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

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**KEARNEY 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 Kearney 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 Kearney 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: Jennifer Pittner, Kearney County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

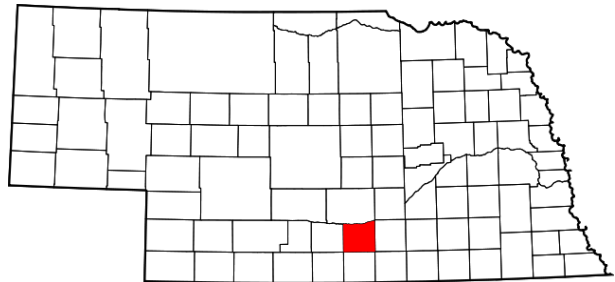
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

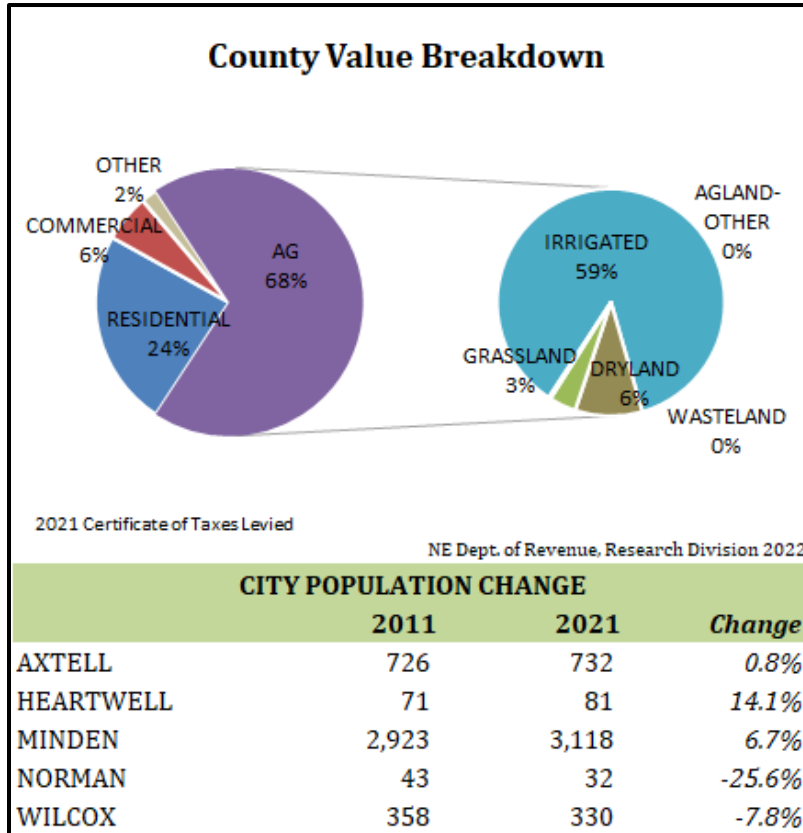


## County Overview

With a total area of 516 square miles, Kearney County has 6,688 residents, per the Census Bureau Quick Facts for 2020, a 3% increase over the 2010 U.S. Census. Reports indicate that 73% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$143,306 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kearney County are located in and around the county seat of Minden. According to the latest information available from the U.S. Census Bureau, there are still 172 employer establishments but with a 6% increase in total employment to 1,736.



Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up the majority of the land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

An ethanol plant located in Minden also contributes to the local agricultural economy.

## 2022 Residential Correlation for Kearney County

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### *Assessment Actions*

This year, the Kearney County Assessor increased the value of all one-story homes in Minden by 15%. Axtell, Heartwell, Norman, Lowell, and Wilcox were physically inspected and land studies were completed. Summerhaven, El Charman and rural residential homes increased in value 20%.

### *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 has qualified approximately 78% of sales for measurement which is higher than the state average. However, the county has consistently qualified a higher number of sales in the past several years. Both qualified and non-qualified sales rosters were reviewed and indicate there has been no apparent bias in the qualification determinations by the assessor.

Depreciation tables in Axtell, Heartwell, Norman, Lowell, and Wilcox are studied each year; they were updated for Valuation Groups 4 and 5 in 2021. The county meets the six-year inspection and review requirement and all residential parcels have been physically inspected since 2018.

The county assessor has written valuation methodology which details the assessment practices.

### *Description of Analysis*

Residential properties in Kearney County are identified in seven valuation groups based on economic differences.

<b>Valuation Group</b>	<b>Description</b>
1	Minden
2	Axtell
3	Brandt, El Charman, McConnell's and Summerhaven
4	Heartwell, Norman and Lowell
5	Wilcox
6	Awarii Dunes and Craneview
7	Rural

All three measures of central tendency are within range for the residential class. Both the COD and PRD meet IAAO standards. While not every valuation group has enough sales to produce reliable statistics, all valuation groups do have a median within range. Valuation Groups 1, 2, 3, 5, and 7 do have measurable samples and qualitative statistics within the acceptable range. The measures of central tendency are only elevated in Valuation Groups 4 and 7. Valuation Group 4 is

## 2022 Residential Correlation for Kearney County

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the smallest villages in the county, and Valuation Group 7 is the rural area not in subdivisions where properties tend to be more diverse.

A comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows the general residential population and the sales sample changed at a similar rate supporting the conclusion that the changes made to the residential class of property were equitably applied.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments for residential property in Kearney County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	127	94.10	95.16	94.81	17.17	100.37
2	36	96.95	101.40	95.07	14.80	106.66
3	12	95.80	92.14	92.79	13.46	99.30
4	5	93.23	112.24	109.56	26.01	102.45
5	10	95.81	95.58	94.50	05.97	101.14
6	6	98.17	95.77	95.53	06.21	100.25
7	25	92.73	96.52	93.48	24.52	103.25
____ ALL ____	221	95.18	96.59	94.61	16.75	102.09

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Kearney County is 95%.

# 2022 Commercial Correlation for Kearney County

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## *Assessment Actions*

A contract appraisal firm did pick-up work and routine maintenance for the commercial class this 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 sales verification and qualification processes were evaluated as a part of the review. The usability for the commercial class was higher than the state average. Review of the sales rosters and comments made indicated that all arm's-length transactions were made available for measurement.

The Kearney County Assessor recognizes two separate valuation groups. Valuation Group 1 is the town of Minden, the largest community and county seat. Valuation Group 2 is comprised of the remaining villages and rural properties. It appears that the current valuation structure has adequately identified unique market characteristics that could impact commercial value.

The six-year inspection and review cycle were also discussed. The depreciation and costing tables are current.

## *Description of Analysis*

Commercial parcels are analyzed utilizing six valuation groups that are based on assessor locations in the county.

<b>Valuation Group</b>	<b>Description</b>
1	Minden
2	Remaining Villages and Rural

Review of the sample shows 22 sales representing all valuation groups. Overall, all three measures of central tendency are within recommended range. The qualitative statistics are within IAAO recommended range. Both Valuation Groups 1 and 2 have 11 qualified sales each and individually fall within recommended IAAO parameters as well as meet the range for measure of central tendency.

Analysis of the 2022 County Abstract of Assessment for Real Property, Form 45, Compared to the 2021 Certificate of Taxes Levied Report (CTL) reflects the assessment actions taken by the County Assessor, that only routine maintenance was completed this year.

## 2022 Commercial Correlation for Kearney County

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### *Equalization and Quality of Assessment*

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Kearney County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	96.56	93.21	94.56	05.55	98.57
2	11	95.89	95.48	93.33	22.76	102.30
____ALL____	22	95.92	94.34	93.99	14.20	100.37

### *Level of Value*

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

## 2022 Agricultural Correlation for Kearney County

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### *Assessment Actions*

For the commercial class, a market analysis was completed based on current land sales. No changes to agricultural land values were made.

### *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.

Market areas were reviewed to ensure that differences in topography that could affect market values were recognized. The Kearney County Assessor has one market area. Irrigated land makes up most of the agricultural land class. Due to the homogenous nature of the land, multiple market areas are not warranted.

The six-year review and inspection cycle was reviewed. Agricultural homes and outbuildings are physically inspected in conjunction with the rural residential subclass. Land use is was last reviewed and inspected in 2020 using aerial imagery, Farm Credit Service (FSA) maps, and questionnaires.

### *Description of Analysis*

The overall statistics show that all three measures of central tendency are within acceptable range. The COD is also within the acceptable IAAO recommended range.

The 80% Majority Land Use (MLU) substrata reflects only irrigated land has a sufficient sample of sales and is within the acceptable range. There are not sufficient sales of dry or grassland, however, the average acre chart shows that Kearney County's values are comparable with the surrounding counties, they are therefore determined to be in the range.

Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) reflect the reported actions of the assessor that no changes were made to agricultural land.

## 2022 Agricultural Correlation for Kearney County

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### *Equalization and Quality of Assessment*

Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Kearney 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	35	69.28	69.47	66.77	13.21	104.04
1	35	69.28	69.47	66.77	13.21	104.04
<u>Dry</u>						
County	5	64.25	70.40	69.08	18.37	101.91
1	5	64.25	70.40	69.08	18.37	101.91
<u>Grass</u>						
County	1	73.76	73.76	73.76	00.00	100.00
1	1	73.76	73.76	73.76	00.00	100.00
<u>ALL</u>						
	52	71.93	72.79	68.93	16.24	105.60

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Kearney County is 72%.

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	95	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	72	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*

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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Kearney County

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### Residential Real Property - Current

Number of Sales	221	Median	95.18
Total Sales Price	\$38,588,487	Mean	96.59
Total Adj. Sales Price	\$38,588,487	Wgt. Mean	94.61
Total Assessed Value	\$36,508,155	Average Assessed Value of the Base	\$123,884
Avg. Adj. Sales Price	\$174,609	Avg. Assessed Value	\$165,195

### Confidence Interval - Current

95% Median C.I	92.23 to 97.70
95% Wgt. Mean C.I	92.04 to 97.18
95% Mean C.I	93.31 to 99.87
% of Value of the Class of all Real Property Value in the County	23.08
% of Records Sold in the Study Period	6.66
% of Value Sold in the Study Period	8.88

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	202	94	94.42
2020	208	94	94.29
2019	196	94	94.26
2018	200	96	95.75

## 2022 Commission Summary for Kearney County

### Commercial Real Property - Current

Number of Sales	22	Median	95.92
Total Sales Price	\$4,647,590	Mean	94.34
Total Adj. Sales Price	\$4,647,590	Wgt. Mean	93.99
Total Assessed Value	\$4,368,050	Average Assessed Value of the Base	\$263,519
Avg. Adj. Sales Price	\$211,254	Avg. Assessed Value	\$198,548

### Confidence Interval - Current

95% Median C.I	87.80 to 99.57
95% Wgt. Mean C.I	89.71 to 98.26
95% Mean C.I	83.61 to 105.07
% of Value of the Class of all Real Property Value in the County	5.59
% of Records Sold in the Study Period	5.82
% of Value Sold in the Study Period	4.39

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	25	97	97.04
2020	21	100	92.64
2019	30	100	93.12
2018	38	100	93.66

**50 Kearney  
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 : 221  
 Total Sales Price : 38,588,487  
 Total Adj. Sales Price : 38,588,487  
 Total Assessed Value : 36,508,155  
 Avg. Adj. Sales Price : 174,609  
 Avg. Assessed Value : 165,195

MEDIAN : 95  
 WGT. MEAN : 95  
 MEAN : 97  
 COD : 16.75  
 PRD : 102.09

COV : 25.73  
 STD : 24.85  
 Avg. Abs. Dev : 15.94  
 MAX Sales Ratio : 295.90  
 MIN Sales Ratio : 34.58

95% Median C.I. : 92.23 to 97.70  
 95% Wgt. Mean C.I. : 92.04 to 97.18  
 95% Mean C.I. : 93.31 to 99.87

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	26	97.18	97.53	96.44	13.90	101.13	67.81	147.28	88.67 to 107.88	169,568	163,528	
01-JAN-20 To 31-MAR-20	18	102.62	103.66	103.81	13.96	99.86	48.66	155.24	94.76 to 115.04	157,601	163,599	
01-APR-20 To 30-JUN-20	20	103.99	103.65	104.20	08.21	99.47	75.73	120.20	99.29 to 111.72	156,955	163,551	
01-JUL-20 To 30-SEP-20	20	93.17	94.72	95.82	11.29	98.85	60.64	126.80	86.76 to 101.65	172,515	165,312	
01-OCT-20 To 31-DEC-20	41	97.07	100.53	98.31	14.23	102.26	59.09	193.95	92.73 to 102.93	170,074	167,195	
01-JAN-21 To 31-MAR-21	23	95.87	102.16	98.45	15.18	103.77	75.36	185.44	91.41 to 109.35	146,387	144,122	
01-APR-21 To 30-JUN-21	37	82.02	85.28	84.85	16.76	100.51	39.04	125.00	76.77 to 91.78	203,592	172,753	
01-JUL-21 To 30-SEP-21	36	84.54	93.06	89.71	26.41	103.73	34.58	295.90	75.97 to 95.49	191,130	171,464	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	84	99.68	99.63	99.56	12.17	100.07	48.66	155.24	96.04 to 102.52	164,702	163,974	
01-OCT-20 To 30-SEP-21	137	91.78	94.72	91.84	19.14	103.14	34.58	295.90	88.17 to 95.49	180,683	165,944	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	99	99.16	100.55	99.86	12.66	100.69	48.66	193.95	96.83 to 101.65	165,649	165,425	
<u>ALL</u>	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	127	94.10	95.16	94.81	17.17	100.37	34.58	155.24	89.99 to 98.31	150,826	142,991	
2	36	96.95	101.40	95.07	14.80	106.66	66.12	295.90	91.78 to 99.80	196,025	186,360	
3	12	95.80	92.14	92.79	13.46	99.30	58.40	112.17	82.02 to 107.17	237,700	220,552	
4	5	93.23	112.24	109.56	26.01	102.45	82.06	193.95	N/A	49,260	53,969	
5	10	95.81	95.58	94.50	05.97	101.14	74.90	113.71	92.04 to 99.93	117,356	110,901	
6	6	98.17	95.77	95.53	06.21	100.25	83.92	104.52	83.92 to 104.52	306,500	292,793	
7	25	92.73	96.52	93.48	24.52	103.25	48.66	185.44	78.41 to 107.88	250,616	234,282	
<u>ALL</u>	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
01	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	
06												
07												
<u>ALL</u>	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	

**50 Kearney  
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 : 221  
 Total Sales Price : 38,588,487  
 Total Adj. Sales Price : 38,588,487  
 Total Assessed Value : 36,508,155  
 Avg. Adj. Sales Price : 174,609  
 Avg. Assessed Value : 165,195

MEDIAN : 95  
 WGT. MEAN : 95  
 MEAN : 97  
 COD : 16.75  
 PRD : 102.09

COV : 25.73  
 STD : 24.85  
 Avg. Abs. Dev : 15.94  
 MAX Sales Ratio : 295.90  
 MIN Sales Ratio : 34.58

95% Median C.I. : 92.23 to 97.70  
 95% Wgt. Mean C.I. : 92.04 to 97.18  
 95% Mean C.I. : 93.31 to 99.87

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	91.30	91.30	91.30	00.00	100.00	91.30	91.30	N/A	15,000	13,695	
___Ranges Excl. Low \$___												
Greater Than 4,999	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	
Greater Than 14,999	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	
Greater Than 29,999	220	95.34	96.61	94.61	16.77	102.11	34.58	295.90	92.23 to 97.85	175,334	165,884	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	91.30	91.30	91.30	00.00	100.00	91.30	91.30	N/A	15,000	13,695	
30,000 TO 59,999	15	113.71	127.35	124.25	34.65	102.49	34.58	295.90	92.04 to 139.22	43,451	53,988	
60,000 TO 99,999	25	99.56	95.57	95.53	17.93	100.04	39.04	147.28	93.14 to 107.99	81,319	77,686	
100,000 TO 149,999	57	96.42	96.76	96.52	14.17	100.25	67.81	155.24	88.67 to 101.16	128,951	124,458	
150,000 TO 249,999	82	91.78	90.71	90.61	13.50	100.11	48.95	145.27	88.86 to 94.85	189,044	171,287	
250,000 TO 499,999	40	96.84	98.07	97.51	13.37	100.57	66.12	152.23	91.44 to 103.79	311,548	303,800	
500,000 TO 999,999	1	78.41	78.41	78.41	00.00	100.00	78.41	78.41	N/A	575,000	450,870	
1,000,000 +												
___ALL___	221	95.18	96.59	94.61	16.75	102.09	34.58	295.90	92.23 to 97.70	174,609	165,195	

**50 Kearney**  
**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 : 22  
Total Sales Price : 4,647,590  
Total Adj. Sales Price : 4,647,590  
Total Assessed Value : 4,368,050  
Avg. Adj. Sales Price : 211,254  
Avg. Assessed Value : 198,548

MEDIAN : 96  
WGT. MEAN : 94  
MEAN : 94  
COD : 14.20  
PRD : 100.37

COV : 25.64  
STD : 24.19  
Avg. Abs. Dev : 13.62  
MAX Sales Ratio : 178.88  
MIN Sales Ratio : 56.24

95% Median C.I. : 87.80 to 99.57  
95% Wgt. Mean C.I. : 89.71 to 98.26  
95% Mean C.I. : 83.61 to 105.07

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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	98.85	98.85	98.10	01.85	100.76	97.02	100.67	N/A	49,250	48,313
01-JAN-19 To 31-MAR-19	1	99.57	99.57	99.57	00.00	100.00	99.57	99.57	N/A	450,000	448,065
01-APR-19 To 30-JUN-19	1	94.51	94.51	94.51	00.00	100.00	94.51	94.51	N/A	145,000	137,040
01-JUL-19 To 30-SEP-19	2	96.23	96.23	96.02	00.35	100.22	95.89	96.56	N/A	280,000	268,855
01-OCT-19 To 31-DEC-19	4	92.43	85.56	97.49	14.65	87.76	56.24	101.15	N/A	272,688	265,856
01-JAN-20 To 31-MAR-20	3	87.80	97.23	88.83	15.33	109.46	81.75	122.14	N/A	119,780	106,402
01-APR-20 To 30-JUN-20	1	95.95	95.95	95.95	00.00	100.00	95.95	95.95	N/A	850,000	815,610
01-JUL-20 To 30-SEP-20	3	98.62	97.53	98.14	02.04	99.38	93.97	100.00	N/A	90,667	88,978
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	69.52	69.52	70.86	05.49	98.11	65.70	73.34	N/A	111,000	78,658
01-APR-21 To 30-JUN-21	1	91.42	91.42	91.42	00.00	100.00	91.42	91.42	N/A	455,000	415,955
01-JUL-21 To 30-SEP-21	2	119.20	119.20	75.98	50.08	156.88	59.51	178.88	N/A	72,500	55,083
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	6	96.79	97.37	97.28	01.78	100.09	94.51	100.67	94.51 to 100.67	208,917	203,240
01-OCT-19 To 30-SEP-20	11	95.95	92.95	95.84	10.56	96.98	56.24	122.14	81.75 to 101.15	233,826	224,107
01-OCT-20 To 30-SEP-21	5	73.34	93.77	83.14	39.57	112.79	59.51	178.88	N/A	164,400	136,687
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	8	96.23	91.10	97.35	07.77	93.58	56.24	101.15	56.24 to 101.15	280,719	273,280
01-JAN-20 To 31-DEC-20	7	95.95	97.18	94.63	08.53	102.69	81.75	122.14	81.75 to 122.14	211,620	200,250
<u>ALL</u>	22	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	11	96.56	93.21	94.56	05.55	98.57	73.34	101.15	87.80 to 100.00	225,455	213,180
2	11	95.89	95.48	93.33	22.76	102.30	56.24	178.88	59.51 to 122.14	197,054	183,915
<u>ALL</u>	22	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548

**50 Kearney  
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 : 22  
 Total Sales Price : 4,647,590  
 Total Adj. Sales Price : 4,647,590  
 Total Assessed Value : 4,368,050  
 Avg. Adj. Sales Price : 211,254  
 Avg. Assessed Value : 198,548

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 94  
 COD : 14.20  
 PRD : 100.37

COV : 25.64  
 STD : 24.19  
 Avg. Abs. Dev : 13.62  
 MAX Sales Ratio : 178.88  
 MIN Sales Ratio : 56.24

95% Median C.I. : 87.80 to 99.57  
 95% Wgt. Mean C.I. : 89.71 to 98.26  
 95% Mean C.I. : 83.61 to 105.07

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	22	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548
04											
<u>ALL</u>	22	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	122.14	122.14	122.14	00.00	100.00	122.14	122.14	N/A	14,340	17,515
Less Than 30,000	5	100.67	116.41	115.21	23.97	101.04	81.75	178.88	N/A	20,068	23,120
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548
Greater Than 14,999	21	95.89	93.02	93.90	13.58	99.06	56.24	178.88	87.80 to 98.62	220,631	207,168
Greater Than 29,999	17	94.51	87.85	93.52	10.42	93.94	56.24	101.15	73.34 to 97.04	267,485	250,144
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	122.14	122.14	122.14	00.00	100.00	122.14	122.14	N/A	14,340	17,515
15,000 TO 29,999	4	99.65	114.98	114.05	24.89	100.82	81.75	178.88	N/A	21,500	24,521
30,000 TO 59,999	2	72.03	72.03	67.89	21.92	106.10	56.24	87.81	N/A	45,375	30,805
60,000 TO 99,999	3	93.97	85.56	85.74	11.11	99.79	65.70	97.02	N/A	73,833	63,303
100,000 TO 149,999	3	94.51	83.53	83.59	13.07	99.93	59.51	96.56	N/A	126,667	105,882
150,000 TO 249,999	3	97.04	90.13	91.62	09.16	98.37	73.34	100.00	N/A	186,667	171,020
250,000 TO 499,999	4	93.66	93.67	94.10	04.33	99.54	87.80	99.57	N/A	420,000	395,214
500,000 TO 999,999	2	98.55	98.55	98.41	02.64	100.14	95.95	101.15	N/A	807,500	794,685
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>	22	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548

**50 Kearney  
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 : 22  
 Total Sales Price : 4,647,590  
 Total Adj. Sales Price : 4,647,590  
 Total Assessed Value : 4,368,050  
 Avg. Adj. Sales Price : 211,254  
 Avg. Assessed Value : 198,548

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 94  
 COD : 14.20  
 PRD : 100.37

COV : 25.64  
 STD : 24.19  
 Avg. Abs. Dev : 13.62  
 MAX Sales Ratio : 178.88  
 MIN Sales Ratio : 56.24

95% Median C.I. : 87.80 to 99.57  
 95% Wgt. Mean C.I. : 89.71 to 98.26  
 95% Mean C.I. : 83.61 to 105.07

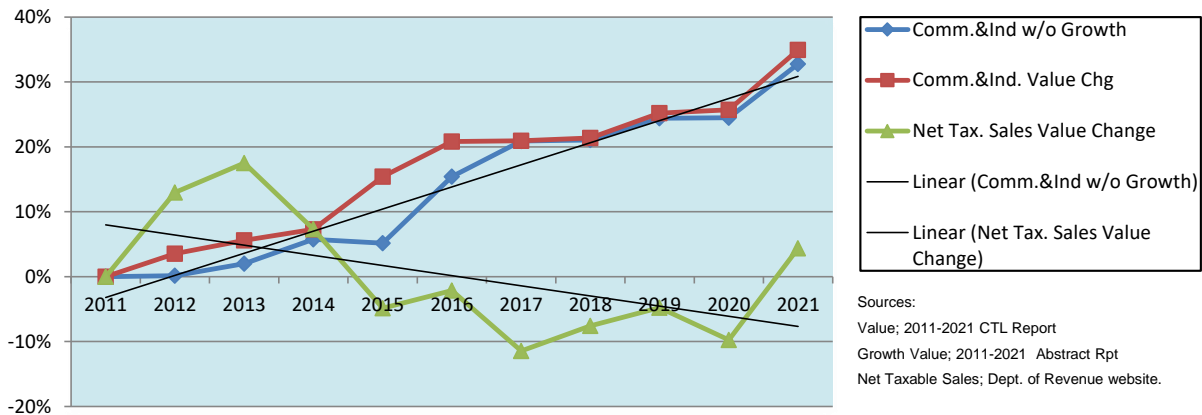
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	93.97	93.97	93.97	00.00	100.00	93.97	93.97	N/A	80,000	75,175
344	2	88.13	88.13	92.96	07.24	94.80	81.75	94.51	N/A	82,500	76,695
352	3	91.42	93.46	95.47	04.87	97.89	87.80	101.15	N/A	515,000	491,685
353	3	96.56	97.04	96.07	00.92	101.01	95.95	98.62	N/A	325,667	312,863
386	3	97.04	84.43	93.15	15.04	90.64	56.24	100.00	N/A	155,750	145,082
442	2	150.51	150.51	155.18	18.85	96.99	122.14	178.88	N/A	17,170	26,645
444	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	150,000	110,010
470	1	95.89	95.89	95.89	00.00	100.00	95.89	95.89	N/A	450,000	431,495
476	1	99.57	99.57	99.57	00.00	100.00	99.57	99.57	N/A	450,000	448,065
528	2	92.42	92.42	94.02	04.99	98.30	87.81	97.02	N/A	51,500	48,423
554	1	59.51	59.51	59.51	00.00	100.00	59.51	59.51	N/A	125,000	74,390
558	1	100.67	100.67	100.67	00.00	100.00	100.67	100.67	N/A	29,000	29,195
582	1	65.70	65.70	65.70	00.00	100.00	65.70	65.70	N/A	72,000	47,305
<u>ALL</u>	<u>22</u>	95.92	94.34	93.99	14.20	100.37	56.24	178.88	87.80 to 99.57	211,254	198,548



### 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	\$ 73,354,291	\$ 746,175	1.02%	\$ 72,608,116		\$ 32,493,054	
2012	\$ 75,952,961	\$ 2,491,495	3.28%	\$ 73,461,466	0.15%	\$ 36,715,542	13.00%
2013	\$ 77,470,721	\$ 2,639,610	3.41%	\$ 74,831,111	-1.48%	\$ 38,181,983	3.99%
2014	\$ 78,710,250	\$ 1,126,720	1.43%	\$ 77,583,530	0.15%	\$ 34,880,458	-8.65%
2015	\$ 84,664,335	\$ 7,531,625	8.90%	\$ 77,132,710	-2.00%	\$ 30,916,973	-11.36%
2016	\$ 88,623,135	\$ 3,950,535	4.46%	\$ 84,672,600	0.01%	\$ 31,799,841	2.86%
2017	\$ 88,726,045	\$ 46,955	0.05%	\$ 88,679,090	0.06%	\$ 28,776,436	-9.51%
2018	\$ 89,042,520	\$ 243,595	0.27%	\$ 88,798,925	0.08%	\$ 30,036,677	4.38%
2019	\$ 91,828,995	\$ 556,720	0.61%	\$ 91,272,275	2.50%	\$ 30,943,811	3.02%
2020	\$ 92,222,665	\$ 902,970	0.98%	\$ 91,319,695	-0.55%	\$ 29,331,363	-5.21%
2021	\$ 98,986,140	\$ 1,591,765	1.61%	\$ 97,394,375	5.61%	\$ 33,920,586	15.65%
<b>Ann %chg</b>	<b>3.04%</b>			<b>Average</b>	<b>0.45%</b>	0.43%	<b>0.82%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.15%	3.54%	13.00%
2013	2.01%	5.61%	17.51%
2014	5.77%	7.30%	7.35%
2015	5.15%	15.42%	-4.85%
2016	15.43%	20.82%	-2.13%
2017	20.89%	20.96%	-11.44%
2018	21.05%	21.39%	-7.56%
2019	24.43%	25.19%	-4.77%
2020	24.49%	25.72%	-9.73%
2021	32.77%	34.94%	4.39%

County Number	50
County Name	Kearney

**50 Kearney**  
**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 : 52  
Total Sales Price : 40,608,320  
Total Adj. Sales Price : 40,608,320  
Total Assessed Value : 27,990,030  
Avg. Adj. Sales Price : 780,929  
Avg. Assessed Value : 538,270

MEDIAN : 72  
WGT. MEAN : 69  
MEAN : 73  
COD : 16.24  
PRD : 105.60

COV : 23.57  
STD : 17.16  
Avg. Abs. Dev : 11.68  
MAX Sales Ratio : 153.93  
MIN Sales Ratio : 45.59

95% Median C.I. : 64.42 to 76.11  
95% Wgt. Mean C.I. : 63.41 to 74.45  
95% Mean C.I. : 68.13 to 77.45

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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	7	77.31	81.04	76.16	13.83	106.41	59.38	96.86	59.38 to 96.86	583,998	444,747
01-JAN-19 To 31-MAR-19	4	71.93	72.83	72.14	01.90	100.96	71.33	76.11	N/A	1,081,250	779,995
01-APR-19 To 30-JUN-19	5	73.76	72.09	68.96	07.09	104.54	63.92	80.76	N/A	629,127	433,872
01-JUL-19 To 30-SEP-19	3	74.98	74.66	73.45	11.52	101.65	61.54	87.46	N/A	636,404	467,432
01-OCT-19 To 31-DEC-19	5	78.58	75.12	78.98	09.37	95.11	60.83	85.97	N/A	578,011	456,521
01-JAN-20 To 31-MAR-20	5	64.10	68.08	65.34	21.31	104.19	45.59	99.66	N/A	783,048	511,621
01-APR-20 To 30-JUN-20	3	63.13	68.63	65.99	10.71	104.00	61.24	81.53	N/A	648,616	428,052
01-JUL-20 To 30-SEP-20	2	71.60	71.60	65.37	14.47	109.53	61.24	81.96	N/A	765,148	500,198
01-OCT-20 To 31-DEC-20	5	67.72	68.51	68.77	12.80	99.62	51.23	80.11	N/A	856,460	589,013
01-JAN-21 To 31-MAR-21	6	55.91	58.48	56.91	11.21	102.76	48.84	73.26	48.84 to 73.26	1,223,625	696,400
01-APR-21 To 30-JUN-21	4	67.67	66.53	64.83	13.70	102.62	54.11	76.67	N/A	917,500	594,784
01-JUL-21 To 30-SEP-21	3	99.26	105.81	99.51	30.11	106.33	64.25	153.93	N/A	521,667	519,102
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	19	74.98	75.95	72.80	10.23	104.33	59.38	96.86	71.00 to 80.76	708,833	516,046
01-OCT-19 To 30-SEP-20	15	69.28	71.01	69.30	16.05	102.47	45.59	99.66	61.24 to 81.53	685,429	475,017
01-OCT-20 To 30-SEP-21	18	64.46	70.94	65.60	22.56	108.14	48.84	153.93	55.25 to 76.67	936,614	614,439
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	17	73.76	73.61	73.14	08.24	100.64	60.83	87.46	66.34 to 80.76	721,759	527,896
01-JAN-20 To 31-DEC-20	15	64.50	68.80	66.71	16.29	103.13	45.59	99.66	61.24 to 80.11	778,246	519,181
<u>ALL</u>	52	71.93	72.79	68.93	16.24	105.60	45.59	153.93	64.42 to 76.11	780,929	538,270

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	52	71.93	72.79	68.93	16.24	105.60	45.59	153.93	64.42 to 76.11	780,929	538,270
<u>ALL</u>	52	71.93	72.79	68.93	16.24	105.60	45.59	153.93	64.42 to 76.11	780,929	538,270

**50 Kearney**  
**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 : 52  
 Total Sales Price : 40,608,320  
 Total Adj. Sales Price : 40,608,320  
 Total Assessed Value : 27,990,030  
 Avg. Adj. Sales Price : 780,929  
 Avg. Assessed Value : 538,270

MEDIAN : 72  
 WGT. MEAN : 69  
 MEAN : 73  
 COD : 16.24  
 PRD : 105.60

COV : 23.57  
 STD : 17.16  
 Avg. Abs. Dev : 11.68  
 MAX Sales Ratio : 153.93  
 MIN Sales Ratio : 45.59

95% Median C.I. : 64.42 to 76.11  
 95% Wgt. Mean C.I. : 63.41 to 74.45  
 95% Mean C.I. : 68.13 to 77.45

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	23	71.00	71.20	69.37	12.44	102.64	54.11	99.26	61.54 to 76.11	838,616	581,782
1	23	71.00	71.20	69.37	12.44	102.64	54.11	99.26	61.54 to 76.11	838,616	581,782
<b>Dry</b>											
County	5	64.25	70.40	69.08	18.37	101.91	51.23	94.41	N/A	342,373	236,497
1	5	64.25	70.40	69.08	18.37	101.91	51.23	94.41	N/A	342,373	236,497
<b>Grass</b>											
County	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	88,000	64,910
1	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	88,000	64,910
<b>ALL</b>	<b>52</b>	<b>71.93</b>	<b>72.79</b>	<b>68.93</b>	<b>16.24</b>	<b>105.60</b>	<b>45.59</b>	<b>153.93</b>	<b>64.42 to 76.11</b>	<b>780,929</b>	<b>538,270</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	35	69.28	69.47	66.77	13.21	104.04	48.84	99.26	63.92 to 74.98	908,690	606,696
1	35	69.28	69.47	66.77	13.21	104.04	48.84	99.26	63.92 to 74.98	908,690	606,696
<b>Dry</b>											
County	5	64.25	70.40	69.08	18.37	101.91	51.23	94.41	N/A	342,373	236,497
1	5	64.25	70.40	69.08	18.37	101.91	51.23	94.41	N/A	342,373	236,497
<b>Grass</b>											
County	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	88,000	64,910
1	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	88,000	64,910
<b>ALL</b>	<b>52</b>	<b>71.93</b>	<b>72.79</b>	<b>68.93</b>	<b>16.24</b>	<b>105.60</b>	<b>45.59</b>	<b>153.93</b>	<b>64.42 to 76.11</b>	<b>780,929</b>	<b>538,270</b>

## Kearney County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	4,800	4,799	4,750	4,550	4,000	3,014	3,001	3,000	<b>4,472</b>
Buffalo	1	4,825	4,816	4,657	4,544	3,611	4,244	3,949	3,948	<b>4,458</b>
Hall	1	5,497	5,278	3,997	3,991	3,868	3,868	3,669	3,669	<b>4,769</b>
Adams	4000	5,454	5,398	5,283	5,176	4,899	4,964	4,989	4,740	<b>5,330</b>
Webster	1	4,432	4,413	4,385	4,324	3,970	4,260	4,190	4,122	<b>4,301</b>
Franklin	2	4,278	4,247	3,962	4,022	1,210	3,535	3,599	3,536	<b>4,100</b>
Harlan	1	4,779	4,780	3,990	2,730	n/a	2,540	2,420	2,423	<b>4,387</b>
Phelps	1	5,398	5,398	4,400	3,997	3,800	3,700	3,600	3,206	<b>5,055</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	2,770	2,500	2,500	2,199	1,785	1,785	1,785	<b>2,594</b>
Buffalo	1	2,260	2,259	2,105	2,105	1,960	1,950	1,830	1,830	<b>2,012</b>
Hall	1	2,719	2,729	2,328	2,328	2,052	2,052	1,888	1,897	<b>2,391</b>
Adams	4000	3,122	2,950	2,775	2,589	2,590	2,590	2,412	2,414	<b>2,855</b>
Webster	1	2,745	2,745	2,745	2,416	2,415	n/a	1,720	1,720	<b>2,438</b>
Franklin	2	2,600	2,500	2,300	2,280	1,970	1,960	1,615	1,615	<b>2,311</b>
Harlan	1	n/a	2,583	2,305	1,802	n/a	1,795	1,643	1,643	<b>2,427</b>
Phelps	1	2,400	2,400	2,300	2,100	2,000	1,900	1,700	1,450	<b>2,289</b>

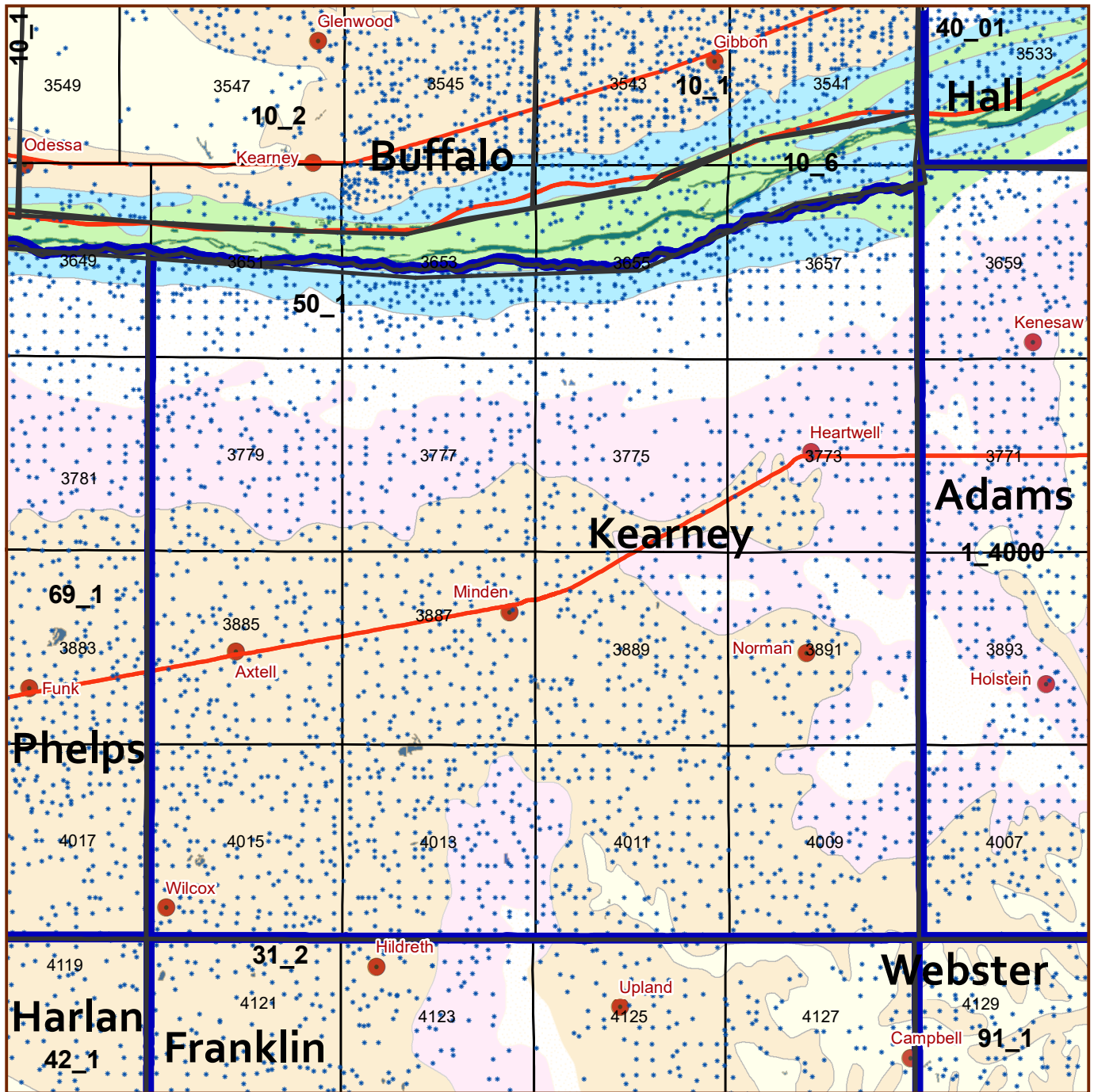
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	<b>1,257</b>
Hall	1	1,410	1,412	1,346	1,351	1,274	1,275	1,275	1,275	<b>1,378</b>
Adams	4000	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	<b>1,329</b>
Webster	1	1,400	1,400	1,400	1,400	1,400	1,400	1,000	1,000	<b>1,376</b>
Franklin	2	1,085	1,085	1,075	1,065	1,060	1,060	1,045	1,045	<b>1,077</b>
Harlan	1	1,000	1,000	1,000	1,000	n/a	n/a	n/a	1,000	<b>1,000</b>
Phelps	1	1,243	1,199	1,150	1,097	1,050	1,000	841	1,000	<b>1,141</b>

County	Mkt Area	CRP	TIMBER	WASTE
Kearney	1	1,300	n/a	150
Buffalo	1	1,203	0	490
Hall	1	n/a	n/a	100
Adams	4000	n/a	n/a	203
Webster	1	1,630	0	280
Franklin	2	1,076	n/a	150
Harlan	1	n/a	n/a	100
Phelps	1	1,003	0	35






Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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










# KEARNEY COUNTY



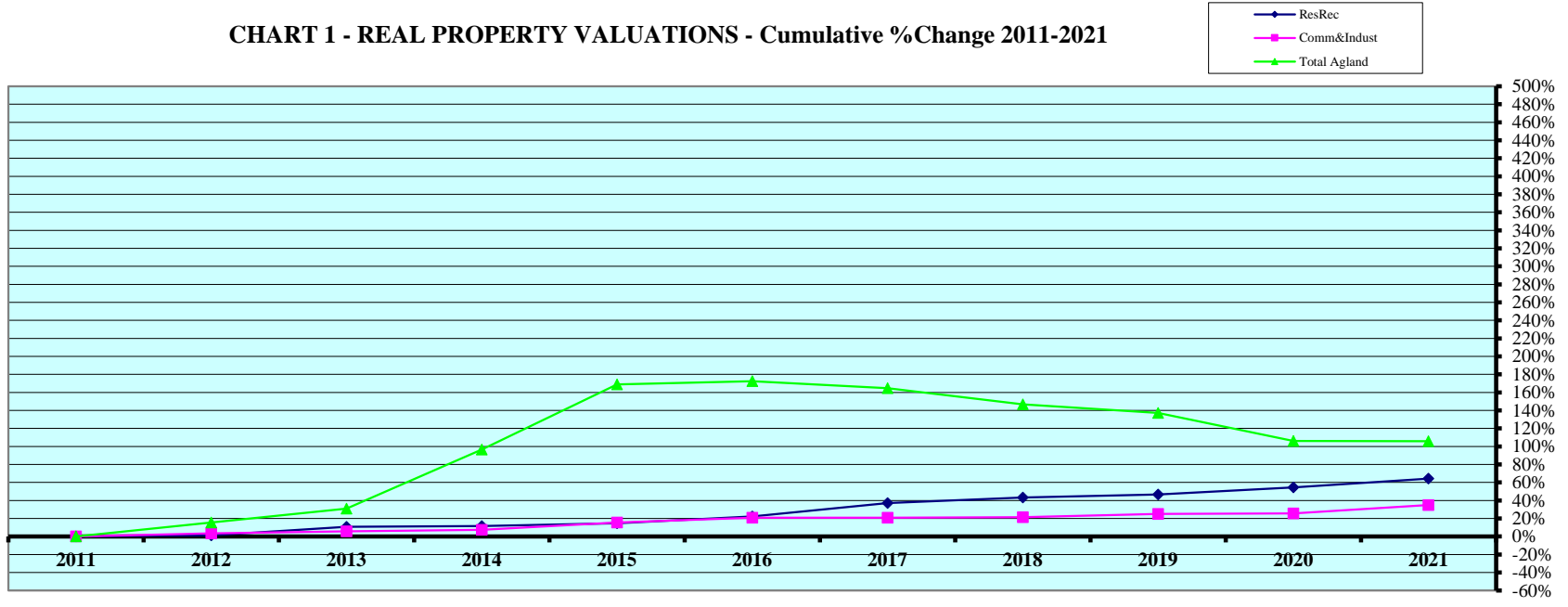
**Legend**

-  Market Area
-  County
-  Registered\_WellsDNR
-  geocode
-  Federal Roads

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	221,262,870	-	-	-	73,354,291	-	-	-	573,283,855	-	-	-
2012	223,859,860	2,596,990	1.17%	1.17%	75,952,961	2,598,670	3.54%	3.54%	662,550,145	89,266,290	15.57%	15.57%
2013	245,166,080	21,306,220	9.52%	10.80%	77,470,721	1,517,760	2.00%	5.61%	750,896,685	88,346,540	13.33%	30.98%
2014	246,805,350	1,639,270	0.67%	11.54%	78,710,250	1,239,529	1.60%	7.30%	1,127,105,295	376,208,610	50.10%	96.61%
2015	253,443,125	6,637,775	2.69%	14.54%	84,664,335	5,954,085	7.56%	15.42%	1,541,950,210	414,844,915	36.81%	168.97%
2016	270,307,465	16,864,340	6.65%	22.17%	88,623,135	3,958,800	4.68%	20.82%	1,561,854,235	19,904,025	1.29%	172.44%
2017	303,665,250	33,357,785	12.34%	37.24%	88,726,045	102,910	0.12%	20.96%	1,516,753,580	-45,100,655	-2.89%	164.57%
2018	317,218,055	13,552,805	4.46%	43.37%	89,042,520	316,475	0.36%	21.39%	1,414,477,935	-102,275,645	-6.74%	146.73%
2019	324,173,800	6,955,745	2.19%	46.51%	91,828,995	2,786,475	3.13%	25.19%	1,360,217,255	-54,260,680	-3.84%	137.27%
2020	342,054,890	17,881,090	5.52%	54.59%	92,222,665	393,670	0.43%	25.72%	1,180,683,130	-179,534,125	-13.20%	105.95%
2021	363,397,945	21,343,055	6.24%	64.24%	98,986,140	6,763,475	7.33%	34.94%	1,180,509,900	-173,230	-0.01%	105.92%

Rate Annual %chg: Residential & Recreational **5.09%**

Commercial & Industrial **3.04%**

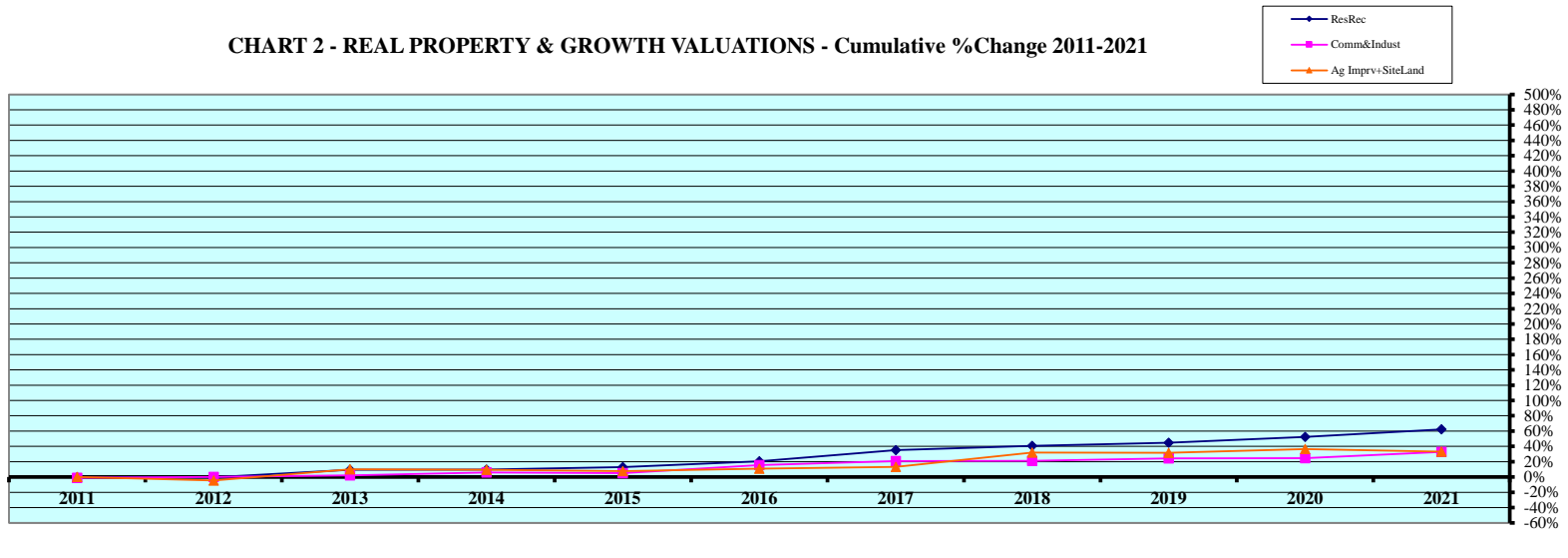
Agricultural Land **7.49%**

Cnty# **50**  
County **KEARNEY**

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	221,262,870	702,775	0.32%	220,560,095	-	-0.32%	73,354,291	746,175	1.02%	72,608,116	-	-1.02%
2012	223,859,860	3,459,380	1.55%	220,400,480	-0.39%	-0.39%	75,952,961	2,491,495	3.28%	73,461,466	0.15%	0.15%
2013	245,166,080	3,121,845	1.27%	242,044,235	8.12%	9.39%	77,470,721	2,639,610	3.41%	74,831,111	-1.48%	2.01%
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	9.65%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	5.77%
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	13.00%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	5.15%
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	20.39%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	15.43%
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	35.27%	88,726,045	46,955	0.05%	88,679,090	0.06%	20.89%
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	40.55%	89,042,520	243,595	0.27%	88,798,925	0.08%	21.05%
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	44.84%	91,828,995	556,720	0.61%	91,272,275	2.50%	24.43%
2020	342,054,890	4,614,090	1.35%	337,440,800	4.09%	52.51%	92,222,665	902,970	0.98%	91,319,695	-0.55%	24.49%
2021	363,397,945	4,460,295	1.23%	358,937,650	4.94%	62.22%	98,986,140	1,591,765	1.61%	97,394,375	5.61%	32.77%
Rate Ann%chg	5.09%			Resid & Recreat w/o growth		3.63%	3.04%			C & I w/o growth		0.45%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	-	-
2012	31,825,590	29,801,310	61,626,900	3,702,040	6.01%	57,924,860	-4.56%	-4.56%
2013	34,478,790	34,051,455	68,530,245	1,816,610	2.65%	66,713,635	8.25%	9.92%
2014	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-3.05%	9.48%
2015	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-5.95%	7.77%
2016	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-0.51%	10.84%
2017	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	13.25%
2018	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	31.85%
2019	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	31.74%
2020	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	36.49%
2021	48,391,910	33,014,780	81,406,690	577,220	0.71%	80,829,470	-2.68%	33.18%
Rate Ann%chg	4.24%	1.40%	2.98%	Ag Imprv+Site w/o growth			0.08%	

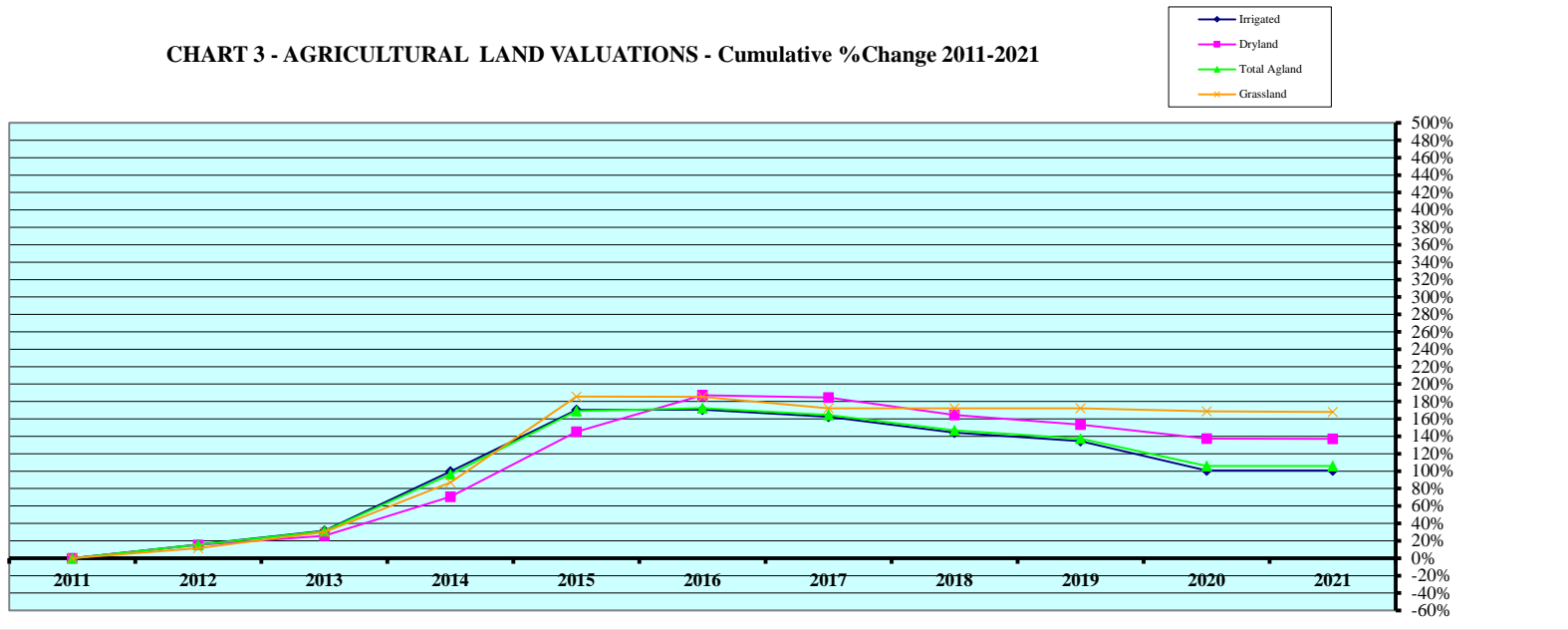
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 50  
County KEARNEY

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	507,641,815	-	-	-	47,525,975	-	-	-	16,937,260	-	-	-
2012	587,482,590	79,840,775	15.73%	15.73%	54,816,670	7,290,695	15.34%	15.34%	18,880,805	1,943,545	11.47%	11.47%
2013	667,741,955	80,259,365	13.66%	31.54%	59,761,085	4,944,415	9.02%	25.74%	22,024,720	3,143,915	16.65%	30.04%
2014	1,012,961,330	345,219,375	51.70%	99.54%	81,108,475	21,347,390	35.72%	70.66%	31,672,205	9,647,485	43.80%	87.00%
2015	1,372,929,630	359,968,300	35.54%	170.45%	116,543,160	35,434,685	43.69%	145.22%	48,383,920	16,711,715	52.76%	185.67%
2016	1,373,791,885	862,255	0.06%	170.62%	136,482,735	19,939,575	17.11%	187.18%	48,347,620	-36,300	-0.08%	185.45%
2017	1,332,115,705	-41,676,180	-3.03%	162.41%	135,276,335	-1,206,400	-0.88%	184.64%	46,106,185	-2,241,435	-4.64%	172.22%
2018	1,239,373,505	-92,742,200	-6.96%	144.14%	125,735,530	-9,540,805	-7.05%	164.56%	46,114,745	8,560	0.02%	172.27%
2019	1,190,428,945	-48,944,560	-3.95%	134.50%	120,426,885	-5,308,645	-4.22%	153.39%	46,104,935	-9,810	-0.02%	172.21%
2020	1,018,996,175	-171,432,770	-14.40%	100.73%	112,861,190	-7,565,695	-6.28%	137.47%	45,504,290	-600,645	-1.30%	168.66%
2021	1,019,112,485	116,310	0.01%	100.75%	112,699,495	-161,695	-0.14%	137.13%	45,377,055	-127,235	-0.28%	167.91%

Rate Ann.%chg: Irrigated **7.22%** Dryland **9.02%** Grassland **10.36%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	59,900	-	-	-	1,118,905	-	-	-	573,283,855	-	-	-
2012	61,385	1,485	2.48%	2.48%	1,308,695	189,790	16.96%	16.96%	662,550,145	89,266,290	15.57%	15.57%
2013	60,230	-1,155	-1.88%	0.55%	1,308,695	0	0.00%	16.96%	750,896,685	88,346,540	13.33%	30.98%
2014	60,280	50	0.08%	0.63%	1,303,005	-5,690	-0.43%	16.45%	1,127,105,295	376,208,610	50.10%	96.61%
2015	54,340	-5,940	-9.85%	-9.28%	4,039,160	2,736,155	209.99%	260.99%	1,541,950,210	414,844,915	36.81%	168.97%
2016	203,660	149,320	274.79%	240.00%	3,028,335	-1,010,825	-25.03%	170.65%	1,561,854,235	19,904,025	1.29%	172.44%
2017	215,805	12,145	5.96%	260.28%	3,039,550	11,215	0.37%	171.65%	1,516,753,580	-45,100,655	-2.89%	164.57%
2018	214,605	-1,200	-0.56%	258.27%	3,039,550	0	0.00%	171.65%	1,414,477,935	-102,275,645	-6.74%	146.73%
2019	216,940	2,335	1.09%	262.17%	3,039,550	0	0.00%	171.65%	1,360,217,255	-54,260,680	-3.84%	137.27%
2020	286,355	69,415	32.00%	378.06%	3,035,120	-4,430	-0.15%	171.26%	1,180,683,130	-179,534,125	-13.20%	105.95%
2021	285,745	-610	-0.21%	377.04%	3,035,120	0	0.00%	171.26%	1,180,509,900	-173,230	-0.01%	105.92%

Cnty# **50**  
County **KEARNEY**

Rate Ann.%chg: Total Agric Land **7.49%**



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	399,032,975	226,471	1,762			46,980,375	44,392	1,058			81,700,995	133,333	613		
2012	508,224,940	227,180	2,237	26.97%	26.97%	47,547,835	44,427	1,070	1.13%	1.13%	89,688,965	135,300	663	8.18%	9.46%
2013	587,545,745	227,375	2,584	15.51%	46.66%	54,775,470	44,741	1,224	14.39%	15.68%	89,574,800	130,628	686	3.44%	13.24%
2014	666,773,305	227,429	2,932	13.46%	66.39%	60,229,775	44,670	1,348	10.13%	27.41%	97,239,960	127,646	762	11.09%	25.80%
2015	1,012,737,320	227,806	4,446	51.63%	152.31%	81,299,720	44,376	1,832	35.88%	73.11%	128,539,130	127,483	1,008	32.36%	66.50%
2016	1,373,267,625	227,784	6,029	35.61%	242.17%	116,699,745	44,254	2,637	43.94%	149.18%	149,636,865	127,257	1,176	16.62%	94.17%
2017	1,373,570,835	227,854	6,028	-0.01%	242.14%	136,523,570	44,082	3,097	17.44%	192.64%	164,929,515	127,713	1,291	9.83%	113.25%
2018	1,329,652,655	227,409	5,847	-3.01%	231.84%	136,074,485	43,931	3,097	0.01%	192.68%	174,353,050	127,360	1,369	6.01%	126.06%
2019	1,239,315,625	227,815	5,440	-6.96%	208.75%	125,752,475	43,679	2,879	-7.05%	172.04%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	1,190,223,010	227,867	5,223	-3.98%	196.45%	120,605,100	43,642	2,764	-4.01%	161.13%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	1,029,895,740	227,880	4,519	-13.48%	156.50%	113,052,140	43,591	2,593	-6.15%	145.06%	45,449,340	34,961	1,300	0.83%	112.16%

Rate Annual %chg Average Value/Acre: **9.88%**

**9.38%**

**7.81%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	59,985	1,333	45			1,062,110	1,355	784			464,377,520	309,964	1,498		
2012	59,940	1,332	45	0.00%	0.00%	1,118,905	1,420	788	0.53%	0.53%	573,827,515	310,001	1,851	23.55%	23.55%
2013	60,865	1,353	45	0.00%	0.00%	0	0				661,294,430	310,758	2,128	14.96%	42.04%
2014	61,460	1,366	45	0.00%	0.00%	0	0				661,294,430	310,751	2,411	13.29%	60.91%
2015	60,240	1,339	45	0.01%	0.02%	0	0				1,125,682,055	310,678	3,623	50.30%	141.85%
2016	56,665	1,259	45	0.00%	0.02%	0	0				1,538,574,840	310,643	4,953	36.69%	230.60%
2017	203,660	1,357	150	233.38%	233.45%	3,033,790	1,685	1,800		129.70%	1,561,709,340	312,191	5,002	1.00%	233.90%
2018	202,510	1,350	150	0.00%	233.44%	3,039,550	1,689	1,800	0.00%	129.70%	1,515,169,585	309,917	4,889	-2.27%	226.33%
2019	215,805	1,438	150	0.00%	233.44%	3,039,550	1,689	1,800	0.00%	129.70%	1,414,431,855	310,088	4,561	-6.70%	204.46%
2020	214,480	1,430	150	0.00%	233.44%	3,039,550	1,689	1,800	0.00%	129.70%	1,360,183,595	310,089	4,386	-3.84%	192.79%
2021	291,140	1,941	150	-0.01%	233.41%	3,039,550	1,689	1,800	0.00%	129.70%	1,191,727,910	310,062	3,844	-12.38%	156.55%

**50**  
**KEARNEY**

Rate Annual %chg Average Value/Acre: **9.88%**

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

**CHART 4**

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,688	KEARNEY	78,561,752	28,143,889	22,544,610	363,397,945	98,986,140	0	0	1,180,509,900	47,805,565	33,678,480	40,550	1,853,668,831
cnty sectorvalue % of total value:		4.24%	1.52%	1.22%	19.60%	5.34%			63.69%	2.58%	1.82%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
726	AXTELL	1,767,953	704,836	985,969	40,335,220	7,983,620	0	0	0	0	0	0	51,777,598
10.86%	%sector of county sector	2.25%	2.50%	4.37%	11.10%	8.07%							2.79%
	%sector of municipality	3.41%	1.36%	1.90%	77.90%	15.42%							100.00%
71	HEARTWELL	76,186	200,639	405,234	1,017,610	49,865	0	0	0	0	0	0	1,749,534
1.06%	%sector of county sector	0.10%	0.71%	1.80%	0.28%	0.05%							0.09%
	%sector of municipality	4.35%	11.47%	23.16%	58.16%	2.85%							100.00%
2,923	MINDEN	11,822,783	2,334,153	1,099,672	148,322,525	55,315,230	0	0	0	0	490	0	218,894,853
43.71%	%sector of county sector	15.05%	8.29%	4.88%	40.82%	55.88%					0.00%		11.81%
	%sector of municipality	5.40%	1.07%	0.50%	67.76%	25.27%					0.00%		100.00%
43	NORMAN	1,044,115	0	0	1,118,695	867,085	0	0	0	0	0	0	3,029,895
0.64%	%sector of county sector	1.33%			0.31%	0.88%							0.16%
	%sector of municipality	34.46%			36.92%	28.62%							100.00%
358	WILCOX	122,142	718,029	112,018	12,944,820	3,549,350	0	0	0	0	0	0	17,446,359
5.35%	%sector of county sector	0.16%	2.55%	0.50%	3.56%	3.59%							0.94%
	%sector of municipality	0.70%	4.12%	0.64%	74.20%	20.34%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
4,121	Total Municipalities	14,833,179	3,957,657	2,602,893	203,738,870	67,765,150	0	0	0	0	490	0	292,898,239
61.62%	%all municip.sectors of cnty	18.88%	14.06%	11.55%	56.06%	68.46%					0.00%		15.80%

50 KEARNEY

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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,101</b>	<b>Value : 1,781,678,665</b>	<b>Growth 4,596,355</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	162	1,936,540	36	455,710	593	7,975,390	791	10,367,640	
<b>02. Res Improve Land</b>	1,682	18,967,120	66	2,065,935	639	17,597,505	2,387	38,630,560	
<b>03. Res Improvements</b>	1,729	207,262,825	69	17,370,925	731	137,661,465	2,529	362,295,215	
<b>04. Res Total</b>	1,891	228,166,485	105	19,892,570	1,324	163,234,360	3,320	411,293,415	2,552,975
<b>% of Res Total</b>	56.96	55.48	3.16	4.84	39.88	39.69	54.42	23.08	55.54
<b>05. Com UnImp Land</b>	56	527,840	6	108,755	12	1,285,855	74	1,922,450	
<b>06. Com Improve Land</b>	246	2,702,700	11	389,450	33	2,096,855	290	5,189,005	
<b>07. Com Improvements</b>	256	37,358,645	13	9,234,125	35	45,905,905	304	92,498,675	
<b>08. Com Total</b>	312	40,589,185	19	9,732,330	47	49,288,615	378	99,610,130	0
<b>% of Com Total</b>	82.54	40.75	5.03	9.77	12.43	49.48	6.20	5.59	0.00
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,891	228,166,485	105	19,892,570	1,324	163,234,360	3,320	411,293,415	2,552,975
<b>% of Res &amp; Rec Total</b>	56.96	55.48	3.16	4.84	39.88	39.69	54.42	23.08	55.54
<b>Com &amp; Ind Total</b>	312	40,589,185	19	9,732,330	47	49,288,615	378	99,610,130	0
<b>% of Com &amp; Ind Total</b>	82.54	40.75	5.03	9.77	12.43	49.48	6.20	5.59	0.00
<b>17. Taxable Total</b>	2,203	268,755,670	124	29,624,900	1,371	212,522,975	3,698	510,903,545	2,552,975
<b>% of Taxable Total</b>	59.57	52.60	3.35	5.80	37.07	41.60	60.61	28.68	55.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	16	275,135	5,344,030	0	0	0
19. Commercial	2	68,135	648,335	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	16	275,135	5,344,030
19. Commercial	0	0	0	2	68,135	648,335
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				18	343,270	5,992,365

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	2	63,210	2	63,210	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	63,210	2	63,210	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	202	1	80	283

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,850	909,410,285	1,850	909,410,285
28. Ag-Improved Land	0	0	0	0	513	281,915,605	513	281,915,605
29. Ag Improvements	1	490	0	0	550	79,385,530	551	79,386,020

30. Ag Total					2,401	1,270,711,910
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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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	43	45.28	557,400	43	45.28	557,400	
32. HomeSite Improv Land	300	335.81	7,805,310	300	335.81	7,805,310	
33. HomeSite Improvements	305	0.00	47,177,235	305	0.00	47,177,235	192,060
34. HomeSite Total				<b>348</b>	<b>381.09</b>	<b>55,539,945</b>	
35. FarmSite UnImp Land	10	8.57	40,715	10	8.57	40,715	
36. FarmSite Improv Land	419	421.88	2,049,970	419	421.88	2,049,970	
37. FarmSite Improvements	537	0.00	32,208,295	538	0.00	32,208,785	1,851,320
38. FarmSite Total				<b>548</b>	<b>430.45</b>	<b>34,299,470</b>	
39. Road & Ditches	2,273	7,222.29	0	2,273	7,222.29	0	
40. Other- Non Ag Use	6	311.90	374,285	6	311.90	374,285	
41. Total Section VI				<b>896</b>	<b>8,345.73</b>	<b>90,213,700</b>	<b>2,043,380</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	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	51,730.37	22.69%	248,305,745	24.36%	4,800.00
46. 1A	99,163.32	43.50%	475,910,930	46.69%	4,799.26
47. 2A1	19,144.56	8.40%	90,938,055	8.92%	4,750.07
48. 2A	19,342.33	8.49%	88,007,810	8.63%	4,550.01
49. 3A1	166.10	0.07%	664,400	0.07%	4,000.00
50. 3A	16,946.77	7.43%	51,077,525	5.01%	3,014.00
51. 4A1	12,693.23	5.57%	38,098,015	3.74%	3,001.44
52. 4A	8,757.64	3.84%	26,272,920	2.58%	3,000.00
53. Total	227,944.32	100.00%	1,019,275,400	100.00%	4,471.60
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	29,174.52	67.22%	80,813,840	71.79%	2,770.01
56. 2D1	2,236.29	5.15%	5,590,725	4.97%	2,500.00
57. 2D	5,863.54	13.51%	14,658,850	13.02%	2,500.00
58. 3D1	1,385.46	3.19%	3,046,480	2.71%	2,198.89
59. 3D	255.77	0.59%	456,535	0.41%	1,784.94
60. 4D1	2,190.88	5.05%	3,910,735	3.47%	1,785.01
61. 4D	2,292.10	5.28%	4,091,460	3.63%	1,785.03
62. Total	43,398.56	100.00%	112,568,625	100.00%	2,593.83
<b>Grass</b>					
63. 1G1	7,877.44	22.59%	10,240,730	22.59%	1,300.01
64. 1G	1,790.68	5.14%	2,327,885	5.14%	1,300.00
65. 2G1	4,057.12	11.63%	5,274,370	11.63%	1,300.03
66. 2G	1,363.27	3.91%	1,772,250	3.91%	1,300.00
67. 3G1	17,067.61	48.94%	22,187,915	48.94%	1,300.00
68. 3G	1,111.81	3.19%	1,445,335	3.19%	1,299.98
69. 4G1	1,541.18	4.42%	2,003,545	4.42%	1,300.01
70. 4G	62.53	0.18%	81,290	0.18%	1,300.02
71. Total	34,871.64	100.00%	45,333,320	100.00%	1,300.01
<b>Irrigated Total</b>					
	227,944.32	73.58%	1,019,275,400	86.34%	4,471.60
<b>Dry Total</b>					
	43,398.56	14.01%	112,568,625	9.54%	2,593.83
<b>Grass Total</b>					
	34,871.64	11.26%	45,333,320	3.84%	1,300.01
72. Waste	1,904.67	0.61%	285,745	0.02%	150.02
73. Other	1,686.18	0.54%	3,035,120	0.26%	1,800.00
74. Exempt	3,467.42	1.12%	0	0.00%	0.00
75. Market Area Total	309,805.37	100.00%	1,180,498,210	100.00%	3,810.45

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	227,944.32	1,019,275,400	227,944.32	1,019,275,400
<b>77. Dry Land</b>	0.00	0	0.00	0	43,398.56	112,568,625	43,398.56	112,568,625
<b>78. Grass</b>	0.00	0	0.00	0	34,871.64	45,333,320	34,871.64	45,333,320
<b>79. Waste</b>	0.00	0	0.00	0	1,904.67	285,745	1,904.67	285,745
<b>80. Other</b>	0.00	0	0.00	0	1,686.18	3,035,120	1,686.18	3,035,120
<b>81. Exempt</b>	78.90	0	0.00	0	3,388.52	0	3,467.42	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>309,805.37</b>	<b>1,180,498,210</b>	<b>309,805.37</b>	<b>1,180,498,210</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	227,944.32	73.58%	1,019,275,400	86.34%	4,471.60
<b>Dry Land</b>	43,398.56	14.01%	112,568,625	9.54%	2,593.83
<b>Grass</b>	34,871.64	11.26%	45,333,320	3.84%	1,300.01
<b>Waste</b>	1,904.67	0.61%	285,745	0.02%	150.02
<b>Other</b>	1,686.18	0.54%	3,035,120	0.26%	1,800.00
<b>Exempt</b>	3,467.42	1.12%	0	0.00%	0.00
<b>Total</b>	<b>309,805.37</b>	<b>100.00%</b>	<b>1,180,498,210</b>	<b>100.00%</b>	<b>3,810.45</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	0	0	1	2,585	1	2,585	2,585
83.2 Awarii Dunes, Craneview	32	1,491,720	11	342,980	15	3,812,175	47	5,646,875	85,970
83.3 Axtell	21	431,655	306	6,287,615	311	39,984,650	332	46,703,920	16,705
83.4 Minden	78	1,028,800	1,160	11,278,405	1,197	151,276,570	1,275	163,583,775	371,935
83.5 Minden Commercial	0	0	1	1,760	1	32,255	1	34,015	0
83.6 Rural 1	563	5,155,400	531	13,611,815	611	116,415,375	1,174	135,182,590	1,665,210
83.7 Rural Subs	34	1,783,980	163	5,708,645	174	34,804,840	208	42,297,465	396,535
83.8 Small Communities	26	51,380	66	169,685	66	3,042,545	92	3,263,610	14,035
83.9 Wilcox	37	424,705	149	1,229,655	153	12,924,220	190	14,578,580	0
84 Residential Total	791	10,367,640	2,387	38,630,560	2,529	362,295,215	3,320	411,293,415	2,552,975

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Axtell	4	92,025	1	15,650	1	17,885	5	125,560	0
85.2	Minden	0	0	11	128,755	10	1,316,215	10	1,444,970	0
85.3	Minden Commercial	27	340,275	147	2,604,350	156	49,604,070	183	52,548,695	0
85.4	Other Commercial	43	1,490,150	128	2,409,245	133	41,398,240	176	45,297,635	0
85.5	Rural 1	0	0	2	27,215	2	77,525	2	104,740	0
85.6	Small Communities	0	0	0	0	1	19,960	1	19,960	0
85.7	Wilcox	0	0	1	3,790	1	64,780	1	68,570	0
86	Commercial Total	74	1,922,450	290	5,189,005	304	92,498,675	378	99,610,130	0

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	7,877.44	22.62%	10,240,730	22.62%	1,300.01
88. 1G	1,790.68	5.14%	2,327,885	5.14%	1,300.00
89. 2G1	4,057.12	11.65%	5,274,370	11.65%	1,300.03
90. 2G	1,362.63	3.91%	1,771,420	3.91%	1,300.00
91. 3G1	17,057.36	48.98%	22,174,590	48.98%	1,300.00
92. 3G	1,096.63	3.15%	1,425,600	3.15%	1,299.98
93. 4G1	1,521.34	4.37%	1,977,750	4.37%	1,300.01
94. 4G	62.24	0.18%	80,915	0.18%	1,300.05
95. Total	34,825.44	100.00%	45,273,260	100.00%	1,300.01
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.64	1.39%	830	1.38%	1,296.88
100. 3C1	10.25	22.19%	13,325	22.19%	1,300.00
101. 3C	15.18	32.86%	19,735	32.86%	1,300.07
102. 4C1	19.84	42.94%	25,795	42.95%	1,300.15
103. 4C	0.29	0.63%	375	0.62%	1,293.10
104. Total	46.20	100.00%	60,060	100.00%	1,300.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	34,825.44	99.87%	45,273,260	99.87%	1,300.01
CRP Total	46.20	0.13%	60,060	0.13%	1,300.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	34,871.64	100.00%	45,333,320	100.00%	1,300.01

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

50 Kearney

	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	363,397,945	411,293,415	47,895,470	13.18%	2,552,975	12.48%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	47,805,565	55,539,945	7,734,380	16.18%	192,060	15.78%
<b>04. Total Residential (sum lines 1-3)</b>	<b>411,203,510</b>	<b>466,833,360</b>	<b>55,629,850</b>	<b>13.53%</b>	<b>2,745,035</b>	<b>12.86%</b>
05. Commercial	98,986,140	99,610,130	623,990	0.63%	0	0.63%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>98,986,140</b>	<b>99,610,130</b>	<b>623,990</b>	<b>0.63%</b>	<b>0</b>	<b>0.63%</b>
08. Ag-Farmsite Land, Outbuildings	33,319,795	34,299,470	979,675	2.94%	1,851,320	-2.62%
09. Minerals	40,550	63,210	22,660	55.88	0	55.88%
10. Non Ag Use Land	358,685	374,285	15,600	4.35%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>33,719,030</b>	<b>34,736,965</b>	<b>1,017,935</b>	<b>3.02%</b>	<b>1,851,320</b>	<b>-2.47%</b>
12. Irrigated	1,019,112,485	1,019,275,400	162,915	0.02%		
13. Dryland	112,699,495	112,568,625	-130,870	-0.12%		
14. Grassland	45,377,055	45,333,320	-43,735	-0.10%		
15. Wasteland	285,745	285,745	0	0.00%		
16. Other Agland	3,035,120	3,035,120	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>1,180,509,900</b>	<b>1,180,498,210</b>	<b>-11,690</b>	<b>0.00%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,724,418,580</b>	<b>1,781,678,665</b>	<b>57,260,085</b>	<b>3.32%</b>	<b>4,596,355</b>	<b>3.05%</b>

## 2022 Assessment Survey for Kearney County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None.
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$157,520
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$157,520
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$120,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$120,000
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	na
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$800
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC v2
2.	<b>CAMA software:</b>
	MIPS PC v2
3.	<b>Personal Property software:</b>
	MIPS PC v2
4.	<b>Are cadastral maps currently being used?</b>
	Yes.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor.
6.	<b>Does the county have GIS software?</b>
	Yes.
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="https://kearney.gworks.com">https://kearney.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Assessor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GWorks imagery
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes.
2.	<b>If so, is the zoning countywide?</b>
	Yes.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county.
<b>4.</b>	<b>When was zoning implemented?</b>
	2001

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

<b>1.</b>	<b>Appraisal Services:</b>
	Central Plains Valuation
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Pritchard and Abbott

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

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Yes.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	County requires that the appraiser be a registered appraiser.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2022 Residential Assessment Survey for Kearney County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Appraisal Firm																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Wilcox (2013 population-354). A small community with a school system but few other amenities.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Awarii Dunes, Craneview. Golf course subdivisions.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural. All rural residential properties not in an identified subdivision.</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	Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.	2	Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.	3	Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.	4	Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities	5	Wilcox (2013 population-354). A small community with a school system but few other amenities.	6	Awarii Dunes, Craneview. Golf course subdivisions.	7	Rural. All rural residential properties not in an identified subdivision.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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AG DW	Agricultural dwellings																				
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Only the cost approach is used to determined market value of residential properties.																				
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																				
	Depreciation tables are developed using local market information.																				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																				



	Yes.																																																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																																																		
	The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre.																																																		
<b>7.</b>	<b>How are rural residential site values developed?</b>																																																		
	Based on sale.																																																		
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																																		
	No																																																		
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																		
	All lots are treated the same.																																																		
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<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>																																															
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2	2021	2019	2021	2021																																															
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7	2019	2019	2019	2019																																															
AG OB	2019	2019		2019																																															
AG DW	2019	2019	2019	2019																																															
	Kearney County conducts land and depreciation studies yearly. The dates in the above table represent the date that the tables were last changed.																																																		

## 2022 Commercial Assessment Survey for Kearney County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	Contracted Appraisal Firm				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Minden. Largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county			
	2	Remainder of the county. Commercial parcels lying outside of Minden.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary.				
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>				
	Depreciation tables are developed based on local market information.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>				
	Yes.				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2020	2019	2014	2020
	2	2020	2019	2014	2020
	N/A				

## 2022 Agricultural Assessment Survey for Kearney County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Kearney has one market area. No geographic or economic differences have been determined.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Kearney has one market area. No geographic or economic differences have been determined.	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Kearney has one market area. No geographic or economic differences have been determined.	2020						
	N/A							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Sales are reviewed and inspected for current use before a determination is made.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	WRP land is currently valued at \$1,200 an acre based on sales of WRP within the county.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	Irrigated Grass							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	None.							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	Study sales for a separate market involving non-agricultural influences							
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>							

<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# Plan of Assessment for Kearney County

Assessment Years 2022, 2023 and 2024

## Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the 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.

## Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The Assessor requested and received an office budget of \$157,520. She also requested and received an appraisal maintenance budget of \$120,000. This included the payment for the “small” communities” reappraisal completed for 2022.

The GIS system is continually updated for land use changes. Property record cards are continually updated for name changes, sales information, valuations changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by Gworks.

The Assessor's website can be found at [kearney.gworks.com](http://kearney.gworks.com). All property record information, including maps, is available to the public at no charge.

### Current Assessment Procedures for Real Property

Real Estate transfer statements are handled monthly. Ownership changes are made in the administrative package the first of each month and our website updates nightly. All agricultural sales are verified by a sales verification form sent to the grantor and grantee and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are submitted periodically throughout the year and the properties inspected before March of the following year. All pick-up work is scheduled to be completed by March 1 of each year.

We started getting reviews on a 6-year cycle 2019. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios, then these studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual of residential property is as follows: Rural Res – 2019; Cities/Villages - 2016. Commercial properties are costed from 2019. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered in to the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance of if all guidelines are met.

Notice of Valuation Change postcards are mailed to property owners whose values changed. They are mailed on or before June 1.

Level of Value for assessment year 2021:

<u>Property Class</u>	<u>Median</u>
Residential	94%
Commercial	97%
Agricultural Land	72%

Assessment Actions Planned for Assessment Year 2022:

Residential:

A review of “small towns” will be done. Small towns include: Axtell, Wilcox, Heartwell & Norman. Properties will be reviewed, measured and new photos taken. Pricing will be updated. All residential sales will be reviewed and plotted. Depreciation tables will be adjusted according to the actions of the market. We will also be looking at lot values in the same small towns. All residential pick-up work and building permits will be reviewed and completed by March 1, 2022.

Commercial:

Analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2022.

Agricultural:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and staff. A market analysis will be conducted for 2022 and values assessed according to the rules set out by the Property Tax Administrator. All pick-up work will be reviewed and completed by March 1, 2022. We are anxiously awaiting the list of conservation easements and will keep track of sales of these properties.

Assessment Actions planned for 2023:

Residential:

The market will continue to be monitored. Minden will be reviewed. All residential pick-up work and building permits will be reviewed and completed by March 1, 2023.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2023.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2023.

Assessment Actions Planned for Assessment Year 2024:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2024.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2024.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes. Land use will continue to be updated as information becomes available. All pick-up work will reviewed and completed by March 1, 2024.



Other functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made monthly as transfers are given to the Assessor's Office from the Register of Deeds. "Green Sheets" are sent electronically to the Department of Revenue. Splits and subdivision changes are made as they become available. All information is updated in the GIS system and the computer administration system as they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - Abstracts
  - Assessor Survey
  - Sales information to PAD, rosters and annual assessed value update
  - Certification of Value to political subdivisions
  - School District Taxable Value Report
  - Homestead Exemption Tax Loss Report
  - Personal Property Tax Loss Report
  - Certificate of Taxes Levied Report
  - Report of all exempt property and taxable government owned property
  - Annual Plan of Assessment
3. Personal Property: Administer annual filing of approximately 1000 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed: Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing purposes.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed property.
11. Tax List Corrections: Prepare tax list correction documents for county board approval.
12. County Board of Equalization: Attend County Board of Equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC – defend valuation.

14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.
15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Jennifer Pittner

Kearney County Assessor