032
01-OCT-19 To 31-DEC-19	1	89.21	89.21	89.21	00.00	100.00	89.21	89.21	N/A	55,000	49,065
01-JAN-20 To 31-MAR-20	1	210.72	210.72	210.72	00.00	100.00	210.72	210.72	N/A	115,000	242,325
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	118.33	118.33	113.48	21.14	104.27	93.32	143.34	N/A	81,250	92,203
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	5	134.09	123.88	130.45	19.58	94.96	86.70	172.97	N/A	36,100	47,094
01-JUL-21 To 30-SEP-21	1	253.45	253.45	253.45	00.00	100.00	253.45	253.45	N/A	10,000	25,345
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	3	59.44	49.75	44.55	21.55	111.67	25.70	64.12	N/A	103,333	46,032
01-OCT-19 To 30-SEP-20	4	118.33	134.15	143.10	36.24	93.75	89.21	210.72	N/A	83,125	118,949
01-OCT-20 To 30-SEP-21	6	134.72	145.48	136.91	31.01	106.26	86.70	253.45	86.70 to 253.45	31,750	43,469
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	4	61.78	59.62	51.28	27.60	116.26	25.70	89.21	N/A	91,250	46,790
01-JAN-20 To 31-DEC-20	3	143.34	149.13	153.78	27.30	96.98	93.32	210.72	N/A	92,500	142,243
<u>ALL</u>	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285
<u>ALL</u>	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285

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	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285
04											
<u>ALL</u>	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285

33 Furnas
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 : 13
Total Sales Price : 833,000
Total Adj. Sales Price : 833,000
Total Assessed Value : 874,705
Avg. Adj. Sales Price : 64,077
Avg. Assessed Value : 67,285

MEDIAN : 93
WGT. MEAN : 105
MEAN : 120
COD : 52.29
PRD : 114.18

COV : 53.38
STD : 64.00
Avg. Abs. Dev : 48.80
MAX Sales Ratio : 253.45
MIN Sales Ratio : 25.70

95% Median C.I. : 64.12 to 172.97
95% Wgt. Mean C.I. : 43.78 to 166.23
95% Mean C.I. : 81.22 to 158.58

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	253.45	253.45	253.45	00.00	100.00	253.45	253.45	N/A	10,000	25,345	
Less Than 30,000	2	171.88	171.88	148.57	47.46	115.69	90.31	253.45	N/A	14,000	20,800	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285	
Greater Than 14,999	12	91.82	108.77	103.20	43.05	105.40	25.70	210.72	64.12 to 143.34	68,583	70,780	
Greater Than 29,999	11	93.32	110.45	103.49	45.92	106.73	25.70	210.72	59.44 to 172.97	73,182	75,737	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	253.45	253.45	253.45	00.00	100.00	253.45	253.45	N/A	10,000	25,345	
15,000 TO 29,999	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	18,000	16,255	
30,000 TO 59,999	5	134.09	123.66	123.35	19.75	100.25	86.70	172.97	N/A	43,500	53,656	
60,000 TO 99,999	4	78.72	90.06	88.05	35.92	102.28	59.44	143.34	N/A	80,625	70,989	
100,000 TO 149,999	1	210.72	210.72	210.72	00.00	100.00	210.72	210.72	N/A	115,000	242,325	
150,000 TO 249,999	1	25.70	25.70	25.70	00.00	100.00	25.70	25.70	N/A	150,000	38,545	
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 +												
<u>ALL</u>	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285	

33 Furnas
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 : 13
Total Sales Price : 833,000
Total Adj. Sales Price : 833,000
Total Assessed Value : 874,705
Avg. Adj. Sales Price : 64,077
Avg. Assessed Value : 67,285

MEDIAN : 93
WGT. MEAN : 105
MEAN : 120
COD : 52.29
PRD : 114.18

COV : 53.38
STD : 64.00
Avg. Abs. Dev : 48.80
MAX Sales Ratio : 253.45
MIN Sales Ratio : 25.70

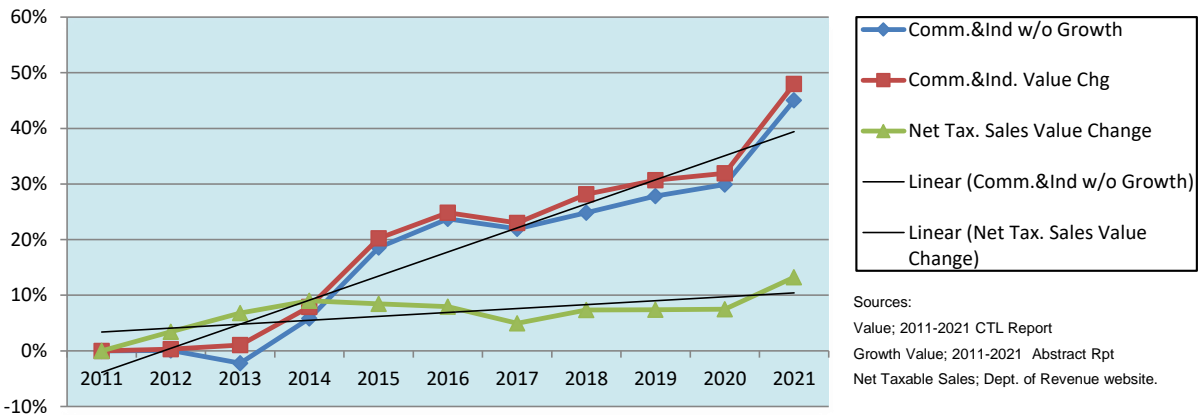
95% Median C.I. : 64.12 to 172.97
95% Wgt. Mean C.I. : 43.78 to 166.23
95% Mean C.I. : 81.22 to 158.58

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
342	1	93.32	93.32	93.32	00.00	100.00	93.32	93.32	N/A	97,000	90,520
343	2	177.03	177.03	186.27	19.03	95.04	143.34	210.72	N/A	90,250	168,105
344	2	131.09	131.09	126.90	31.95	103.30	89.21	172.97	N/A	50,000	63,450
350	1	59.44	59.44	59.44	00.00	100.00	59.44	59.44	N/A	65,000	38,635
353	2	111.03	111.03	110.13	21.91	100.82	86.70	135.35	N/A	33,750	37,168
434	2	58.01	58.01	32.62	55.70	177.84	25.70	90.31	N/A	84,000	27,400
478	1	64.12	64.12	64.12	00.00	100.00	64.12	64.12	N/A	95,000	60,915
528	1	253.45	253.45	253.45	00.00	100.00	253.45	253.45	N/A	10,000	25,345
582	1	134.09	134.09	134.09	00.00	100.00	134.09	134.09	N/A	50,000	67,045
<u>ALL</u>	13	93.32	119.90	105.01	52.29	114.18	25.70	253.45	64.12 to 172.97	64,077	67,285

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	\$ 21,884,095	\$ 67,485	0.31%	\$ 21,816,610		\$ 32,160,093	
2012	\$ 21,954,900	\$ 57,300	0.26%	\$ 21,897,600	0.06%	\$ 33,258,738	3.42%
2013	\$ 22,115,810	\$ 715,980	3.24%	\$ 21,399,830	-2.53%	\$ 34,338,980	3.25%
2014	\$ 23,617,480	\$ 453,100	1.92%	\$ 23,164,380	4.74%	\$ 35,051,886	2.08%
2015	\$ 26,317,140	\$ 371,950	1.41%	\$ 25,945,190	9.86%	\$ 34,874,263	-0.51%
2016	\$ 27,318,550	\$ 245,415	0.90%	\$ 27,073,135	2.87%	\$ 34,713,136	-0.46%
2017	\$ 26,920,309	\$ 232,985	0.87%	\$ 26,687,324	-2.31%	\$ 33,754,780	-2.76%
2018	\$ 28,044,150	\$ 721,440	2.57%	\$ 27,322,710	1.49%	\$ 34,522,022	2.27%
2019	\$ 28,601,160	\$ 628,570	2.20%	\$ 27,972,590	-0.26%	\$ 34,532,605	0.03%
2020	\$ 28,868,885	\$ 439,825	1.52%	\$ 28,429,060	-0.60%	\$ 34,561,502	0.08%
2021	\$ 32,382,955	\$ 646,415	2.00%	\$ 31,736,540	9.93%	\$ 36,415,990	5.37%
Ann %chg		4.00%		Average	2.33%	1.25%	1.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.06%	0.32%	3.42%
2013	-2.21%	1.06%	6.78%
2014	5.85%	7.92%	8.99%
2015	18.56%	20.26%	8.44%
2016	23.71%	24.83%	7.94%
2017	21.95%	23.01%	4.96%
2018	24.85%	28.15%	7.34%
2019	27.82%	30.69%	7.38%
2020	29.91%	31.92%	7.47%
2021	45.02%	47.97%	13.23%

County Number	33
County Name	Furnas

33 Furnas
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 : 35
Total Sales Price : 14,347,669
Total Adj. Sales Price : 14,347,669
Total Assessed Value : 9,227,245
Avg. Adj. Sales Price : 409,933
Avg. Assessed Value : 263,636

MEDIAN : 70
WGT. MEAN : 64
MEAN : 71
COD : 17.70
PRD : 110.76

COV : 23.95
STD : 17.06
Avg. Abs. Dev : 12.33
MAX Sales Ratio : 116.07
MIN Sales Ratio : 34.04

95% Median C.I. : 65.17 to 76.26
95% Wgt. Mean C.I. : 48.94 to 79.68
95% Mean C.I. : 65.58 to 76.88

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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	2	61.52	61.52	44.39	38.98	138.59	37.54	85.49	N/A	840,423	373,058
01-JAN-19 To 31-MAR-19	1	69.00	69.00	69.00	00.00	100.00	69.00	69.00	N/A	120,900	83,425
01-APR-19 To 30-JUN-19	1	92.93	92.93	92.93	00.00	100.00	92.93	92.93	N/A	169,000	157,060
01-JUL-19 To 30-SEP-19	2	72.34	72.34	70.51	15.81	102.60	60.90	83.78	N/A	404,803	285,415
01-OCT-19 To 31-DEC-19	4	73.52	71.09	66.89	10.76	106.28	55.93	81.37	N/A	387,444	259,144
01-JAN-20 To 31-MAR-20	6	69.89	69.49	69.70	08.53	99.70	58.96	76.78	58.96 to 76.78	350,793	244,498
01-APR-20 To 30-JUN-20	4	72.38	78.29	64.05	34.15	122.23	52.32	116.07	N/A	731,750	468,655
01-JUL-20 To 30-SEP-20	1	71.14	71.14	71.14	00.00	100.00	71.14	71.14	N/A	224,379	159,625
01-OCT-20 To 31-DEC-20	4	82.76	83.90	82.83	22.74	101.29	60.48	109.61	N/A	211,250	174,969
01-JAN-21 To 31-MAR-21	2	69.25	69.25	69.12	00.51	100.19	68.90	69.60	N/A	175,000	120,958
01-APR-21 To 30-JUN-21	5	61.58	60.31	57.73	21.01	104.47	34.04	77.15	N/A	434,180	250,631
01-JUL-21 To 30-SEP-21	3	65.76	67.43	67.15	07.41	100.42	60.96	75.56	N/A	465,167	312,355
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	6	76.39	71.61	56.02	20.67	127.83	37.54	92.93	37.54 to 92.93	463,392	259,572
01-OCT-19 To 30-SEP-20	15	71.14	72.37	66.67	15.57	108.55	52.32	116.07	58.96 to 76.78	453,728	302,520
01-OCT-20 To 30-SEP-21	14	69.25	69.85	65.78	17.26	106.19	34.04	109.61	60.48 to 77.15	340,100	223,715
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	8	73.52	73.87	69.75	13.34	105.91	55.93	92.93	55.93 to 92.93	331,160	230,986
01-JAN-20 To 31-DEC-20	15	71.14	75.79	68.86	19.67	110.06	52.32	116.07	60.48 to 89.94	406,743	280,074
<u>ALL</u>	35	69.68	71.23	64.31	17.70	110.76	34.04	116.07	65.17 to 76.26	409,933	263,636

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	69.68	71.23	64.31	17.70	110.76	34.04	116.07	65.17 to 76.26	409,933	263,636
<u>ALL</u>	35	69.68	71.23	64.31	17.70	110.76	34.04	116.07	65.17 to 76.26	409,933	263,636

33 Furnas
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 : 35
 Total Sales Price : 14,347,669
 Total Adj. Sales Price : 14,347,669
 Total Assessed Value : 9,227,245
 Avg. Adj. Sales Price : 409,933
 Avg. Assessed Value : 263,636

MEDIAN : 70
 WGT. MEAN : 64
 MEAN : 71
 COD : 17.70
 PRD : 110.76

COV : 23.95
 STD : 17.06
 Avg. Abs. Dev : 12.33
 MAX Sales Ratio : 116.07
 MIN Sales Ratio : 34.04

95% Median C.I. : 65.17 to 76.26
 95% Wgt. Mean C.I. : 48.94 to 79.68
 95% Mean C.I. : 65.58 to 76.88

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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	65.76	65.76	65.76	00.00	100.00	65.76	65.76	N/A	521,000	342,630
1	1	65.76	65.76	65.76	00.00	100.00	65.76	65.76	N/A	521,000	342,630
Dry											
County	2	73.70	73.70	74.08	03.47	99.49	71.14	76.26	N/A	263,570	195,250
1	2	73.70	73.70	74.08	03.47	99.49	71.14	76.26	N/A	263,570	195,250
Grass											
County	2	73.52	73.52	72.40	04.22	101.55	70.42	76.62	N/A	329,751	238,753
1	2	73.52	73.52	72.40	04.22	101.55	70.42	76.62	N/A	329,751	238,753
ALL	35	69.68	71.23	64.31	17.70	110.76	34.04	116.07	65.17 to 76.26	409,933	263,636

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	3	65.76	65.38	62.29	10.52	104.96	54.81	75.56	N/A	642,667	400,320
1	3	65.76	65.38	62.29	10.52	104.96	54.81	75.56	N/A	642,667	400,320
Dry											
County	7	71.14	69.34	69.13	07.07	100.30	58.96	76.26	58.96 to 76.26	342,934	237,069
1	7	71.14	69.34	69.13	07.07	100.30	58.96	76.26	58.96 to 76.26	342,934	237,069
Grass											
County	2	73.52	73.52	72.40	04.22	101.55	70.42	76.62	N/A	329,751	238,753
1	2	73.52	73.52	72.40	04.22	101.55	70.42	76.62	N/A	329,751	238,753
ALL	35	69.68	71.23	64.31	17.70	110.76	34.04	116.07	65.17 to 76.26	409,933	263,636

Furnas County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	3,880	3,880	3,145	2,953	n/a	2,170	2,080	2,080	3,489
Frontier	1	3,025	3,021	2,948	2,973	2,925	2,925	2,870	2,822	2,995
Gosper	4	4,120	4,120	3,499	2,943	2,712	n/a	2,515	2,354	3,486
Phelps	2	4,500	4,400	4,100	3,900	3,797	3,599	3,400	3,200	4,106
Harlan	2	4,244	4,241	3,622	2,479	n/a	2,540	2,420	2,422	3,693
Harlan	3	3,219	3,215	2,722	1,921	n/a	n/a	2,248	2,249	2,882
Red Willow	1	2,975	2,975	2,809	2,746	2,645	1,571	2,252	2,227	2,898

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	1,705	1,705	1,170	1,170	1,170	n/a	1,065	1,065	1,495
Frontier	1	1,235	1,235	1,185	1,185	1,135	n/a	1,085	1,085	1,212
Gosper	4	n/a	1,744	1,626	1,525	n/a	1,177	1,156	1,156	1,613
Phelps	2	n/a	1,989	1,799	1,600	1,417	1,224	1,100	1,049	1,647
Harlan	2	1,940	1,940	1,638	1,264	1,217	1,391	1,433	1,433	1,805
Harlan	3	1,940	1,940	1,646	1,264	n/a	n/a	1,433	1,433	1,808
Red Willow	1	1,270	1,270	1,225	1,225	1,135	1,135	1,060	1,060	1,242

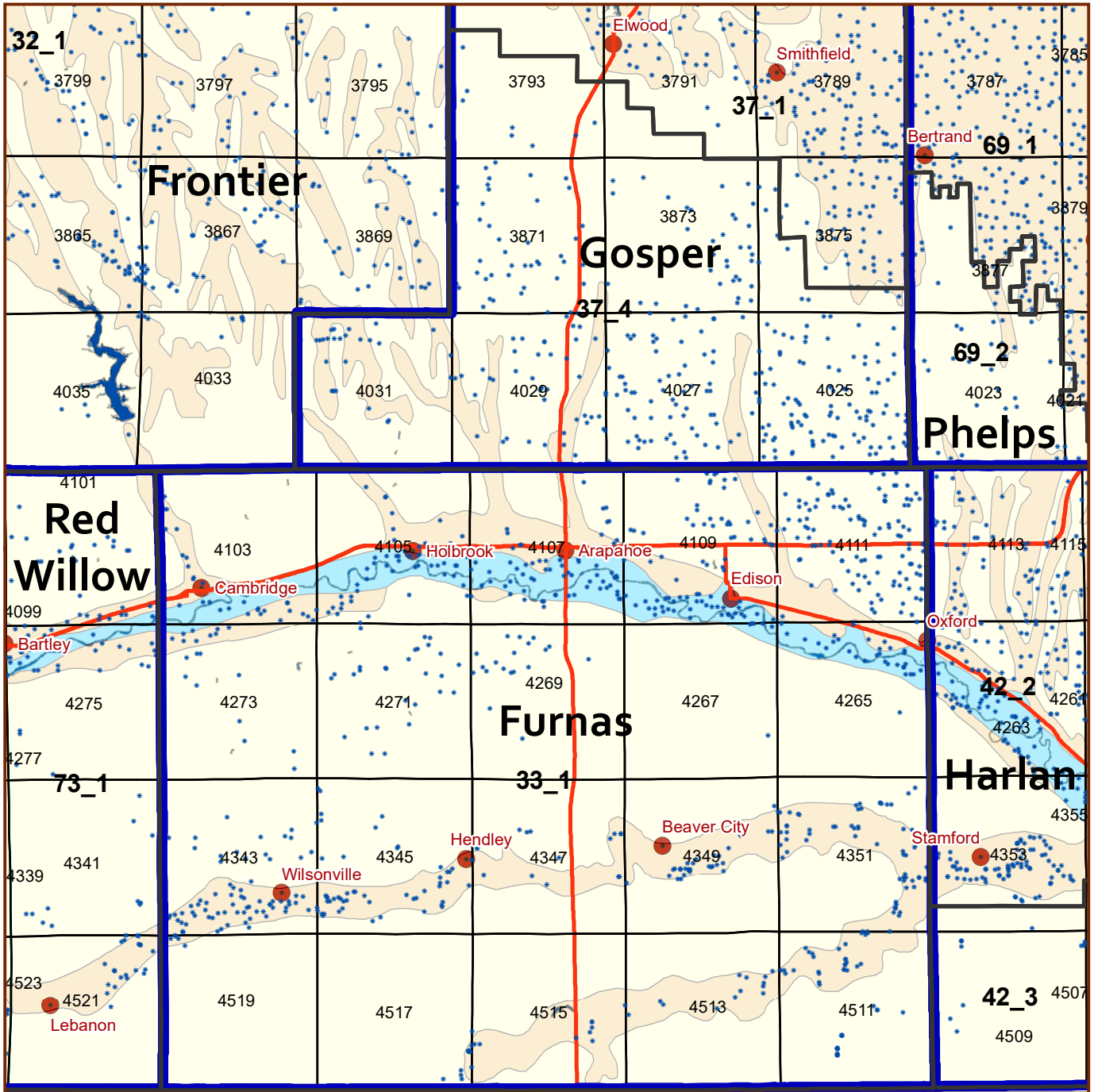
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	799	800	800	800	800	n/a	800	n/a	800
Frontier	1	605	605	605	n/a	605	605	605	605	605
Gosper	4	910	911	910	1,252	1,252	n/a	911	1,252	911
Phelps	2	1,250	1,200	1,150	1,100	n/a	1,003	1,000	1,002	1,106
Harlan	2	1,000	1,000	1,000	1,000	1,000	1,000	n/a	1,000	1,000
Harlan	3	1,000	1,000	1,000	1,000	1,000	n/a	n/a	n/a	1,000
Red Willow	1	1,005	870	661	649	645	653	656	748	696

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	800	n/a	75
Frontier	1	1,105	n/a	n/a
Gosper	4	n/a	n/a	100
Phelps	2	n/a	0	35
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Red Willow	1	1,223	0	25

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.

FURNAS COUNTY



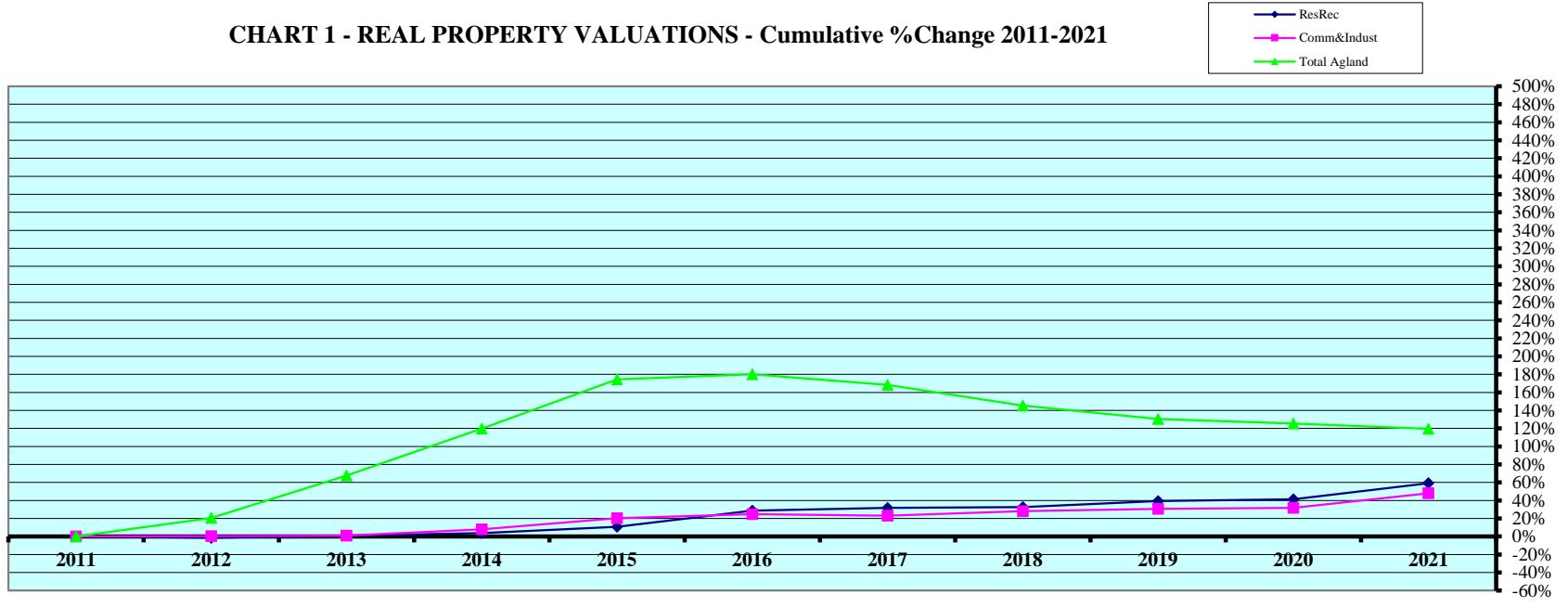
Legend

- 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	88,246,945	-	-	-	21,884,095	-	-	-	290,517,045	-	-	-
2012	86,949,120	-1,297,825	-1.47%	-1.47%	21,954,900	70,805	0.32%	0.32%	350,607,365	60,090,320	20.68%	20.68%
2013	89,166,205	2,217,085	2.55%	1.04%	22,115,810	160,910	0.73%	1.06%	486,898,725	136,291,360	38.87%	67.60%
2014	91,644,075	2,477,870	2.78%	3.85%	23,617,480	1,501,670	6.79%	7.92%	638,914,810	152,016,085	31.22%	119.92%
2015	97,800,675	6,156,600	6.72%	10.83%	26,317,140	2,699,660	11.43%	20.26%	797,544,170	158,629,360	24.83%	174.53%
2016	113,645,565	15,844,890	16.20%	28.78%	27,318,550	1,001,410	3.81%	24.83%	813,859,550	16,315,380	2.05%	180.14%
2017	116,316,040	2,670,475	2.35%	31.81%	26,920,309	-398,241	-1.46%	23.01%	779,580,400	-34,279,150	-4.21%	168.34%
2018	117,150,025	833,985	0.72%	32.75%	28,044,150	1,123,841	4.17%	28.15%	712,966,505	-66,613,895	-8.54%	145.41%
2019	122,906,592	5,756,567	4.91%	39.28%	28,601,160	557,010	1.99%	30.69%	669,248,270	-43,718,235	-6.13%	130.36%
2020	124,769,950	1,863,358	1.52%	41.39%	28,868,885	267,725	0.94%	31.92%	655,204,585	-14,043,685	-2.10%	125.53%
2021	140,419,150	15,649,200	12.54%	59.12%	32,382,955	3,514,070	12.17%	47.97%	637,775,460	-17,429,125	-2.66%	119.53%

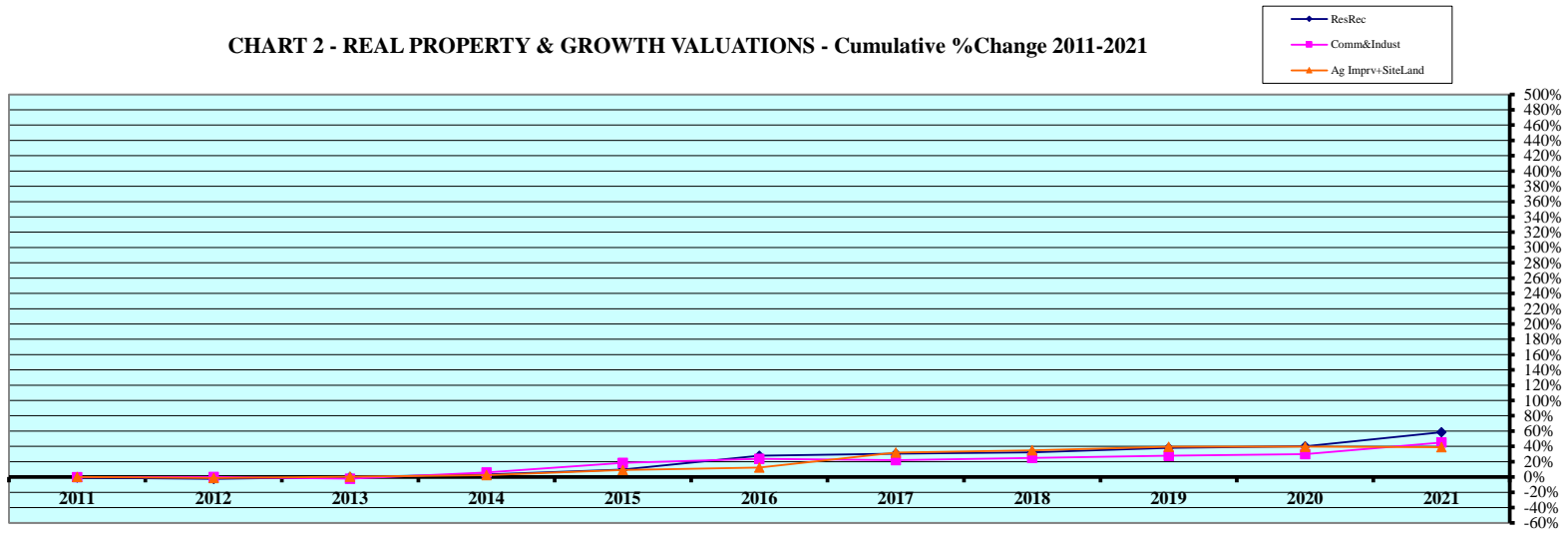
Rate Annual %chg: Residential & Recreational **4.75%** Commercial & Industrial **4.00%** Agricultural Land **8.18%**

Cnty# **33**
County **FURNAS**

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	88,246,945	670,045	0.76%	87,576,900	-	-0.76%	21,884,095	67,485	0.31%	21,816,610	-	-0.31%	
2012	86,949,120	878,555	1.01%	86,070,565	-2.47%	-2.47%	21,954,900	57,300	0.26%	21,897,600	0.06%	0.06%	
2013	89,166,205	750,360	0.84%	88,415,845	1.69%	0.19%	22,115,810	715,980	3.24%	21,399,830	-2.53%	-2.21%	
2014	91,644,075	596,735	0.65%	91,047,340	2.11%	3.17%	23,617,480	453,100	1.92%	23,164,380	4.74%	5.85%	
2015	97,800,675	895,440	0.92%	96,905,235	5.74%	9.81%	26,317,140	371,950	1.41%	25,945,190	9.86%	18.56%	
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	27.85%	27,318,550	245,415	0.90%	27,073,135	2.87%	23.71%	
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	30.34%	26,920,309	232,985	0.87%	26,687,324	-2.31%	21.95%	
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	32.18%	28,044,150	721,440	2.57%	27,322,710	1.49%	24.85%	
2019	122,906,592	1,082,710	0.88%	121,823,882	3.99%	38.05%	28,601,160	628,570	2.20%	27,972,590	-0.26%	27.82%	
2020	124,769,950	1,138,280	0.91%	123,631,670	0.59%	40.10%	28,868,885	439,825	1.52%	28,429,060	-0.60%	29.91%	
2021	140,419,150	548,865	0.39%	139,870,285	12.10%	58.50%	32,382,955	646,415	2.00%	31,736,540	9.93%	45.02%	
Rate Ann%chg	4.75%			Resid & Recreat w/o growth			4.00%			C & I w/o growth			2.33%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	20,744,490	20,430,300	41,174,790	1,055,405	2.56%	40,119,385	-	-
2012	20,553,450	20,770,045	41,323,495	692,920	1.68%	40,630,575	-1.32%	-1.32%
2013	20,737,795	21,327,030	42,064,825	759,440	1.81%	41,305,385	-0.04%	0.32%
2014	21,314,555	22,149,815	43,464,370	1,266,765	2.91%	42,197,605	0.32%	2.48%
2015	21,268,865	24,502,590	45,771,455	893,895	1.95%	44,877,560	3.25%	8.99%
2016	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	1.06%	12.34%
2017	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	31.91%
2018	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	34.90%
2019	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	39.50%
2020	26,254,195	31,517,850	57,772,045	268,890	0.47%	57,503,155	0.00%	39.66%
2021	25,915,785	31,466,090	57,381,875	141,945	0.25%	57,239,930	-0.92%	39.02%
Rate Ann%chg	2.25%	4.41%	3.37%	Ag Imprv+Site w/o growth			2.10%	

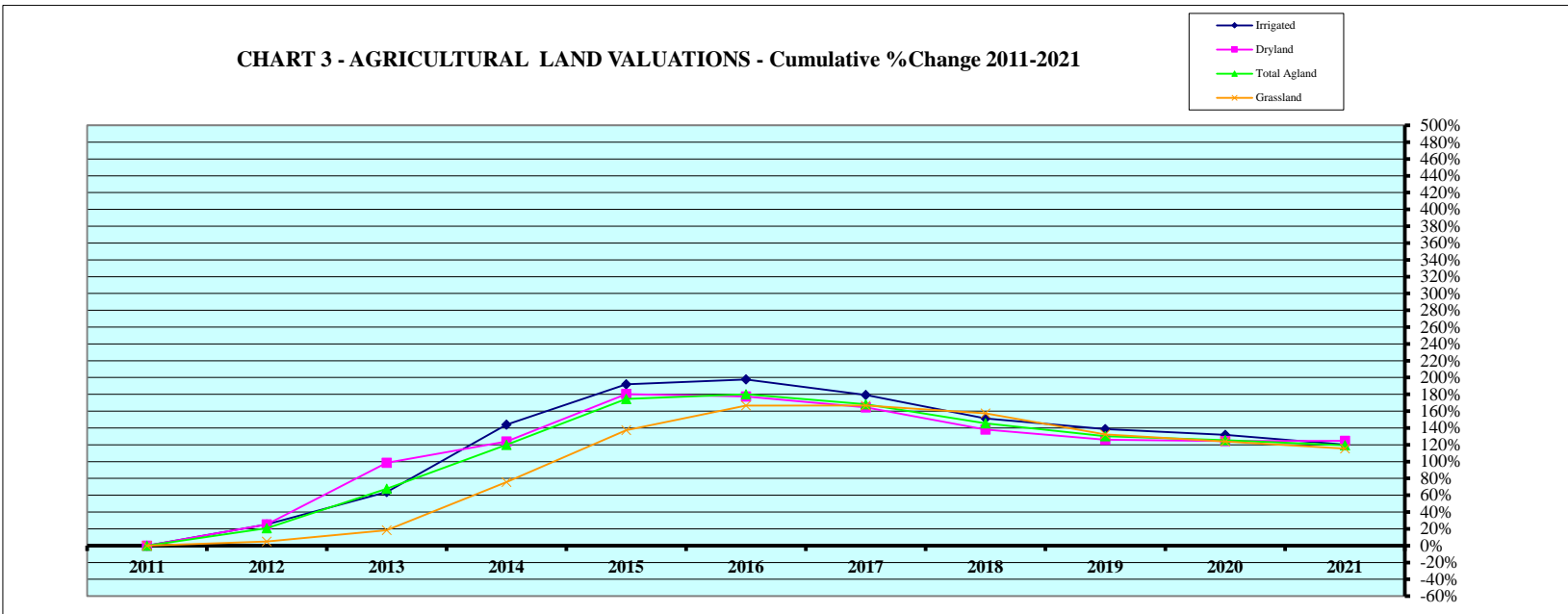
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 33
County FURNAS

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	102,962,435	-	-	-	119,665,615	-	-	-	65,599,850	-	-	-
2012	129,056,410	26,093,975	25.34%	25.34%	149,811,135	30,145,520	25.19%	25.19%	68,902,425	3,302,575	5.03%	5.03%
2013	168,503,245	39,446,835	30.57%	63.66%	237,684,270	87,873,135	58.66%	98.62%	77,593,815	8,691,390	12.61%	18.28%
2014	251,274,320	82,771,075	49.12%	144.04%	267,993,285	30,309,015	12.75%	123.95%	115,134,210	37,540,395	48.38%	75.51%
2015	300,548,940	49,274,620	19.61%	191.90%	335,424,800	67,431,515	25.16%	180.30%	155,676,645	40,542,435	35.21%	137.31%
2016	306,501,810	5,952,870	1.98%	197.68%	331,959,680	-3,465,120	-1.03%	177.41%	174,892,130	19,215,485	12.34%	166.60%
2017	287,455,530	-19,046,280	-6.21%	179.18%	316,640,090	-15,319,590	-4.61%	164.60%	174,979,075	86,945	0.05%	166.74%
2018	258,693,595	-28,761,935	-10.01%	151.25%	284,835,440	-31,804,650	-10.04%	138.03%	168,932,080	-6,046,995	-3.46%	157.52%
2019	245,791,130	-12,902,465	-4.99%	138.72%	270,599,025	-14,236,415	-5.00%	126.13%	152,354,100	-16,577,980	-9.81%	132.25%
2020	238,574,200	-7,216,930	-2.94%	131.71%	268,703,110	-1,895,915	-0.70%	124.54%	146,940,625	-5,413,475	-3.55%	124.00%
2021	226,686,975	-11,887,225	-4.98%	120.16%	268,764,375	61,265	0.02%	124.60%	141,334,385	-5,606,240	-3.82%	115.45%

Rate Ann.%chg: Irrigated **8.21%** Dryland **8.43%** Grassland **7.98%**

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	487,725	-	-	-	1,801,420	-	-	-	290,517,045	-	-	-
2012	488,270	545	0.11%	0.11%	2,349,125	547,705	30.40%	30.40%	350,607,365	60,090,320	20.68%	20.68%
2013	487,595	-675	-0.14%	-0.03%	2,629,800	280,675	11.95%	45.98%	486,898,725	136,291,360	38.87%	67.60%
2014	489,510	1,915	0.39%	0.37%	4,023,485	1,393,685	53.00%	123.35%	638,914,810	152,016,085	31.22%	119.92%
2015	500,580	11,070	2.26%	2.64%	5,393,205	1,369,720	34.04%	199.39%	797,544,170	158,629,360	24.83%	174.53%
2016	499,380	-1,200	-0.24%	2.39%	6,550	-5,386,655	-99.88%	-99.64%	813,859,550	16,315,380	2.05%	180.14%
2017	499,155	-225	-0.05%	2.34%	6,550	0	0.00%	-99.64%	779,580,400	-34,279,150	-4.21%	168.34%
2018	499,165	10	0.00%	2.35%	6,225	-325	-4.96%	-99.65%	712,966,505	-66,613,895	-8.54%	145.41%
2019	498,415	-750	-0.15%	2.19%	5,600	-625	-10.04%	-99.69%	669,248,270	-43,718,235	-6.13%	130.36%
2020	499,445	1,030	0.21%	2.40%	487,205	481,605	8600.09%	-72.95%	655,204,585	-14,043,685	-2.10%	125.53%
2021	500,420	975	0.20%	2.60%	489,305	2,100	0.43%	-72.84%	637,775,460	-17,429,125	-2.66%	119.53%

Cnty# **33**
County **FURNAS**

Rate Ann.%chg: Total Agric Land **8.18%**

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	98,636,055	68,701	1,436			116,823,865	187,730	622			81,700,995	133,333	613		
2012	103,522,355	68,573	1,510	5.15%	5.15%	119,494,525	187,855	636	2.22%	2.22%	89,688,965	135,300	663	8.18%	9.46%
2013	129,424,760	68,693	1,884	24.80%	31.23%	149,702,680	188,327	795	24.97%	27.74%	89,574,800	130,628	686	3.44%	13.24%
2014	168,596,625	68,575	2,459	30.49%	71.24%	237,611,530	188,605	1,260	58.49%	102.45%	97,239,960	127,646	762	11.09%	25.80%
2015	254,245,185	68,325	3,721	51.35%	159.18%	266,903,900	189,376	1,409	11.87%	126.48%	128,539,130	127,483	1,008	32.36%	66.50%
2016	299,563,015	67,113	4,464	19.95%	210.89%	335,731,315	190,539	1,762	25.02%	183.15%	149,636,865	127,257	1,176	16.62%	94.17%
2017	306,622,710	68,809	4,456	-0.17%	210.37%	331,992,330	188,221	1,764	0.10%	183.44%	164,929,515	127,713	1,291	9.83%	113.25%
2018	287,144,000	67,783	4,236	-4.94%	195.06%	317,175,485	189,257	1,676	-4.99%	169.31%	174,353,050	127,360	1,369	6.01%	126.06%
2019	258,783,085	67,881	3,812	-10.01%	165.53%	284,871,845	188,928	1,508	-10.03%	142.30%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	245,789,130	67,889	3,620	-5.03%	152.17%	270,594,785	188,846	1,433	-4.97%	130.26%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	238,574,200	68,185	3,499	-3.36%	143.70%	268,703,105	188,401	1,426	-0.46%	129.19%	147,312,950	176,812	833	-35.38%	35.97%

Rate Annual %chg Average Value/Acre: **9.32%**

8.65%

3.12%

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	482,025	6,427	75			1,797,875	6,202	290			270,814,430	440,735	614		
2012	482,025	6,427	75	0.00%	0.00%	1,801,420	6,207	290	0.11%	0.11%	290,866,520	440,762	660	7.40%	7.40%
2013	488,120	6,508	75	0.00%	0.00%	2,351,000	6,184	380	30.99%	31.14%	350,848,935	440,766	796	20.62%	29.54%
2014	487,595	6,501	75	0.00%	0.00%	2,627,250	6,179	425	11.84%	46.66%	350,848,935	440,710	1,105	38.80%	79.81%
2015	489,360	6,525	75	0.00%	0.00%	4,014,410	6,174	650	52.92%	124.28%	640,792,665	440,691	1,454	31.60%	136.64%
2016	489,105	6,521	75	0.00%	0.00%	5,447,765	6,189	880	35.38%	203.64%	797,028,245	440,631	1,809	24.40%	194.38%
2017	497,355	6,631	75	0.00%	0.00%	6,550	5	1,310	48.82%	351.87%	813,858,340	440,499	1,848	2.14%	200.68%
2018	499,155	6,655	75	0.00%	0.00%	6,550	5	1,310	0.00%	351.87%	779,362,990	440,418	1,770	-4.22%	187.99%
2019	499,110	6,655	75	0.00%	0.00%	6,225	5	1,245	-4.96%	329.45%	712,999,040	440,392	1,619	-8.51%	163.48%
2020	498,415	6,645	75	0.00%	0.00%	5,600	5	1,120	-10.04%	286.33%	669,245,885	440,358	1,520	-6.13%	147.34%
2021	499,445	6,659	75	0.00%	0.00%	487,205	434	1,122	0.14%	286.89%	655,576,905	440,492	1,488	-2.07%	142.21%

33
FURNAS

Rate Annual %chg Average Value/Acre: **9.25%**

(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
Aglnd 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
4,636	FURNAS	42,579,053	16,292,338	27,973,474	140,419,150	29,783,250	2,599,705	0	637,775,460	29,428,515	33,167,620	184,360	960,202,925
cnty sectorvalue % of total value:		4.43%	1.70%	2.91%	14.62%	3.10%	0.27%		66.42%	3.06%	3.45%	0.02%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,026	ARAPAHOE	576,676	1,942,374	778,826	31,699,960	7,211,035	0	0	6,310	0	0	0	42,215,181
22.13%	%sector of county sector	1.35%	11.92%	2.78%	22.58%	24.21%			0.00%				4.40%
	%sector of municipality	1.37%	4.60%	1.84%	75.09%	17.08%			0.01%				100.00%
609	BEAVER CITY	234,377	739,782	121,936	11,992,565	1,959,680	1,169,560	0	0	0	0	0	16,217,900
13.14%	%sector of county sector	0.55%	4.54%	0.44%	8.54%	6.58%	44.99%						1.69%
	%sector of municipality	1.45%	4.56%	0.75%	73.95%	12.08%	7.21%						100.00%
1,063	CAMBRIDGE	3,679,255	2,395,517	1,424,865	42,945,775	6,116,960	154,175	0	0	0	0	0	56,716,547
22.93%	%sector of county sector	8.64%	14.70%	5.09%	30.58%	20.54%	5.93%						5.91%
	%sector of municipality	6.49%	4.22%	2.51%	75.72%	10.79%	0.27%						100.00%
133	EDISON	5,905,835	745,602	833,402	1,616,690	7,203,600	0	0	87,335	0	7,580	0	16,400,044
2.87%	%sector of county sector	13.87%	4.58%	2.98%	1.15%	24.19%			0.01%		0.02%		1.71%
	%sector of municipality	36.01%	4.55%	5.08%	9.86%	43.92%			0.53%		0.05%		100.00%
24	HENDLEY	574	47,013	15,801	463,665	39,995	0	0	17,925	0	104,320	0	689,293
0.52%	%sector of county sector	0.00%	0.29%	0.06%	0.33%	0.13%			0.00%		0.31%		0.07%
	%sector of municipality	0.08%	6.82%	2.29%	67.27%	5.80%			2.60%		15.13%		100.00%
207	HOLBROOK	22,035	343,583	433,227	3,489,360	860,245	0	0	0	0	0	0	5,148,450
4.47%	%sector of county sector	0.05%	2.11%	1.55%	2.48%	2.89%							0.54%
	%sector of municipality	0.43%	6.67%	8.41%	67.77%	16.71%							100.00%
779	OXFORD	181,783	694,661	1,286,031	13,151,460	2,975,620	0	0	0	0	0	0	18,289,555
16.80%	%sector of county sector	0.43%	4.26%	4.60%	9.37%	9.99%							61.41%
	%sector of municipality	0.99%	3.80%	7.03%	71.91%	16.27%							100.00%
93	WILSONVILLE	747,937	149,063	33,396	1,684,685	86,975	0	0	9,750	0	0	0	2,711,806
2.01%	%sector of county sector	1.76%	0.91%	0.12%	1.20%	0.29%			0.38%				104.31%
	%sector of municipality	27.58%	5.50%	1.23%	62.12%	3.21%			0.36%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
3,934	Total Municipalities	11,348,472	7,057,595	4,927,484	107,044,160	26,454,110	1,323,735	0	121,320	0	111,900	0	158,388,776
84.86%	%all municip.sectors of cnty	26.65%	43.32%	17.61%	76.23%	88.82%	50.92%		0.02%		0.34%		16.50%

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 : 6,155	Value : 908,770,920	Growth 2,019,640	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	398	1,179,887	16	30,415	27	64,920	441	1,275,222	
02. Res Improve Land	1,882	5,767,613	55	1,003,305	208	4,964,690	2,145	11,735,608	
03. Res Improvements	1,871	108,395,805	56	8,249,230	214	19,815,495	2,141	136,460,530	
04. Res Total	2,269	115,343,305	72	9,282,950	241	24,845,105	2,582	149,471,360	1,032,665
% of Res Total	87.88	77.17	2.79	6.21	9.33	16.62	41.95	16.45	51.13
05. Com UnImp Land	85	462,815	5	8,875	7	4,895	97	476,585	
06. Com Improve Land	305	1,477,175	9	51,880	11	562,040	325	2,091,095	
07. Com Improvements	307	24,697,800	11	1,193,145	16	1,649,905	334	27,540,850	
08. Com Total	392	26,637,790	16	1,253,900	23	2,216,840	431	30,108,530	248,455
% of Com Total	90.95	88.47	3.71	4.16	5.34	7.36	7.00	3.31	12.30
09. Ind UnImp Land	4	8,870	0	0	3	122,505	7	131,375	
10. Ind Improve Land	2	155,905	1	9,450	1	303,000	4	468,355	
11. Ind Improvements	1	1,158,960	1	744,320	1	100,000	3	2,003,280	
12. Ind Total	5	1,323,735	1	753,770	4	525,505	10	2,603,010	0
% of Ind Total	50.00	50.85	10.00	28.96	40.00	20.19	0.16	0.29	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,269	115,343,305	72	9,282,950	241	24,845,105	2,582	149,471,360	1,032,665
% of Res & Rec Total	87.88	77.17	2.79	6.21	9.33	16.62	41.95	16.45	51.13
Com & Ind Total	397	27,961,525	17	2,007,670	27	2,742,345	441	32,711,540	248,455
% of Com & Ind Total	90.02	85.48	3.85	6.14	6.12	8.38	7.16	3.60	12.30
17. Taxable Total	2,666	143,304,830	89	11,290,620	268	27,587,450	3,023	182,182,900	1,281,120
% of Taxable Total	88.19	78.66	2.94	6.20	8.87	15.14	49.11	20.05	63.43

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	16	260,635	3,959,590	0	0	0
19. Commercial	12	573,510	8,569,065	0	0	0
20. Industrial	1	145,305	8,799,375	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	16	260,635	3,959,590
19. Commercial	0	0	0	12	573,510	8,569,065
20. Industrial	0	0	0	1	145,305	8,799,375
21. Other	0	0	0	0	0	0
22. Total Sch II				29	979,450	21,328,030

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	10	372,540	10	372,540	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	372,540	10	372,540	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	291	4	341	636

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	107,990	1	54,200	2,518	527,975,505	2,528	528,137,695
28. Ag-Improved Land	2	24,320	2	86,380	570	143,246,920	574	143,357,620
29. Ag Improvements	2	107,900	2	1,013,850	590	53,598,415	594	54,720,165

30. Ag Total					3,122	726,215,480
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	391,415	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.00	5,000	1	4.00	10,000	
37. FarmSite Improvements	2	0.00	107,900	2	0.00	622,435	
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	35	35.05	525,750	35	35.05	525,750	
32. HomeSite Improv Land	303	314.30	4,689,500	304	315.30	4,699,500	
33. HomeSite Improvements	312	0.00	23,328,990	313	0.00	23,720,405	4,155
34. HomeSite Total				348	350.35	28,945,655	
35. FarmSite UnImp Land	28	60.54	151,350	28	60.54	151,350	
36. FarmSite Improv Land	487	1,323.03	3,298,495	490	1,329.03	3,313,495	
37. FarmSite Improvements	580	0.00	30,269,425	584	0.00	30,999,760	734,365
38. FarmSite Total				612	1,389.57	34,464,605	
39. Road & Ditches	2,353	7,481.99	0	2,353	7,481.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				960	9,221.91	63,410,260	738,520

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	23,179.80	33.88%	89,937,625	37.68%	3,880.00
46. 1A	24,240.35	35.42%	94,052,565	39.40%	3,880.00
47. 2A1	6,103.44	8.92%	19,195,335	8.04%	3,145.00
48. 2A	5,191.20	7.59%	15,327,260	6.42%	2,952.55
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	26.00	0.04%	56,420	0.02%	2,170.00
51. 4A1	4,251.05	6.21%	8,842,185	3.70%	2,080.00
52. 4A	5,435.53	7.94%	11,305,900	4.74%	2,080.00
53. Total	68,427.37	100.00%	238,717,290	100.00%	3,488.62
Dry					
54. 1D1	869.49	0.46%	1,482,485	0.53%	1,705.01
55. 1D	121,215.51	64.26%	206,672,495	73.27%	1,705.00
56. 2D1	8,732.37	4.63%	10,216,870	3.62%	1,170.00
57. 2D	18,765.04	9.95%	21,955,090	7.78%	1,170.00
58. 3D1	1,657.88	0.88%	1,939,720	0.69%	1,170.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	24,145.81	12.80%	25,715,290	9.12%	1,065.00
61. 4D	13,238.16	7.02%	14,098,650	5.00%	1,065.00
62. Total	188,624.26	100.00%	282,080,600	100.00%	1,495.46
Grass					
63. 1G1	13,845.31	7.85%	11,070,655	7.85%	799.60
64. 1G	33,071.55	18.76%	26,457,240	18.76%	800.00
65. 2G1	107,025.97	60.71%	85,620,765	60.72%	800.00
66. 2G	16,483.81	9.35%	13,187,045	9.35%	800.00
67. 3G1	3,760.47	2.13%	3,008,375	2.13%	800.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,092.00	1.19%	1,673,600	1.19%	800.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	176,279.11	100.00%	141,017,680	100.00%	799.97
Irrigated Total					
	68,427.37	15.54%	238,717,290	36.02%	3,488.62
Dry Total					
	188,624.26	42.83%	282,080,600	42.56%	1,495.46
Grass Total					
	176,279.11	40.02%	141,017,680	21.28%	799.97
72. Waste	6,671.20	1.51%	500,345	0.08%	75.00
73. Other	436.38	0.10%	489,305	0.07%	1,121.28
74. Exempt	4,208.58	0.96%	0	0.00%	0.00
75. Market Area Total	440,438.32	100.00%	662,805,220	100.00%	1,504.88

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	11.50	40,945	15.87	61,575	68,400.00	238,614,770	68,427.37	238,717,290
77. Dry Land	52.74	86,365	39.00	59,005	188,532.52	281,935,230	188,624.26	282,080,600
78. Grass	0.00	0	0.00	0	176,279.11	141,017,680	176,279.11	141,017,680
79. Waste	0.00	0	0.00	0	6,671.20	500,345	6,671.20	500,345
80. Other	0.00	0	0.00	0	436.38	489,305	436.38	489,305
81. Exempt	165.02	0	19.60	0	4,023.96	0	4,208.58	0
82. Total	64.24	127,310	54.87	120,580	440,319.21	662,557,330	440,438.32	662,805,220

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,427.37	15.54%	238,717,290	36.02%	3,488.62
Dry Land	188,624.26	42.83%	282,080,600	42.56%	1,495.46
Grass	176,279.11	40.02%	141,017,680	21.28%	799.97
Waste	6,671.20	1.51%	500,345	0.08%	75.00
Other	436.38	0.10%	489,305	0.07%	1,121.28
Exempt	4,208.58	0.96%	0	0.00%	0.00
Total	440,438.32	100.00%	662,805,220	100.00%	1,504.88

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 Arapahoe	79	447,710	456	2,146,895	454	36,767,065	533	39,361,670	486,780
83.2 Beaver City	85	103,695	314	517,610	316	11,389,595	401	12,010,900	22,640
83.3 Cambridge	67	491,922	483	2,248,993	472	40,317,845	539	43,058,760	46,330
83.4 Edison	25	12,170	90	81,190	90	1,523,330	115	1,616,690	0
83.5 Hendley	26	22,350	28	35,090	28	396,405	54	453,845	0
83.6 Holbrook	29	13,235	132	102,345	132	3,315,540	161	3,431,120	0
83.7 Oxford	39	58,380	285	541,965	285	13,136,475	324	13,736,820	38,810
83.8 Rural Residential	42	90,880	263	5,967,995	270	28,064,725	312	34,123,600	438,105
83.9 Suburban	1	4,455	0	0	0	0	1	4,455	0
83.10 Wilsonville	48	30,425	94	93,525	94	1,549,550	142	1,673,500	0
84 Residential Total	441	1,275,222	2,145	11,735,608	2,141	136,460,530	2,582	149,471,360	1,032,665

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	Arapahoe	1	8,225	4	10,325	4	396,905	5	415,455	0
85.2	Arapahoe Commercial	22	65,225	87	351,845	87	6,575,540	109	6,992,610	35,545
85.3	Beaver City Commercial	13	12,470	43	70,660	46	3,069,675	59	3,152,805	500
85.4	Cambridge	1	105,645	3	73,925	1	83,870	2	263,440	83,870
85.5	Cambridge Commercial	12	239,070	58	916,035	50	5,131,090	62	6,286,195	114,195
85.6	Edison	1	460	0	0	1	1,930	2	2,390	0
85.7	Edison Commercial	1	630	18	44,875	19	7,155,705	20	7,201,210	0
85.8	Hendley Commercial	9	4,100	4	2,380	5	33,515	14	39,995	0
85.9	Holbrook Commercial	10	3,975	21	20,265	22	825,580	32	849,820	0
85.10	Oxford	0	0	1	105	2	5,615	2	5,720	0
85.11	Oxford Commercial	6	14,700	55	128,540	57	2,824,020	63	2,967,260	0
85.12	Rural Commercial	15	136,275	15	895,115	21	2,295,125	36	3,326,515	0
85.13	Rural Residential	0	0	0	0	2	10,615	2	10,615	0
85.14	Suburban Commercial	0	0	5	20,595	5	1,089,940	5	1,110,535	14,345
85.15	Wilsonville	1	2,650	0	0	1	2,410	2	5,060	0
85.16	Wilsonville Commercial	12	14,535	15	24,785	14	42,595	26	81,915	0
86	Commercial Total	104	607,960	329	2,559,450	337	29,544,130	441	32,711,540	248,455

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	10,119.11	5.98%	8,089,690	5.98%	799.45
88. 1G	30,627.39	18.10%	24,501,910	18.10%	800.00
89. 2G1	106,645.61	63.03%	85,316,475	63.03%	800.00
90. 2G	15,963.61	9.43%	12,770,885	9.43%	800.00
91. 3G1	3,756.47	2.22%	3,005,175	2.22%	800.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,092.00	1.24%	1,673,600	1.24%	800.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	169,204.19	100.00%	135,357,735	100.00%	799.97
CRP					
96. 1C1	20.00	1.92%	16,000	1.92%	800.00
97. 1C	505.94	48.60%	404,755	48.60%	800.01
98. 2C1	311.97	29.97%	249,575	29.97%	800.00
99. 2C	203.10	19.51%	162,480	19.51%	800.00
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	1,041.01	100.00%	832,810	100.00%	800.00
Timber					
105. 1T1	3,706.20	61.42%	2,964,965	61.42%	800.00
106. 1T	1,938.22	32.12%	1,550,575	32.12%	800.00
107. 2T1	68.39	1.13%	54,715	1.13%	800.04
108. 2T	317.10	5.26%	253,680	5.26%	800.00
109. 3T1	4.00	0.07%	3,200	0.07%	800.00
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	6,033.91	100.00%	4,827,135	100.00%	800.00
<hr/>					
Grass Total	169,204.19	95.99%	135,357,735	95.99%	799.97
CRP Total	1,041.01	0.59%	832,810	0.59%	800.00
Timber Total	6,033.91	3.42%	4,827,135	3.42%	800.00
<hr/>					
114. Market Area Total	176,279.11	100.00%	141,017,680	100.00%	799.97

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

33 Furnas

	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	140,419,150	149,471,360	9,052,210	6.45%	1,032,665	5.71%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	29,428,515	28,945,655	-482,860	-1.64%	4,155	-1.65%
04. Total Residential (sum lines 1-3)	169,847,665	178,417,015	8,569,350	5.05%	1,036,820	4.43%
05. Commercial	29,783,250	30,108,530	325,280	1.09%	248,455	0.26%
06. Industrial	2,599,705	2,603,010	3,305	0.13%	0	0.13%
07. Total Commercial (sum lines 5-6)	32,382,955	32,711,540	328,585	1.01%	248,455	0.25%
08. Ag-Farmsite Land, Outbuildings	33,167,620	34,464,605	1,296,985	3.91%	734,365	1.70%
09. Minerals	184,360	372,540	188,180	102.07	0	102.07%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	33,351,980	34,837,145	1,485,165	4.45%	734,365	2.25%
12. Irrigated	226,686,975	238,717,290	12,030,315	5.31%		
13. Dryland	268,764,375	282,080,600	13,316,225	4.95%		
14. Grassland	141,334,385	141,017,680	-316,705	-0.22%		
15. Wasteland	500,420	500,345	-75	-0.01%		
16. Other Agland	489,305	489,305	0	0.00%		
17. Total Agricultural Land	637,775,460	662,805,220	25,029,760	3.92%		
18. Total Value of all Real Property (Locally Assessed)	873,358,060	908,770,920	35,412,860	4.05%	2,019,640	3.82%

2022 Assessment Survey for Furnas 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:
	1--shared with Treasurer's office
6.	Assessor's requested budget for current fiscal year:
	\$112,420
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the CAMA system and GIS is maintained in the county general fund.
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:
	\$270

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	the Assessor's office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	furnas.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?
	mostly GIS, also updated old aerial photos
10.	When was the aerial imagery last updated?
	GIS 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?
	Arapahoe, Beaver City, Cambridge, and Oxford are zoned.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests.
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
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2022 Residential Assessment Survey for Furnas County

1.	Valuation data collection done by:														
	The assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.	2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.	4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.	5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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AG OB	Agricultural outbuildings														
AG DW	Agricultural dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used to determine market value in the residential class.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Yes, depreciation tables are developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														

	The front foot method, updated manually in the CAMA, is used to establish residential lot values in all of Furnas County, except for properties located at Cross Creek Golf Course and Harvest Meadows Subdivison, both in Cambridge. These lots can be irregularly shaped and have been valued using a price per square foot.																																							
7.	How are rural residential site values developed?																																							
	Rural residential site values are based on sales of improved parcels.																																							
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?																																							
	N/A																																							
10.	<table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</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>1</td> <td>2021-2022</td> <td>2019</td> <td>2014</td> <td>2017</td> </tr> <tr> <td>2</td> <td>2013</td> <td>2019</td> <td>2015</td> <td>2018-2021</td> </tr> <tr> <td>4</td> <td>2021-2022</td> <td>2019</td> <td>2015</td> <td>2018-2020</td> </tr> <tr> <td>5</td> <td>2017-2021</td> <td>2019</td> <td>2015</td> <td>2016-2021</td> </tr> <tr> <td>AG OB</td> <td>2017-2021</td> <td>2019</td> <td></td> <td>2016-2021</td> </tr> <tr> <td>AG DW</td> <td>2017-2021</td> <td>2019</td> <td>2015</td> <td>2016-2021</td> </tr> </tbody> </table>					<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	2021-2022	2019	2014	2017	2	2013	2019	2015	2018-2021	4	2021-2022	2019	2015	2018-2020	5	2017-2021	2019	2015	2016-2021	AG OB	2017-2021	2019		2016-2021	AG DW	2017-2021	2019	2015	2016-2021
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AG DW	2017-2021	2019	2015	2016-2021																																				
	The county assessor reviews 3-4 precincts yearly. The county reviews all residential, commercial, and agricultural parcels including towns when they are within that precinct. For assessment year 2022, Beaver City and 3 rural precincts were reviewed.																																							

2022 Commercial Assessment Survey for Furnas County

1.	Valuation data collection done by:			
	The assessor and staff			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Only the cost approach is used, except for the Section 42 housing which is valued using the income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county previously contracted with the Department of Revenue to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	Yes, depreciation tables are developed using local market information.			
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.			
	N/A			
6.	Describe the methodology used to determine the commercial lot values.			
	All commercial lot values are established using the front foot method.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2021	2019	2014-2015
	<u>Date of Last Inspection</u>			
	2016-2021			
	The assessor reviews 1/6 of the county every year. All commercial parcels are reviewed with the scheduled precincts that they are located in.			

2022 Agricultural Assessment Survey for Furnas County

1.	Valuation data collection done by:							
	The assessor and staff							
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>There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.</td> <td style="text-align: center;">2018-2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2018-2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2018-2021						
	The county assessor reviews the land use physically when they are reviewing the precincts that are schedule for that year; land use is also periodically reviewed using GIS.							
3.	Describe the process used to determine and monitor market areas.							
	The Assessor reviews sales to determine market areas. There used to be two market areas; the sales difference has dissipated so the county was combined to a single market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	EQIP, CREP, CRP, canal							
	<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?							
	204							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	Assessor reviewed sales along the river for several years.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational--no longer influencing sales
8d.	Where is the influenced area located within the county?
	Along the Republican River
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Through sales analysis

2021 Plan of Assessment for Furnas County
Assessment Years 2022, 2023 and 2024
Date: June 15, 2021

Plan of Assessment Requirements:

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 and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

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

Reference, Neb. Rev. Stat. 77-201 (R.S.Supp 2004).

General Description of Real Property in Furnas County:

Per the 2021 County Abstract, Furnas County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.16	.02
Residential	2585	41.99	16.27
Commercial	430	6.99	3.43
Industrial	10	.16	.30
Recreational	0	0	0
Agricultural	3121	50.70	79.98
Special Value	0	0	0

Agricultural land – 440,456.23 taxable acres. 15.49% irrigated, 42.78% dry, 40.11% grassland (including timber), 1.52% waste.

For more information see 2021 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor’s Office staff includes:

- Melody Crawford, Assessor
- Sherry Thooft, Deputy Assessor
- Julie Sisson, Part-Time Office Clerk

The Assessor and Deputy hold Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel , checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification

B Cadastral Maps and aerial photos are both nearing 40 years old. For 2021, the Assessor’s office is using GWorks and we continue to work on this to correct any errors found.

C Property Record Cards contain Cama pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the new MIPS PC based system for both the Administration usage and the CAMA pricing for the 2022 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS.

E Furnas County is on line with parcel and tax information with Nebraska Assessors Online. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is nearing completion, and this is even more beneficial to those needing our property information.

Current Assessment Procedures for Real Property

- A Both Assessor and Deputy handle transfers each month.
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division’s sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
 - 1) Market Approach: Sales comparison,
 - 2) Cost Approach: Marshall Swift manual - Commercial July 2019, Residential June 2019.
 - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

Level of value, Quality, and Uniformity of assessment year 2021:

Property Class	Median	Cod*	PRD*
Residential	98	27.81	109.21
Commercial	100	----	-----
Agricultural Land	73	22.53	114.01

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2021 Reports and Opinion

Assessment actions Planned for Assessment year 2022

2022 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2022.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2022
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2022
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Beaver City and rural improvements in three rural precincts (2-22, 2-21, 1-21). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2023

2023 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2023.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2023
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2023
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of four rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review rural improvements in four rural precincts (1-22, 1-23, 1-24, 1-25). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2024

2024 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2024.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2024
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2024
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land using review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Cambridge, Holbrook, Arapahoe, and rural improvements in 3 precincts (4-25, 4-24, 4-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

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

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 465 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 230 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information

13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Melody L. Crawford Date: June 15, 2021

Melody Crawford
Furnas County Assessor
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2022 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.