

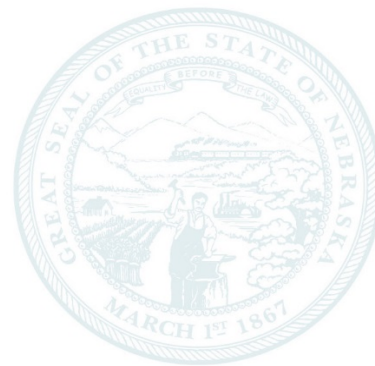
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

LOGAN 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 Logan 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 Logan 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: Debbie Myers, Logan County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

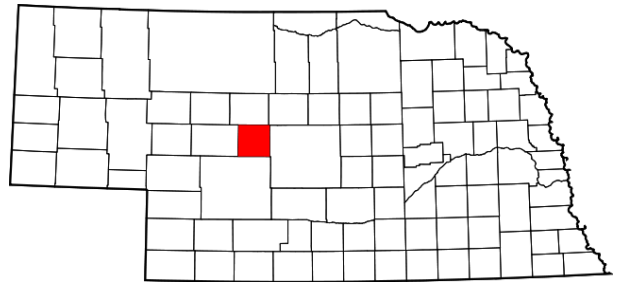
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

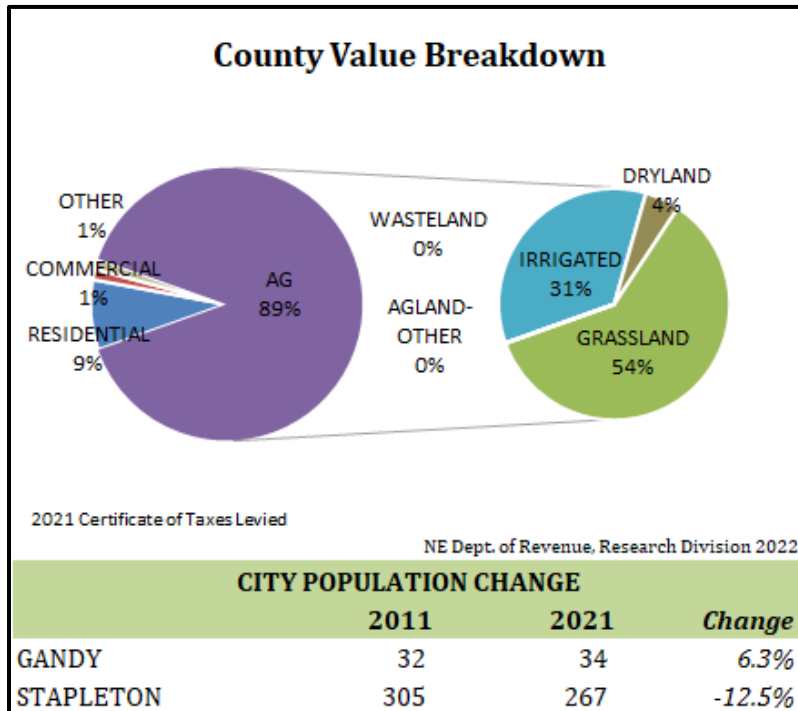
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 square miles, Logan County has 716 residents, per the Census Bureau Quick Facts for 2020, reflecting a 6% population decrease over the 2010 US Census. Reports indicate that 74% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$76,084 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Logan County are located in and around the county seat of Stapleton. According to the latest information available from the U.S. Census Bureau, there are 21 employer establishments with total employment of 69, an 8% decrease in total employment.



Agricultural land is the single largest contributor to the county's overall valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. Logan County is included in the Upper Loup Natural Resources District (NRD).

2022 Residential Correlation for Logan County

Assessment Actions

Depreciation tables were updated to 2022 for residential property while costing was updated to 2018. Rural outbuilding depreciation was updated to 2021 while costing was updated to 2018. Depreciation for mobile homes was updated to 2021 with costing updated to 2018. The Rural 4500 home sites (small acreages not used for agricultural purposes) were updated to \$8,000 for first acre and \$3,000 per acre up to 20 acres. Pick-up work was completed as necessary.

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 qualification and verification practices were reviewed, by examining the sales rosters and the comments for non-qualified sales with the county assessor. The residential class usability rate was considered acceptable although slightly lower than the statewide average.

With the limited number of parcels in the residential class, only one valuation group is used for analysis of the residential class. Lot values were last updated in 2009. However, the assessor has determined that current sales still support the value. Costing was updated to 2018 and 2021 depreciation tables are being used.

A notebook is maintained in the county assessor's office that details depreciation tables and descriptions of the review work that was completed. No other formal documentation or written valuation methodology has been provided to the Property Assessment Division (Division).

Description of Analysis

All three measures of central tendency indicate that the 18 residential sales are in range with a low COD of 12%. The PRD is at 101%. The comparison of value changes between the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates values changed in a manner consistent with the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

The six-year review cycle is up to date. Cost and depreciation tables have been updated during this cycle. These and other assessment practices in the county indicate that the residential property is valued uniformly, and the county is in compliance with generally accepted mass appraisal techniques.

2022 Residential Correlation for Logan County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Logan County is 99%.

2022 Commercial Correlation for Logan County

Assessment Action

A commercial reappraisal was completed, and 2018 costing and 2021 depreciation were implemented.

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.

There are a small number of commercial parcels in the county and sales during the study period; therefore, the cost approach is the only viable approach to value in Logan County. The low number of sales also renders the usability ratio to have little value. The sales verification and qualification practices of the Logan County Assessor indicates that all arm's-length transactions are being included for measurement.

The six-year review and inspection cycle are current with the reappraisal conducted this year. As mentioned previously, costing and depreciation were updated to 2018 and 2021 respectively. Land values were unchanged.

Description of Analysis

With only 35 commercial improved parcels in the county, only one commercial sale occurred during the three-year study and was marked as qualified sale.

The 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows a significant 21% decrease in value, largely due to the reappraisal of one large agricultural cooperative facility as part of the reappraisal process. With the removal of the influence of the agricultural cooperative facility, the commercial value saw an 8.6% increase due to the reappraisal. The 6-year average growth rate then is comparable to other similar counties in the Sandhills Region.

Equalization and Quality of Assessment

The overall review of the assessment practices in Logan County provides confidence that the commercial property assessment complies with generally accepted mass appraisal techniques and is uniformly assessed.

Level of Value

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

2022 Agricultural Correlation for Logan County

Assessment Actions

A reappraisal of agricultural improved property was conducted with costing and depreciation updated to 2018 and 2021 respectively. Grassland was increased 6% to \$610/acre. Irrigated land was increased from 4% to 6%. Agricultural homesites were increased to \$8,000 for the first acre and building sites were increased to \$1,000.

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.

A review of the sales verification and qualification process reveals that the usability rate in Logan County is a little under the statewide average for the agricultural class. Documentation was provided for all non-qualified sales, after review of sales it was determined that the Logan County Assessor has acceptable sales qualification and verification practices.

The majority of land in Logan County is grassland comprised of sandy soils. Only one valuation group is deemed necessary to value agricultural land. The northern part of the county is primarily grassland. The southern part of the county has more non-sandy soils and is primarily cropland. Through land use and LCG subclasses, market differences are accounted for in areas that have non-sandy soils. The primary use of the land and the agricultural market demonstrates that property values are equitable.

Agricultural intensive use in the county has not been identified. The county assessor also does not recognize a special valuation influence and no applications have been received.

Description of Analysis

The overall median for the 23 qualified agricultural sales was at 69%. Grassland and irrigated sales each consisted of 10 sales at the 80% Majority Land Use (MLU) level. There was one dry land sale at the 80% MLU level. Grass sales had a median of 69% while irrigated came in at 67%. Irrigated land with 10 sales is slightly below the range. Logan and Thomas Counties were the only counties in this region to raise irrigated land values, Logan Counties irrigated land values are higher than all surrounding counties, except Custer, which has historically had a higher value and is only 3 to 4% higher than Logan County. Additionally, an examination of the two sales since the end of the study period show the sales within the range at 71%, prompting the county assessor to limit the current year increase to 4 to 6%. An increase based on the median of this small sample would place Logan County's irrigated land higher than Custer at approximately \$3,053 per acre.

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

2022 Agricultural Correlation for Logan County

Equalization and Quality of Assessment

A review of the assessment practices in Logan County indicates that land values are assessed uniformly and according to generally accepted mass appraisal techniques. Outbuildings and rural residential improvements are valued using the same appraisal methods and are equalized.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	10	66.61	67.06	66.86	07.88	100.30
1	10	66.61	67.06	66.86	07.88	100.30
<u>Dry</u>						
County	1	64.52	64.52	64.52	00.00	100.00
1	1	64.52	64.52	64.52	00.00	100.00
<u>Grass</u>						
County	10	69.42	71.32	72.51	13.76	98.36
1	10	69.42	71.32	72.51	13.76	98.36
<u>ALL</u>						
	23	68.67	71.23	70.74	13.02	100.69

Level of Value

Based on the review of all available information, the level of value of agricultural land in Logan County is 69%.

2022 Opinions of the Property Tax Administrator for Logan County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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
Property Tax Administrator

APPENDICES

2022 Commission Summary

for Logan County

Residential Real Property - Current

Number of Sales	18	Median	98.70
Total Sales Price	\$1,838,100	Mean	99.06
Total Adj. Sales Price	\$1,838,100	Wgt. Mean	97.94
Total Assessed Value	\$1,800,208	Average Assessed Value of the Base	\$50,560
Avg. Adj. Sales Price	\$102,117	Avg. Assessed Value	\$100,012

Confidence Interval - Current

95% Median C.I	92.58 to 110.63
95% Wgt. Mean C.I	90.53 to 105.35
95% Mean C.I	90.10 to 108.02
% of Value of the Class of all Real Property Value in the County	4.50
% of Records Sold in the Study Period	5.68
% of Value Sold in the Study Period	11.23

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	12	100	94.30
2020	21	95	94.60
2019	24	100	98.62
2018	18	99	99.40

2022 Commission Summary for Logan County

Commercial Real Property - Current

Number of Sales	1	Median	245.39
Total Sales Price	\$56,144	Mean	245.39
Total Adj. Sales Price	\$56,144	Wgt. Mean	245.39
Total Assessed Value	\$137,769	Average Assessed Value of the Base	\$77,038
Avg. Adj. Sales Price	\$56,144	Avg. Assessed Value	\$137,769

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.93
% of Records Sold in the Study Period	2.33
% of Value Sold in the Study Period	4.16

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	1	100	130.55
2020	1	100	130.55
2019	3	100	95.72
2018	3	100	103.72

57 Logan
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 : 18
 Total Sales Price : 1,838,100
 Total Adj. Sales Price : 1,838,100
 Total Assessed Value : 1,800,208
 Avg. Adj. Sales Price : 102,117
 Avg. Assessed Value : 100,012

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 12.42
 PRD : 101.14

COV : 18.18
 STD : 18.01
 Avg. Abs. Dev : 12.26
 MAX Sales Ratio : 136.23
 MIN Sales Ratio : 56.42

95% Median C.I. : 92.58 to 110.63
 95% Wgt. Mean C.I. : 90.53 to 105.35
 95% Mean C.I. : 90.10 to 108.02

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	48,000	53,104
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	2	94.60	94.60	95.56	04.86	99.00	90.00	99.20	N/A	115,800	110,662
01-JUL-20 To 30-SEP-20	4	102.85	109.78	110.31	11.30	99.52	97.17	136.23	N/A	79,500	87,700
01-OCT-20 To 31-DEC-20	1	113.79	113.79	113.79	00.00	100.00	113.79	113.79	N/A	56,000	63,720
01-JAN-21 To 31-MAR-21	4	100.79	101.01	99.81	08.69	101.20	86.24	116.21	N/A	169,500	169,180
01-APR-21 To 30-JUN-21	4	96.28	91.47	88.31	15.97	103.58	56.42	116.88	N/A	100,375	88,639
01-JUL-21 To 30-SEP-21	2	80.28	80.28	76.18	15.32	105.38	67.98	92.58	N/A	52,500	39,995
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	7	99.20	105.56	104.62	09.66	100.90	90.00	136.23	90.00 to 136.23	85,371	89,318
01-OCT-20 To 30-SEP-21	11	96.80	94.93	94.72	14.04	100.22	56.42	116.88	67.98 to 116.21	112,773	106,817
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	7	99.20	106.01	104.99	10.12	100.97	90.00	136.23	90.00 to 136.23	86,514	90,834
<u>ALL</u>	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012
<u>ALL</u>	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012
06											
07											
<u>ALL</u>	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012

57 Logan
RESIDENTIAL

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 Avg. Adj. Sales Price : 102,117
 Avg. Assessed Value : 100,012

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 12.42
 PRD : 101.14

COV : 18.18
 STD : 18.01
 Avg. Abs. Dev : 12.26
 MAX Sales Ratio : 136.23
 MIN Sales Ratio : 56.42

95% Median C.I. : 92.58 to 110.63
 95% Wgt. Mean C.I. : 90.53 to 105.35
 95% Mean C.I. : 90.10 to 108.02

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012
Greater Than 14,999	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012
Greater Than 29,999	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	112.21	108.47	109.88	06.12	98.72	92.58	116.88	N/A	47,250	51,917
60,000 TO 99,999	8	98.16	99.94	100.66	14.86	99.28	67.98	136.23	67.98 to 136.23	75,950	76,449
100,000 TO 149,999	5	96.80	90.30	91.21	10.40	99.00	56.42	103.32	N/A	120,300	109,729
150,000 TO 249,999											
250,000 TO 499,999	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	440,000	432,300
500,000 TO 999,999											
1,000,000 +											
ALL	18	98.70	99.06	97.94	12.42	101.14	56.42	136.23	92.58 to 110.63	102,117	100,012

57 Logan
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 : 1
Total Sales Price : 56,144
Total Adj. Sales Price : 56,144
Total Assessed Value : 137,769
Avg. Adj. Sales Price : 56,144
Avg. Assessed Value : 137,769

MEDIAN : 245
WGT. MEAN : 245
MEAN : 245
COD : 00.00
PRD : 100.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 245.39
MIN Sales Ratio : 245.39

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19											
01-OCT-19 To 30-SEP-20	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
01-OCT-20 To 30-SEP-21											
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19											
01-JAN-20 To 31-DEC-20	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
<u>ALL</u>	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
<u>ALL</u>	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
04											
<u>ALL</u>	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769

57 Logan
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 : 1
 Total Sales Price : 56,144
 Total Adj. Sales Price : 56,144
 Total Assessed Value : 137,769
 Avg. Adj. Sales Price : 56,144
 Avg. Assessed Value : 137,769

MEDIAN : 245
 WGT. MEAN : 245
 MEAN : 245
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 245.39
 MIN Sales Ratio : 245.39

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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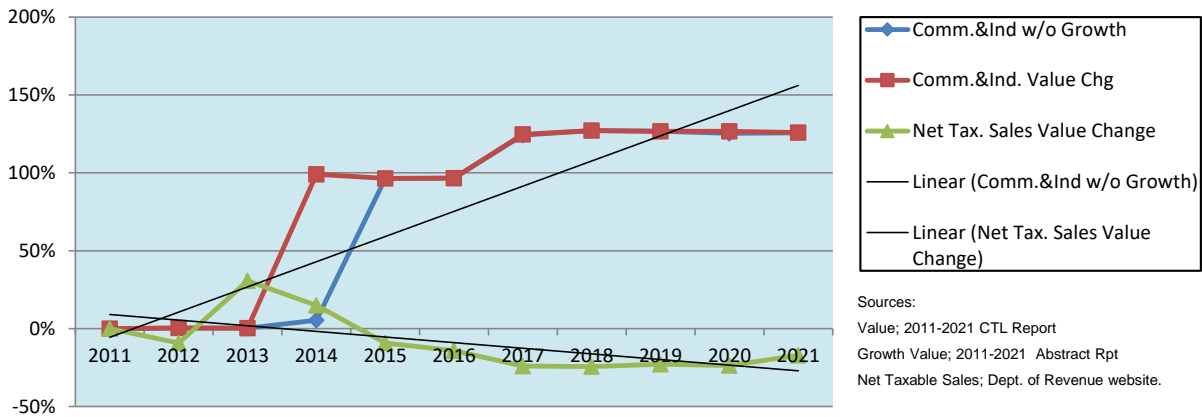
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
Greater Than 14,999	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
Greater Than 29,999	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769
ALL	1	245.39	245.39	245.39	00.00	100.00	245.39	245.39	N/A	56,144	137,769

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	\$ 1,859,019	\$ -	0.00%	\$ 1,859,019		\$ 3,097,309	
2012	\$ 1,868,258	\$ 4,381	0.23%	\$ 1,863,877	0.26%	\$ 2,810,403	-9.26%
2013	\$ 1,865,795	\$ -	0.00%	\$ 1,865,795	-0.13%	\$ 4,046,679	43.99%
2014	\$ 3,701,585	\$ 1,743,718	47.11%	\$ 1,957,867	4.93%	\$ 3,561,406	-11.99%
2015	\$ 3,651,447	\$ -	0.00%	\$ 3,651,447	-1.35%	\$ 2,813,232	-21.01%
2016	\$ 3,654,375	\$ -	0.00%	\$ 3,654,375	0.08%	\$ 2,659,640	-5.46%
2017	\$ 4,178,245	\$ 9,657	0.23%	\$ 4,168,588	14.07%	\$ 2,353,622	-11.51%
2018	\$ 4,222,544	\$ -	0.00%	\$ 4,222,544	1.06%	\$ 2,342,342	-0.48%
2019	\$ 4,214,892	\$ -	0.00%	\$ 4,214,892	-0.18%	\$ 2,387,133	1.91%
2020	\$ 4,213,229	\$ 24,671	0.59%	\$ 4,188,558	-0.62%	\$ 2,361,284	-1.08%
2021	\$ 4,198,449	\$ 3,745	0.09%	\$ 4,194,704	-0.44%	\$ 2,568,494	8.78%
Ann %chg	8.49%			Average	1.77%	-1.85%	-0.61%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.26%	0.50%	-9.26%
2013	0.36%	0.36%	30.65%
2014	5.32%	99.11%	14.98%
2015	96.42%	96.42%	-9.17%
2016	96.58%	96.58%	-14.13%
2017	124.24%	124.76%	-24.01%
2018	127.14%	127.14%	-24.37%
2019	126.73%	126.73%	-22.93%
2020	125.31%	126.64%	-23.76%
2021	125.64%	125.84%	-17.07%

County Number	57
County Name	Logan

57 Logan
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 : 23
Total Sales Price : 15,795,997
Total Adj. Sales Price : 15,795,997
Total Assessed Value : 11,173,892
Avg. Adj. Sales Price : 686,782
Avg. Assessed Value : 485,821

MEDIAN : 69
WGT. MEAN : 71
MEAN : 71
COD : 13.02
PRD : 100.69

COV : 16.93
STD : 12.06
Avg. Abs. Dev : 08.94
MAX Sales Ratio : 105.88
MIN Sales Ratio : 56.99

95% Median C.I. : 62.57 to 75.16
95% Wgt. Mean C.I. : 64.58 to 76.89
95% Mean C.I. : 66.01 to 76.45

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	2	59.85	59.85	59.82	00.70	100.05	59.43	60.26	N/A	749,500	448,383	
01-JAN-19 To 31-MAR-19	2	77.03	77.03	74.72	11.10	103.09	68.48	85.57	N/A	472,500	353,039	
01-APR-19 To 30-JUN-19	1	74.06	74.06	74.06	00.00	100.00	74.06	74.06	N/A	700,000	518,391	
01-JUL-19 To 30-SEP-19												
01-OCT-19 To 31-DEC-19												
01-JAN-20 To 31-MAR-20	5	69.90	74.07	66.48	17.64	111.42	56.99	105.88	N/A	287,200	190,922	
01-APR-20 To 30-JUN-20	1	84.04	84.04	84.04	00.00	100.00	84.04	84.04	N/A	788,956	663,041	
01-JUL-20 To 30-SEP-20	1	71.19	71.19	71.19	00.00	100.00	71.19	71.19	N/A	750,000	533,918	
01-OCT-20 To 31-DEC-20	2	59.84	59.84	59.70	00.67	100.23	59.44	60.23	N/A	479,140	286,055	
01-JAN-21 To 31-MAR-21	6	66.60	70.83	72.56	11.26	97.62	62.57	87.16	62.57 to 87.16	857,866	622,434	
01-APR-21 To 30-JUN-21	2	66.84	66.84	68.03	03.14	98.25	64.74	68.94	N/A	1,342,000	912,946	
01-JUL-21 To 30-SEP-21	1	86.58	86.58	86.58	00.00	100.00	86.58	86.58	N/A	887,563	768,484	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	5	68.48	69.56	67.47	11.67	103.10	59.43	85.57	N/A	628,800	424,247	
01-OCT-19 To 30-SEP-20	7	71.19	75.08	72.32	15.21	103.82	56.99	105.88	56.99 to 105.88	424,994	307,367	
01-OCT-20 To 30-SEP-21	11	64.74	69.54	71.31	11.35	97.52	59.44	87.16	60.23 to 86.58	879,731	627,372	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	3	74.06	76.04	74.44	07.70	102.15	68.48	85.57	N/A	548,333	408,156	
01-JAN-20 To 31-DEC-20	9	69.90	71.69	69.25	15.45	103.52	56.99	105.88	59.44 to 84.04	437,026	302,631	
<u>ALL</u>	23	68.67	71.23	70.74	13.02	100.69	56.99	105.88	62.57 to 75.16	686,782	485,821	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	23	68.67	71.23	70.74	13.02	100.69	56.99	105.88	62.57 to 75.16	686,782	485,821	
<u>ALL</u>	23	68.67	71.23	70.74	13.02	100.69	56.99	105.88	62.57 to 75.16	686,782	485,821	

57 Logan
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

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 Avg. Adj. Sales Price : 686,782
 Avg. Assessed Value : 485,821

MEDIAN : 69
 WGT. MEAN : 71
 MEAN : 71
 COD : 13.02
 PRD : 100.69

COV : 16.93
 STD : 12.06
 Avg. Abs. Dev : 08.94
 MAX Sales Ratio : 105.88
 MIN Sales Ratio : 56.99

95% Median C.I. : 62.57 to 75.16
 95% Wgt. Mean C.I. : 64.58 to 76.89
 95% Mean C.I. : 66.01 to 76.45

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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
Irrigated											
County	1	74.06	74.06	74.06	00.00	100.00	74.06	74.06	N/A	700,000	518,391
1	1	74.06	74.06	74.06	00.00	100.00	74.06	74.06	N/A	700,000	518,391
Dry											
County	1	64.52	64.52	64.52	00.00	100.00	64.52	64.52	N/A	176,000	113,563
1	1	64.52	64.52	64.52	00.00	100.00	64.52	64.52	N/A	176,000	113,563
Grass											
County	9	69.90	71.58	74.07	15.04	96.64	56.99	87.16	60.23 to 86.58	534,116	395,639
1	9	69.90	71.58	74.07	15.04	96.64	56.99	87.16	60.23 to 86.58	534,116	395,639
ALL	23	68.67	71.23	70.74	13.02	100.69	56.99	105.88	62.57 to 75.16	686,782	485,821

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	10	66.61	67.06	66.86	07.88	100.30	59.43	79.15	59.44 to 74.06	769,100	514,201
1	10	66.61	67.06	66.86	07.88	100.30	59.43	79.15	59.44 to 74.06	769,100	514,201
Dry											
County	1	64.52	64.52	64.52	00.00	100.00	64.52	64.52	N/A	176,000	113,563
1	1	64.52	64.52	64.52	00.00	100.00	64.52	64.52	N/A	176,000	113,563
Grass											
County	10	69.42	71.32	72.51	13.76	98.36	56.99	87.16	60.23 to 86.58	690,704	500,857
1	10	69.42	71.32	72.51	13.76	98.36	56.99	87.16	60.23 to 86.58	690,704	500,857
ALL	23	68.67	71.23	70.74	13.02	100.69	56.99	105.88	62.57 to 75.16	686,782	485,821

57 Logan County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Logan	1	3,820	3,820	3,600	3,600	3,055	3,055	2,700	2,700	3,297
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Custer	2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Custer	4	3,700	3,710	3,700	3,400	3,000	3,000	2,800	2,625	3,402
Custer	5	3,710	3,710	3,700	3,400	3,000	3,000	2,700	2,625	3,443
Lincoln	2	2,625	2,611	2,625	2,624	2,515	2,533	2,613	2,595	2,604
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Logan	1	n/a	1,440	1,440	1,440	1,350	1,350	1,210	1,210	1,363
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	590
Custer	2	n/a	540	n/a	530	530	n/a	n/a	530	533
Custer	4	n/a	1,600	1,550	1,300	1,300	1,200	1,130	1,130	1,380
Custer	5	n/a	1,600	1,500	1,300	1,300	1,200	1,130	1,130	1,376
Lincoln	2	n/a	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725

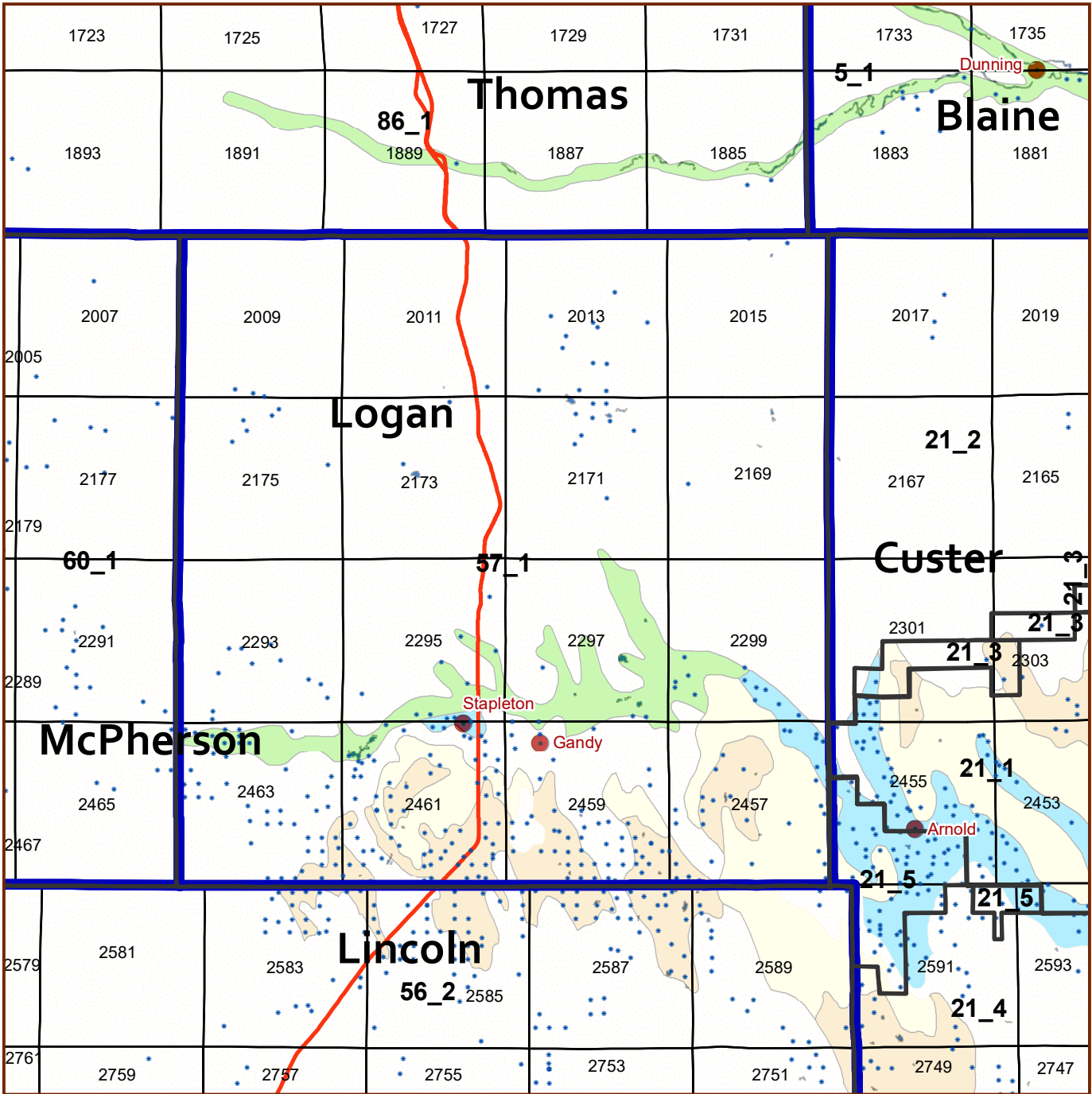
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Logan	1	612	610	610	610	606	610	610	n/a	610
Thomas	1	535	535	535	535	535	535	535	535	535
Blaine	1	620	620	620	620	590	590	590	590	595
Custer	2	531	530	531	530	539	531	n/a	n/a	531
Custer	4	792	826	822	750	819	621	n/a	516	763
Custer	5	745	831	815	750	811	797	750	1,201	801
Lincoln	2	640	630	640	640	639	610	610	601	612
McPherson	1	535	535	535	535	535	535	535	535	535

County	Mkt Area	CRP	TIMBER	WASTE
Logan	1	610	n/a	15
Thomas	1	n/a	n/a	150
Blaine	1	n/a	n/a	25
Custer	2	n/a	n/a	40
Custer	4	n/a	n/a	50
Custer	5	1,160	n/a	50
Lincoln	2	n/a	n/a	313
McPherson	1	725	n/a	10

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.

LOGAN COUNTY



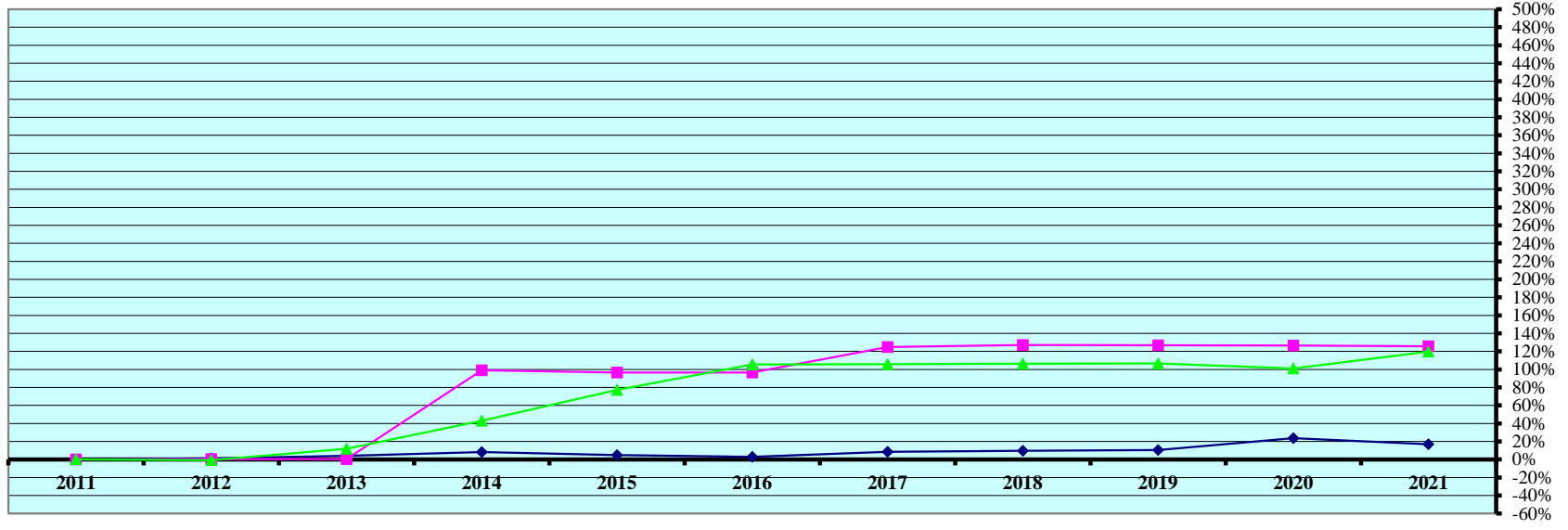
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	12,486,998	-	-	-	1,859,019	-	-	-	137,138,972	-	-	-
2012	12,648,149	161,151	1.29%	1.29%	1,868,258	9,239	0.50%	0.50%	136,111,173	-1,027,799	-0.75%	-0.75%
2013	12,985,303	337,154	2.67%	3.99%	1,865,795	-2,463	-0.13%	0.36%	153,373,829	17,262,656	12.68%	11.84%
2014	13,499,708	514,405	3.96%	8.11%	3,701,585	1,835,790	98.39%	99.11%	196,172,358	42,798,529	27.90%	43.05%
2015	13,103,383	-396,325	-2.94%	4.94%	3,651,447	-50,138	-1.35%	96.42%	242,985,551	46,813,193	23.86%	77.18%
2016	12,866,127	-237,256	-1.81%	3.04%	3,654,375	2,928	0.08%	96.58%	281,987,367	39,001,816	16.05%	105.62%
2017	13,552,577	686,450	5.34%	8.53%	4,178,245	523,870	14.34%	124.76%	282,121,912	134,545	0.05%	105.72%
2018	13,693,674	141,097	1.04%	9.66%	4,222,544	44,299	1.06%	127.14%	282,959,393	837,481	0.30%	106.33%
2019	13,800,157	106,483	0.78%	10.52%	4,214,892	-7,652	-0.18%	126.73%	283,283,778	324,385	0.11%	106.57%
2020	15,440,186	1,640,029	11.88%	23.65%	4,213,229	-1,663	-0.04%	126.64%	275,731,206	-7,552,572	-2.67%	101.06%
2021	14,590,972	-849,214	-5.50%	16.85%	4,198,449	-14,780	-0.35%	125.84%	301,468,577	25,737,371	9.33%	119.83%

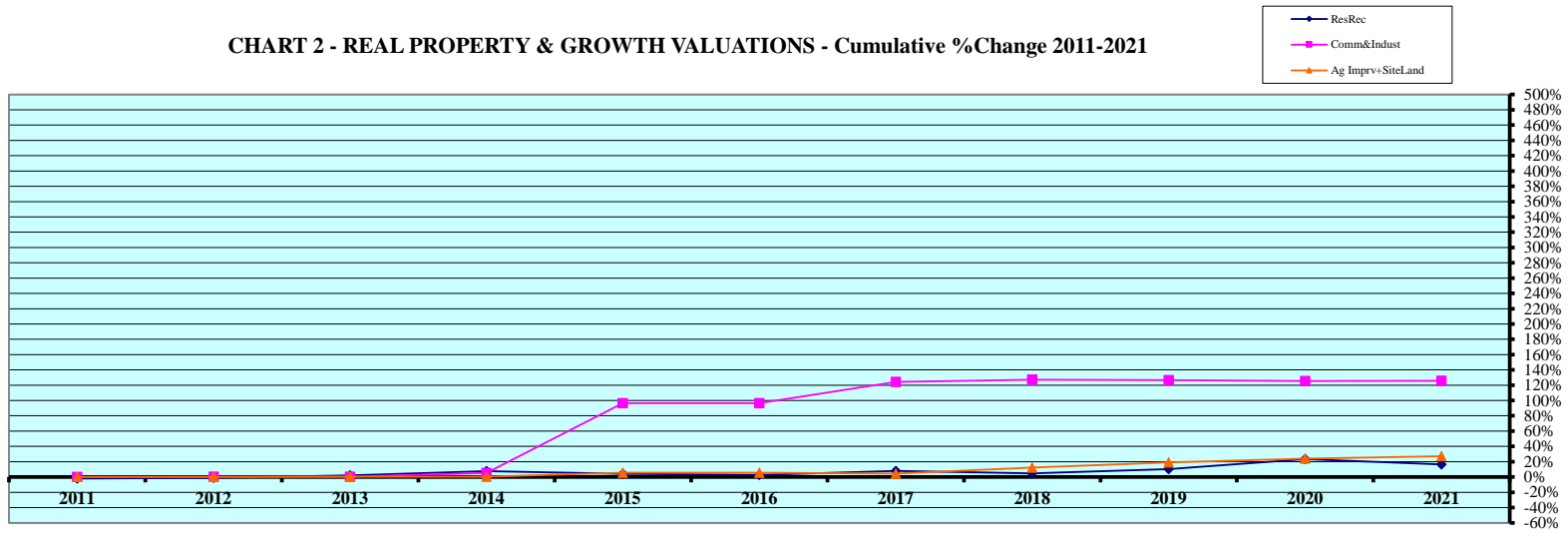
Rate Annual %chg: Residential & Recreational **1.57%** Commercial & Industrial **8.49%** Agricultural Land **8.20%**

Cnty# **57**
County **LOGAN**

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.
Source: 2011 - 2021 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	12,486,998	253,582	2.03%	12,233,416	-	-2.03%	1,859,019	0	0.00%	1,859,019	-	0.00%
2012	12,648,149	281,900	2.23%	12,366,249	-0.97%	-0.97%	1,868,258	4,381	0.23%	1,863,877	0.26%	0.26%
2013	12,985,303	234,970	1.81%	12,750,333	0.81%	2.11%	1,865,795	0	0.00%	1,865,795	-0.13%	0.36%
2014	13,499,708	44,800	0.33%	13,454,908	3.62%	7.75%	3,701,585	1,743,718	47.11%	1,957,867	4.93%	5.32%
2015	13,103,383	94,372	0.72%	13,009,011	-3.63%	4.18%	3,651,447	0	0.00%	3,651,447	-1.35%	96.42%
2016	12,866,127	50,944	0.40%	12,815,183	-2.20%	2.63%	3,654,375	0	0.00%	3,654,375	0.08%	96.58%
2017	13,552,577	65,631	0.48%	13,486,946	4.83%	8.01%	4,178,245	9,657	0.23%	4,168,588	14.07%	124.24%
2018	13,693,674	618,771	4.52%	13,074,903	-3.52%	4.71%	4,222,544	0	0.00%	4,222,544	1.06%	127.14%
2019	13,800,157	36,396	0.26%	13,763,761	0.51%	10.22%	4,214,892	0	0.00%	4,214,892	-0.18%	126.73%
2020	15,440,186	37,295	0.24%	15,402,891	11.61%	23.35%	4,213,229	24,671	0.59%	4,188,558	-0.62%	125.31%
2021	14,590,972	69,400	0.48%	14,521,572	-5.95%	16.29%	4,198,449	3,745	0.09%	4,194,704	-0.44%	125.64%
Rate Ann%chg	1.57%		Resid & Recreat w/o growth			0.51%	8.49%		C & I w/o growth			1.77%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	11,325,197	2,694,205	14,019,402	151,143	1.08%	13,868,259	-	-
2012	11,224,377	2,832,975	14,057,352	45,619	0.32%	14,011,733	-0.05%	-0.05%
2013	11,219,511	3,000,013	14,219,524	144,467	1.02%	14,075,057	0.13%	0.40%
2014	11,173,766	3,164,244	14,338,010	251,197	1.75%	14,086,813	-0.93%	0.48%
2015	11,636,428	3,160,710	14,797,138	0	0.00%	14,797,138	3.20%	5.55%
2016	11,552,714	3,690,697	15,243,411	449,108	2.95%	14,794,303	-0.02%	5.53%
2017	11,491,498	3,776,031	15,267,529	629,036	4.12%	14,638,493	-3.97%	4.42%
2018	12,506,293	3,869,823	16,376,116	611,047	3.73%	15,765,069	3.26%	12.45%
2019	13,281,868	4,131,388	17,413,256	704,083	4.04%	16,709,173	2.03%	19.19%
2020	13,355,882	4,125,979	17,481,861	79,910	0.46%	17,401,951	-0.06%	24.13%
2021	13,732,222	4,178,076	17,910,298	87,330	0.49%	17,822,968	1.95%	27.13%
Rate Ann%chg	1.95%	4.49%	2.48%	Ag Imprv+Site w/o growth		0.55%		

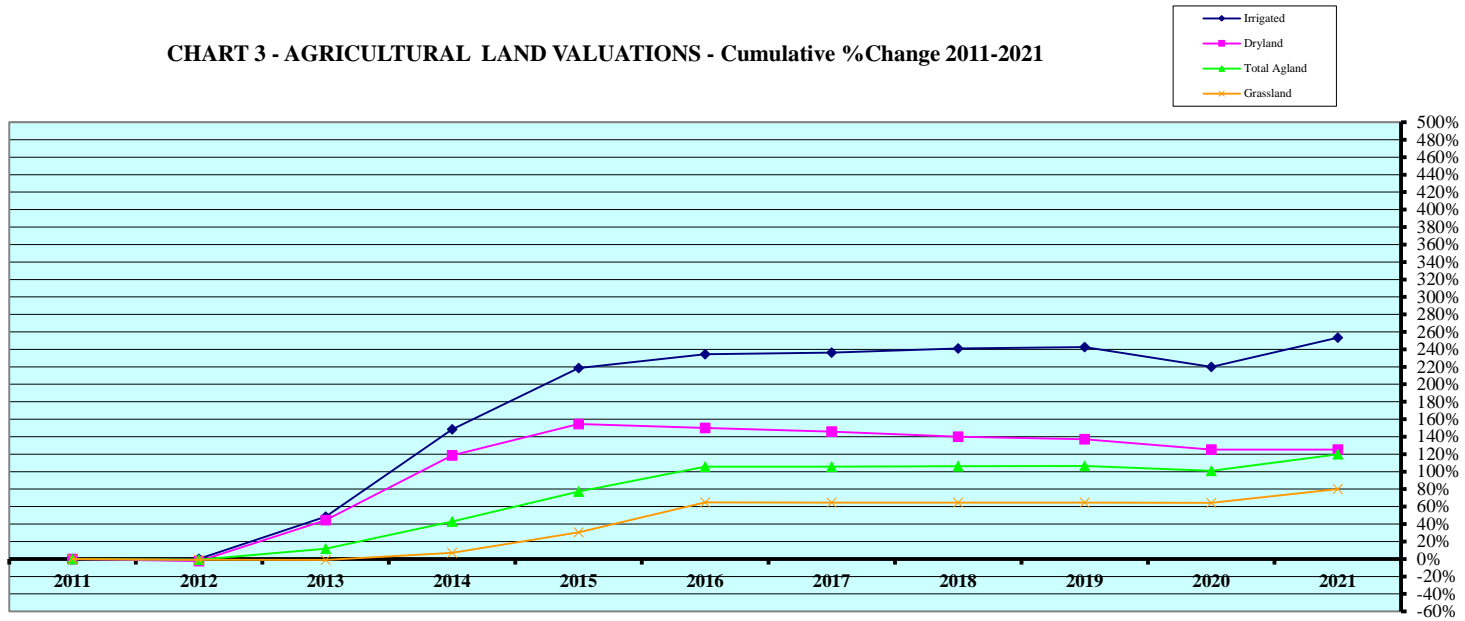
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 57
County LOGAN

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	29,770,163	-	-	-	6,494,171	-	-	-	100,840,462	-	-	-
2012	29,811,201	41,038	0.14%	0.14%	6,338,738	-155,433	-2.39%	-2.39%	99,929,208	-911,254	-0.90%	-0.90%
2013	44,187,428	14,376,227	48.22%	48.43%	9,379,697	3,040,959	47.97%	44.43%	99,774,960	-154,248	-0.15%	-1.06%
2014	73,978,165	29,790,737	67.42%	148.50%	14,200,866	4,821,169	51.40%	118.67%	107,961,583	8,186,623	8.21%	7.06%
2015	94,809,628	20,831,463	28.16%	218.47%	16,531,173	2,330,307	16.41%	154.55%	131,612,799	23,651,216	21.91%	30.52%
2016	99,580,959	4,771,331	5.03%	234.50%	16,237,154	-294,019	-1.78%	150.03%	166,137,476	34,524,677	26.23%	64.75%
2017	100,098,272	517,313	0.52%	236.24%	15,967,164	-269,990	-1.66%	145.87%	166,024,368	-113,108	-0.07%	64.64%
2018	101,497,301	1,399,029	1.40%	240.94%	15,581,484	-385,680	-2.42%	139.93%	165,848,500	-175,868	-0.11%	64.47%
2019	102,009,866	512,565	0.51%	242.66%	15,397,289	-184,195	-1.18%	137.09%	165,844,515	-3,985	0.00%	64.46%
2020	95,256,763	-6,753,103	-6.62%	219.97%	14,628,692	-768,597	-4.99%	125.26%	165,791,750	-52,765	-0.03%	64.41%
2021	105,189,252	9,932,489	10.43%	253.34%	14,627,078	-1,614	-0.01%	125.23%	181,578,759	15,787,009	9.52%	80.07%

Rate Ann.%chg: Irrigated **13.45%** Dryland **8.46%** Grassland **6.06%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	33,933	-	-	-	243	-	-	-	137,138,972	-	-	-
2012	31,838	-2,095	-6.17%	-6.17%	188	-55	-22.63%	-22.63%	136,111,173	-1,027,799	-0.75%	-0.75%
2013	31,556	-282	-0.89%	-7.00%	188	0	0.00%	-22.63%	153,373,829	17,262,656	12.68%	11.84%
2014	31,556	0	0.00%	-7.00%	188	0	0.00%	-22.63%	196,172,358	42,798,529	27.90%	43.05%
2015	31,763	207	0.66%	-6.39%	188	0	0.00%	-22.63%	242,985,551	46,813,193	23.86%	77.18%
2016	31,590	-173	-0.54%	-6.90%	188	0	0.00%	-22.63%	281,987,367	39,001,816	16.05%	105.62%
2017	31,920	330	1.04%	-5.93%	188	0	0.00%	-22.63%	282,121,912	134,545	0.05%	105.72%
2018	31,920	0	0.00%	-5.93%	188	0	0.00%	-22.63%	282,959,393	837,481	0.30%	106.33%
2019	31,920	0	0.00%	-5.93%	188	0	0.00%	-22.63%	283,283,778	324,385	0.11%	106.57%
2020	31,445	-475	-1.49%	-7.33%	22,556	22,368	11897.87%	9182.30%	275,731,206	-7,552,572	-2.67%	101.06%
2021	31,445	0	0.00%	-7.33%	42,043	19,487	86.39%	17201.65%	301,468,577	25,737,371	9.33%	119.83%

Cnty# **57**
County **LOGAN**

Rate Ann.%chg: Total Agric Land **8.20%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	29,207,484	26,154	1,117			7,133,762	18,092	394			81,700,995	133,333	613		
2012	29,767,963	26,660	1,117	-0.02%	-0.02%	6,639,416	16,593	400	1.48%	1.48%	89,688,965	135,300	663	8.18%	9.46%
2013	29,811,201	26,706	1,116	-0.03%	-0.04%	6,338,312	15,732	403	0.69%	2.17%	89,574,800	130,628	686	3.44%	13.24%
2014	44,167,210	28,344	1,558	39.59%	39.54%	9,438,680	14,680	643	59.59%	63.06%	97,239,960	127,646	762	11.09%	25.80%
2015	73,828,292	29,907	2,469	58.42%	121.05%	15,580,715	13,370	1,165	81.25%	195.54%	128,539,130	127,483	1,008	32.36%	66.50%
2016	94,809,627	31,108	3,048	23.46%	172.91%	16,531,126	11,471	1,441	23.66%	265.48%	149,636,865	127,257	1,176	16.62%	94.17%
2017	99,580,959	32,122	3,100	1.72%	177.60%	16,237,154	11,271	1,441	-0.03%	265.36%	164,929,515	127,713	1,291	9.83%	113.25%
2018	99,680,618	32,214	3,094	-0.19%	177.08%	15,967,164	11,077	1,441	0.05%	265.56%	174,353,050	127,360	1,369	6.01%	126.06%
2019	101,500,334	32,850	3,090	-0.15%	176.68%	15,585,527	10,822	1,440	-0.09%	265.22%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	102,009,866	33,005	3,091	0.03%	176.76%	15,393,221	10,696	1,439	-0.07%	264.97%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	95,256,763	33,066	2,881	-6.79%	157.96%	14,628,692	10,734	1,363	-5.30%	245.63%	165,773,307	315,640	525	-59.26%	-14.29%

Rate Annual %chg Average Value/Acre: 9.94%

13.20%

-1.53%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	33,978	2,265	15			243	49	5			135,186,181	365,304	370		
2012	33,933	2,262	15	0.00%	0.00%	243	49	5	0.00%	0.00%	137,159,081	365,302	375	1.46%	1.46%
2013	31,838	2,122	15	0.00%	0.00%	188	38	5	0.12%	0.12%	136,105,448	361,816	376	0.19%	1.65%
2014	31,556	2,104	15	0.00%	0.01%	188	38	5	0.00%	0.12%	136,105,448	361,819	424	12.69%	14.55%
2015	31,556	2,104	15	0.00%	0.01%	188	38	5	0.00%	0.12%	197,006,458	361,788	545	28.45%	47.15%
2016	31,763	2,107	15	0.50%	0.51%	188	38	5	0.00%	0.12%	242,985,923	361,766	672	23.35%	81.50%
2017	31,590	2,106	15	-0.50%	0.01%	188	38	5	0.00%	0.12%	281,831,781	361,466	780	16.08%	110.69%
2018	31,920	2,128	15	-0.01%	0.00%	188	38	5	0.03%	0.14%	281,792,495	361,680	779	-0.07%	110.54%
2019	31,920	2,128	15	0.00%	0.00%	938	39	24	385.98%	386.67%	282,967,262	361,660	782	0.42%	111.43%
2020	31,920	2,128	15	0.00%	0.00%	188	38	5	-79.42%	0.14%	283,259,771	361,643	783	0.11%	111.65%
2021	31,445	2,096	15	0.00%	0.00%	22,556	111	204	3969.83%	3975.65%	275,712,763	361,647	762	-2.67%	106.01%

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LOGAN

Rate Annual %chg Average Value/Acre: 7.50%

(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
716	LOGAN	8,169,252	1,772,453	417,405	14,590,972	4,198,449	0	0	301,468,577	13,670,875	4,324,300	860	348,613,143
<i>cnty sectorvalue % of total value:</i>		2.34%	0.51%	0.12%	4.19%	1.20%			86.48%	3.92%	1.24%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
32	GANDY	4,419	0	0	1,030,544	10,121	0	0	0	0	0	0	1,045,084
4.47%	<i>%sector of county sector</i>	0.05%			7.06%	0.24%							0.30%
	<i>%sector of municipality</i>	0.42%			98.61%	0.97%							100.00%
305	STAPLETON	324,755	366,769	74,310	8,822,771	1,291,710	0	0	6,119	0	0	0	10,886,434
42.60%	<i>%sector of county sector</i>	3.98%	20.69%	17.80%	60.47%	30.77%			0.00%				3.12%
	<i>%sector of municipality</i>	2.98%	3.37%	0.68%	81.04%	11.87%			0.06%				100.00%
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
0	<i>%sector of county sector</i>	0	0	0	0	0	0	0	0	0	0	0	0
	<i>%sector of municipality</i>												
337	Total Municipalities	329,174	366,769	74,310	9,853,315	1,301,831	0	0	6,119	0	0	0	11,931,518
47.07%	<i>%all municip.sectors of cnty</i>	4.03%	20.69%	17.80%	67.53%	31.01%			0.00%				3.42%

Total Real Property Sum Lines 17, 25, & 30	Records : 1,544	Value : 356,144,271	Growth 190,350	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	72	165,239	0	0	35	729,150	107	894,389	
02. Res Improve Land	173	864,266	0	0	35	296,000	208	1,160,266	
03. Res Improvements	173	9,681,580	0	0	37	4,291,190	210	13,972,770	
04. Res Total	245	10,711,085	0	0	72	5,316,340	317	16,027,425	1,975
% of Res Total	77.29	66.83	0.00	0.00	22.71	33.17	20.53	4.50	1.04
05. Com UnImp Land	8	48,339	0	0	0	0	8	48,339	
06. Com Improve Land	31	120,181	0	0	4	265,181	35	385,362	
07. Com Improvements	31	1,360,525	0	0	4	1,518,390	35	2,878,915	
08. Com Total	39	1,529,045	0	0	4	1,783,571	43	3,312,616	0
% of Com Total	90.70	46.16	0.00	0.00	9.30	53.84	2.78	0.93	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	245	10,711,085	0	0	72	5,316,340	317	16,027,425	1,975
% of Res & Rec Total	77.29	66.83	0.00	0.00	22.71	33.17	20.53	4.50	1.04
Com & Ind Total	39	1,529,045	0	0	4	1,783,571	43	3,312,616	0
% of Com & Ind Total	90.70	46.16	0.00	0.00	9.30	53.84	2.78	0.93	0.00
17. Taxable Total	284	12,240,130	0	0	76	7,099,911	360	19,340,041	1,975
% of Taxable Total	78.89	63.29	0.00	0.00	21.11	36.71	23.32	5.43	1.04

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	14	860	14	860	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	24	0	9	33

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	362,719	0	0	972	255,176,379	974	255,539,098
28. Ag-Improved Land	0	0	0	0	191	62,154,737	191	62,154,737
29. Ag Improvements	0	0	0	0	196	19,109,535	196	19,109,535

30. Ag Total				1,170	336,803,370
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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	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	8	8.00	64,000	8	8.00	64,000	
32. HomeSite Improv Land	143	159.10	1,272,800	143	159.10	1,272,800	
33. HomeSite Improvements	149	0.00	14,450,075	149	0.00	14,450,075	188,375
34. HomeSite Total				157	167.10	15,786,875	
35. FarmSite UnImp Land	2	2.00	2,000	2	2.00	2,000	
36. FarmSite Improv Land	168	171.09	171,090	168	171.09	171,090	
37. FarmSite Improvements	187	0.00	4,659,460	187	0.00	4,659,460	0
38. FarmSite Total				189	173.09	4,832,550	
39. Road & Ditches	478	1,573.69	0	478	1,573.69	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				346	1,913.88	20,619,425	188,375

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	1,241.48	3.76%	4,742,451	4.35%	3,820.00
46. 1A	9,900.73	29.97%	37,820,790	34.73%	3,820.00
47. 2A1	125.94	0.38%	453,384	0.42%	3,600.00
48. 2A	6,536.48	19.79%	23,531,328	21.61%	3,600.00
49. 3A1	2,672.15	8.09%	8,163,418	7.50%	3,055.00
50. 3A	828.06	2.51%	2,529,724	2.32%	3,055.00
51. 4A1	4,238.79	12.83%	11,444,733	10.51%	2,700.00
52. 4A	7,490.95	22.68%	20,225,565	18.57%	2,700.00
53. Total	33,034.58	100.00%	108,911,393	100.00%	3,296.89
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,536.27	33.15%	5,092,227	35.02%	1,440.00
56. 2D1	64.20	0.60%	92,448	0.64%	1,440.00
57. 2D	2,947.15	27.63%	4,243,166	29.18%	1,439.75
58. 3D1	656.54	6.15%	886,348	6.10%	1,350.03
59. 3D	256.83	2.41%	346,730	2.38%	1,350.04
60. 4D1	1,464.20	13.73%	1,771,693	12.18%	1,210.01
61. 4D	1,741.95	16.33%	2,107,768	14.50%	1,210.00
62. Total	10,667.14	100.00%	14,540,380	100.00%	1,363.10
Grass					
63. 1G1	18,556.63	5.88%	11,361,597	5.90%	612.27
64. 1G	1,547.23	0.49%	943,815	0.49%	610.00
65. 2G1	6,044.26	1.91%	3,687,011	1.91%	610.00
66. 2G	2,024.83	0.64%	1,235,149	0.64%	610.00
67. 3G1	11,563.75	3.66%	7,006,536	3.64%	605.91
68. 3G	275,926.35	87.39%	168,379,079	87.40%	610.23
69. 4G1	25.01	0.01%	15,256	0.01%	610.00
70. 4G	45.46	0.01%	27,731	0.01%	610.01
71. Total	315,733.52	100.00%	192,656,174	100.00%	610.19
Irrigated Total					
	33,034.58	9.13%	108,911,393	34.45%	3,296.89
Dry Total					
	10,667.14	2.95%	14,540,380	4.60%	1,363.10
Grass Total					
	315,733.52	87.30%	192,656,174	60.93%	610.19
72. Waste	2,096.32	0.58%	31,445	0.01%	15.00
73. Other	140.84	0.04%	44,553	0.01%	316.34
74. Exempt	10.03	0.00%	13,452	0.00%	1,341.18
75. Market Area Total	361,672.40	100.00%	316,183,945	100.00%	874.23

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	33,034.58	108,911,393	33,034.58	108,911,393
77. Dry Land	0.00	0	0.00	0	10,667.14	14,540,380	10,667.14	14,540,380
78. Grass	594.62	362,719	0.00	0	315,138.90	192,293,455	315,733.52	192,656,174
79. Waste	0.00	0	0.00	0	2,096.32	31,445	2,096.32	31,445
80. Other	0.00	0	0.00	0	140.84	44,553	140.84	44,553
81. Exempt	0.00	0	0.00	0	10.03	13,452	10.03	13,452
82. Total	594.62	362,719	0.00	0	361,077.78	315,821,226	361,672.40	316,183,945

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	33,034.58	9.13%	108,911,393	34.45%	3,296.89
Dry Land	10,667.14	2.95%	14,540,380	4.60%	1,363.10
Grass	315,733.52	87.30%	192,656,174	60.93%	610.19
Waste	2,096.32	0.58%	31,445	0.01%	15.00
Other	140.84	0.04%	44,553	0.01%	316.34
Exempt	10.03	0.00%	13,452	0.00%	1,341.18
Total	361,672.40	100.00%	316,183,945	100.00%	874.23

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 Gandy (2)	57	103,594	20	113,470	20	887,090	77	1,104,154	0
83.2 Rural (3)	35	729,150	35	296,000	37	4,291,190	72	5,316,340	1,975
83.3 Stapleton (1)	15	61,645	153	750,796	153	8,794,490	168	9,606,931	0
84 Residential Total	107	894,389	208	1,160,266	210	13,972,770	317	16,027,425	1,975

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Gandy (2)	1	6,725	1	1,095	1	2,670	2	10,490	0
85.2 Rural (3)	0	0	5	276,181	5	1,544,770	5	1,820,951	0
85.3 Stapleton (1)	7	41,614	29	108,086	29	1,331,475	36	1,481,175	0
86 Commercial Total	8	48,339	35	385,362	35	2,878,915	43	3,312,616	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	18,556.63	5.88%	11,361,597	5.90%	612.27
88. 1G	1,547.23	0.49%	943,815	0.49%	610.00
89. 2G1	6,044.26	1.91%	3,687,011	1.91%	610.00
90. 2G	2,024.83	0.64%	1,235,149	0.64%	610.00
91. 3G1	11,563.75	3.66%	7,006,536	3.64%	605.91
92. 3G	275,926.35	87.40%	168,379,079	87.41%	610.23
93. 4G1	25.01	0.01%	15,256	0.01%	610.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	315,688.06	100.00%	192,628,443	100.00%	610.19
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	45.46	100.00%	27,731	100.00%	610.01
104. Total	45.46	100.00%	27,731	100.00%	610.01
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	315,688.06	99.99%	192,628,443	99.99%	610.19
CRP Total	45.46	0.01%	27,731	0.01%	610.01
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	315,733.52	100.00%	192,656,174	100.00%	610.19

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

57 Logan

	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	14,590,972	16,027,425	1,436,453	9.84%	1,975	9.83%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	13,670,875	15,786,875	2,116,000	15.48%	188,375	14.10%
04. Total Residential (sum lines 1-3)	28,261,847	31,814,300	3,552,453	12.57%	190,350	11.90%
05. Commercial	4,198,449	3,312,616	-885,833	-21.10%	0	-21.10%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	4,198,449	3,312,616	-885,833	-21.10%	0	-21.10%
08. Ag-Farmsite Land, Outbuildings	4,324,300	4,832,550	508,250	11.75%	0	11.75%
09. Minerals	860	860	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	4,325,160	4,833,410	508,250	11.75%	0	11.75%
12. Irrigated	105,189,252	108,911,393	3,722,141	3.54%		
13. Dryland	14,627,078	14,540,380	-86,698	-0.59%		
14. Grassland	181,578,759	192,656,174	11,077,415	6.10%		
15. Wasteland	31,445	31,445	0	0.00%		
16. Other Agland	42,043	44,553	2,510	5.97%		
17. Total Agricultural Land	301,468,577	316,183,945	14,715,368	4.88%		
18. Total Value of all Real Property (Locally Assessed)	338,254,033	356,144,271	17,890,238	5.29%	190,350	5.23%

2022 Assessment Survey for Logan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$95,600
7.	Adopted budget, or granted budget if different from above:
	\$95,600
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$25,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$16,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,400
12.	Amount of last year's assessor's budget not used:
	\$36,142

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No - only the rural area is zoned.

3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2003, updated in 2020.

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation, LLC.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation, LLC.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The County requires the contractor to be credentialed and to have professional experience in the appraisal field.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal firm completes the listing work and helps create the depreciation tables, the county assessor reviews the work and ultimately sets the values.

2022 Residential Assessment Survey for Logan County

1.	Valuation data collection done by:								
	Central Plains Valuation, LLC.								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels throughout the county.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.	AG DW	Dwellings located on rural parcels throughout the county.	AG OB	Outbuildings - structures located on rural parcels throughout the county
<u>Valuation Group</u>	<u>Description of unique characteristics</u>								
1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.								
AG DW	Dwellings located on rural parcels throughout the county.								
AG OB	Outbuildings - structures located on rural parcels throughout the county								
3.	List and describe the approach(es) used to estimate the market value of residential properties.								
	The county studies the residential sales and sends out letters to buyers and sellers. Due to an inadequate number of sales, a cost approach rather than a sales comparison or income approach is used.								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?								
	Depreciation studies are developed based on local market information.								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.								
	Only one valuation group is necessary for the residential class.								
6.	Describe the methodology used to determine the residential lot values?								
	The county reviews lot sales and then a square foot cost is used.								
7.	How are rural residential site values developed?								
	To be considered a rural residential property the property must be 20 acres or less. The first acre is valued at \$8,000, and excess acres are valued at \$3,000 up to 20 acres.								
8.	Are there form 191 applications on file?								
	No								
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?								
	N/A								

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2021	2018	2009	2020
	AG DW	2021	2018	2021	2021
	AG OB	2021	2018	2021	2021

Rural Residential and outbuildings were physically inspected in 2020 and the villages were inspected in 2020 by a contract appraisal firm.

Lot study for AG DW & OB completed in 2021..

2022 Commercial Assessment Survey for Logan County

1.	Valuation data collection done by:				
	Central Plains Valuation, LLC.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	An income approach to estimate market value is not possible due to the lack of sales. A cost approach is used with comparable sales used from surrounding areas to establish a price per square foot.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Central Plains Valuation, LLC. would be hired to value unique commercial properties.				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	Depreciation is based on the local and surrounding market information.				
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.				
	Only one valuation group is required for commercial property.				
6.	Describe the methodology used to determine the commercial lot values.				
	Market information and a square foot cost are applied.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2021	2016	2009	2020

2022 Agricultural Assessment Survey for Logan County

1.	Valuation data collection done by:							
	The county assessor collects land use data and Central Plains Valuation, LLC.. collects structure information.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2021
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3.	Describe the process used to determine and monitor market areas.							
	Only one market area is necessary for agricultural land.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational land at this time.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Rural home sites are valued at \$8,000 for the first acre and \$1000 for the building site. Values for 4500 (rural residential) parcels are the first acre is \$8,000, it is then \$3,000/acre up to 20 acres.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	No current intensive use at this time.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Parcels in the Wetland Reserve Program are valued at 100% of grassland value.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CRP							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

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

**LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT
JUNE 15, 2021**

Logan County has 319 residential properties, 43 Commercial Properties and 1168 agricultural properties. There are an estimated 150 personal property filings each year and an estimated 50 homestead exemptions.

Logan County has an official and one full-time clerical that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official and fulltime clerical handle most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land description.

Aerials pictures were taken in 2000-2001, but now just use our Gworks imagery.

Ag-land sales were studied and adjusted value according to sales for dryland, grass and irrigated classes. Added new irrigated acres. In 2016-2017 Tax Valuation Inc took pictures and commercial property was brought up to the Marshall & Swift 2016 pricing with a new 2017 depreciation table. We made no new changes to the land and lot values for residential or commercial. In 2018 we changed our assessing system over to MIPS and we put on new improvements and made no changes to the land and lot value. In 2019 we put on new improvements, added new irrigation and made no changes to the land and lot value. In January 2020 we implemented a new soil survey. In 2020 we lowered values in some classes of dryland and irrigated, also added some new irrigated acres. We made a 16% increase to all residential property in Stapleton and Gandy and all residential acreages. We changed buildings from utility farm buildings to what they actually are and added a new building depreciation for 2020. In 2020-2021 hired Central Plains Valuation to review and take pictures of all residential property in Stapleton, Gandy and rural residential acreages. Work done by Central Plains Valuation in 2020-2021 was entered on the computer and Residential and Mobile Home pricing was brought up to Marshall Swift 2018 pricing with a new 2021 depreciation table. In 2021 we implemented a new depreciation schedule for all outbuildings and grain bins. In 2021 we also raised some of our irrigated land class pricing and all of our grassland pricing.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2021-2022 we plan to do a reappraisal of all our Agricultural improved property and all commercial property, update pictures and add any new improvements and changes to land classifications. In 2021-2022 we plan to do an update of any improvements off of the Gworks imagery for 2020, pick up irrigation, buildings etc and pick up any new improvements. In 2022-2023 we plan on a review of Stapleton, Gandy and rural residential acreages. In 2023-2024 we plan on a review of the north ½ of Logan County. We study sales in Ag, Commercial and Residential for all three years to change our values as needed.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers
Logan County Assessor