

NEBRASKA

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DEPARTMENT OF REVENUE

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

NANCE 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 Nance 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 Nance 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: Megan Zoucha, Nance 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.

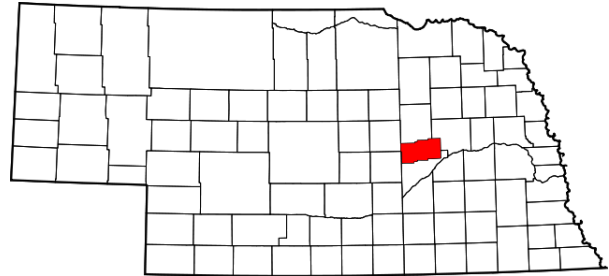
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

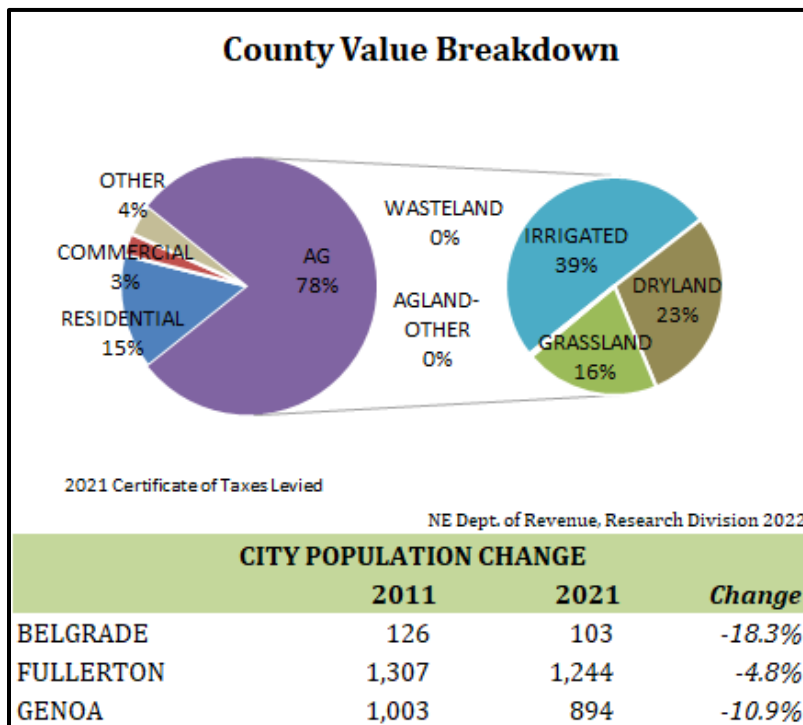
**Further information may be found in Exhibit 94*

County Overview

With a total area of 442 square miles, Nance County has 3,380 residents, per the Census Bureau Quick Facts for 2020, a 10% population decline from the 2010 U.S. Census. Reports indicate that 81% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$85,687 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



There is not a commercial hub in Nance County; rather, the commercial properties are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 91 employer establishments with total employment of 436, for a 3% decrease in employment since 2019.



Agricultural land is the single largest contributor to the valuation base of the county by an overwhelming majority. A mix of grass and irrigated land makes up the majority of the land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).

2022 Residential Correlation for Nance County

Assessment Actions

All Fullerton, Genoa, and Belgrade residential photos were updated. A statistical analysis was completed by the assessor and adjustments were made to four areas. Fullerton was increased by 20%, Genoa was increased by 15%, Belgrade saw a 20% adjustment and the rural properties were reappraised.

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

Assessment Practice Review

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

Sales verification and qualification processes were reviewed and the county falls near the state average. Review of the qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Nance county has four valuation groups which typically mirror the assessor locations. Residential costing is currently 2014 with the exception being rural that was updated to 2021. Depreciation tables for all but rural are from 2013. A lot study is to be completed next year.

The county is within the six-year review cycle. Nance county does not have a valuation methodology, but as discussed at our assessment practice review, the county assessor will work on completing a methodology.

Description of Analysis

The Nance County assessor has identified four valuation groups.

Valuation Group	Description
1	Fullerton
2	Belgrade
3	Genoa and Suburban Genoa
4	Rural

A statistical profile for the county shows 79 residential sales. The mean is slightly higher than the acceptable range while the other measures of central tendency are within the range. The COD and PRD are also slightly high. The sales price substratum shows a slightly regressive pattern; however, most price points with sufficient sales are near the acceptable range, suggesting that outliers exist.

2022 Residential Correlation for Nance County

SALE PRICE *			COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE								
___ Low \$ Ranges ___								
Less Than	5,000		3	104.03	99.96	99.80	05.35	100.16
Less Than	15,000		4	96.80	86.24	69.67	19.54	123.78
Less Than	30,000		11	102.08	103.00	105.40	21.25	97.72
___ Ranges Excl. Low \$ ___								
Greater Than	4,999		76	94.88	100.56	95.39	22.40	105.42
Greater Than	14,999		75	95.32	101.30	95.46	21.88	106.12
Greater Than	29,999		68	94.88	100.14	95.22	21.63	105.17
___ Incremental Ranges ___								
0	TO	4,999	3	104.03	99.96	99.80	05.35	100.16
5,000	TO	14,999	1	45.08	45.08	45.08	00.00	100.00
15,000	TO	29,999	7	102.08	112.58	111.28	22.81	101.17
30,000	TO	59,999	7	118.80	128.66	128.70	40.69	101.55
60,000	TO	99,999	23	101.17	103.74	103.98	18.34	99.77
100,000	TO	149,999	16	92.57	93.82	93.82	10.44	100.00
150,000	TO	249,999	14	87.54	92.52	91.85	21.32	100.73
250,000	TO	499,999	8	91.55	90.82	89.51	13.07	101.46
500,000	TO	999,999						
1,000,000 +								
___ ALL ___			79	95.32	100.54	95.39	21.79	105.40

All valuation groups, except Valuation Group 2 with 7 sales is within the acceptable range. Although the sample is small all three measures of central tendency are below the acceptable range, and the qualitative statistics are near the acceptable range. The sample is extremely small, and was increased 20% this year, at the same rate as Valuation Group 1. Based on the equalized market adjustment, the valuation group is determined to be within the acceptable range.

Comparison of the statistics and the 2022 County Abstract of Assessment for Real Property Form 45 Compared to the Certificate of Taxes Levied (CTL) Report indicated that both the sold properties and the abstract changed similarly.

Equalization and Quality of Assessment

Based on the review of assessment practice, and the statistical analysis of valuation groups with a reliable number of sales, the quality of assessment in the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP			COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE								
1			38	98.24	103.10	97.48	22.76	105.77
2			7	89.57	86.12	82.49	14.32	104.40
3			25	100.30	102.84	94.52	24.00	108.80
4			9	94.00	94.56	94.44	08.18	100.13
___ ALL ___			79	95.32	100.54	95.39	21.79	105.40

2022 Residential Correlation for Nance County

Level of Value

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

2022 Commercial Correlation for Nance County

Assessment Actions

The Nance County assessor decreased all retail stores with an occupancy code of 353, bars and taverns, and restaurants by 10% this year. Pick-up work and a sales review were completed and added to the assessment roll.

Assessment Practice Review

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

The review of the sales verification and qualifications indicates the usability is comparable to similar size counties for the commercial property class. A trimmed analysis was completed to test the impact of the qualification decisions on the calculated statistics, using 20 commercial sales, no bias was detected. A review of the sales roster shows that all disqualified sales have a valid reason for not being used.

Four commercial valuation groups are used, based on the assessor locations. All commercial lot studies were last completed in 2010, with costing updated in 2017 and depreciation tables updated in 2018. An on-staff appraiser uses cost and sales comparison approach for the commercial properties.

Description of Analysis

The overall median is at 98% while the weighted mean and the mean are low at 84% and 85% respectively. With only 14 sales in total, and dispersion in the measures of central tendency, there is insufficient statistical relevance to make a judgement on the level of value.

All four commercial valuation groups had at least one sale, but none have a sufficient sample of sales. A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows a decrease in value consistent with the assessment actions for this year.

Equalization and Quality of Assessment

Based on the review of assessment practices in Nance County it is determined that 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 Nance County is determined to be at the statutory level of 100% of market value.

2022 Agricultural Correlation for Nance County

Assessment Actions

For the agricultural land class, Nance County has two market areas. Market Area two did not change this year, while Market Area one had an average decrease in irrigated land of 18%, and a decrease in dryland of 8%.

Homesite acres and first acres were both increased to \$18,000.

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.

Sales verification and qualification is reviewed on a yearly basis. Nance counties sale usability for the agricultural property class is below the statewide average. A trimmed analysis was completed, and no sales bias was detected. The sales rosters showed all non-qualified sales have explanation for the non-qualification of sales.

Nance County has two market areas, and land use was completed in both in 2020. Questionnaires are completed from buyers/sellers for detailed information as well as property inspections. Agricultural Outbuildings and Dwellings were last inspected in 2020, with costing and depreciation tables from 2013-2014.

Intensive use for the county includes one chicken barn, several feedlots and hog confinements. There are not any special valuation applications on file. Nance County has identified 5,161 acres enrolled in the government programs.

Description of Analysis

The Nance County Assessor has two market areas defined for agricultural analysis. Overall, two of the three measures of central tendency are within the acceptable range and show strong support of each other. The COD is also within the acceptable range indicating the data used for measurement appears reliable. Both market areas are also within the acceptable range.

The statistical profile shows 29 qualified sales within Nance County. In the 80% Majority Land Use (MLU) substrata, irrigated and dry both had acceptable medians, while grass sales varied greatly. Comparing the grassland values on the 2022 Average Acre Value Comparison with surrounding counties, Nance County is similar and therefore equalized.

Analysis of the 2022 County Abstract of Assessment for Real Property Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates a decrease in value of 5% for the agricultural class.

2022 Agricultural Correlation for Nance County

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural class of property in Nance 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	7	78.25	78.37	74.06	11.73	105.82
1	3	78.25	81.84	83.22	05.20	98.34
2	4	77.29	75.77	70.81	16.83	107.00
<u> Dry </u>						
County	7	73.59	72.67	72.13	09.25	100.75
1	4	73.80	74.52	75.54	04.70	98.65
2	3	63.30	70.20	68.60	12.35	102.33
<u> Grass </u>						
County	2	96.39	96.39	68.29	34.64	141.15
1	1	63.00	63.00	63.00	00.00	100.00
2	1	129.77	129.77	129.77	00.00	100.00
<u> ALL </u>	29	73.35	73.24	67.28	17.85	108.86

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nance County is 73%.

2022 Opinions of the Property Tax Administrator for Nance 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary

for Nance County

Residential Real Property - Current

Number of Sales	79	Median	95.32
Total Sales Price	\$9,374,400	Mean	100.54
Total Adj. Sales Price	\$9,374,400	Wgt. Mean	95.39
Total Assessed Value	\$8,942,680	Average Assessed Value of the Base	\$76,195
Avg. Adj. Sales Price	\$118,663	Avg. Assessed Value	\$113,198

Confidence Interval - Current

95% Median C.I	91.79 to 102.08
95% Wgt. Mean C.I	89.84 to 100.95
95% Mean C.I	93.91 to 107.17
% of Value of the Class of all Real Property Value in the County	13.88
% of Records Sold in the Study Period	4.37
% of Value Sold in the Study Period	6.49

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	85	100	90.39
2020	72	98	98.27
2019	64	100	99.40
2018	66	95	94.81

2022 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	14	Median	97.84
Total Sales Price	\$643,500	Mean	84.94
Total Adj. Sales Price	\$643,500	Wgt. Mean	84.44
Total Assessed Value	\$543,340	Average Assessed Value of the Base	\$130,578
Avg. Adj. Sales Price	\$45,964	Avg. Assessed Value	\$38,810

Confidence Interval - Current

95% Median C.I	37.09 to 115.65
95% Wgt. Mean C.I	66.82 to 102.05
95% Mean C.I	62.67 to 107.21
% of Value of the Class of all Real Property Value in the County	2.87
% of Records Sold in the Study Period	6.42
% of Value Sold in the Study Period	1.91

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	9	100	100.28
2020	9	100	99.66
2019	9	100	98.43
2018	14	100	98.79

63 Nance
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 : 79
Total Sales Price : 9,374,400
Total Adj. Sales Price : 9,374,400
Total Assessed Value : 8,942,680
Avg. Adj. Sales Price : 118,663
Avg. Assessed Value : 113,198

MEDIAN : 95
WGT. MEAN : 95
MEAN : 101
COD : 21.79
PRD : 105.40

COV : 29.90
STD : 30.06
Avg. Abs. Dev : 20.77
MAX Sales Ratio : 228.03
MIN Sales Ratio : 45.08

95% Median C.I. : 91.79 to 102.08
95% Wgt. Mean C.I. : 89.84 to 100.95
95% Mean C.I. : 93.91 to 107.17

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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	7	93.10	98.02	90.19	17.89	108.68	68.68	154.14	68.68 to 154.14	138,071	124,526	
01-JAN-20 To 31-MAR-20	4	101.15	101.38	98.94	20.88	102.47	77.03	126.20	N/A	140,750	139,260	
01-APR-20 To 30-JUN-20	10	89.80	86.36	80.54	15.39	107.23	56.98	118.72	63.27 to 99.38	115,650	93,140	
01-JUL-20 To 30-SEP-20	19	97.61	107.90	104.03	25.59	103.72	46.00	228.03	90.63 to 122.85	103,732	107,914	
01-OCT-20 To 31-DEC-20	9	105.75	110.86	108.88	27.24	101.82	45.08	177.92	74.07 to 144.83	64,111	69,802	
01-JAN-21 To 31-MAR-21	11	102.08	99.07	98.56	12.34	100.52	68.83	130.16	75.13 to 115.49	157,818	155,545	
01-APR-21 To 30-JUN-21	13	90.55	97.82	97.00	20.61	100.85	68.52	171.66	76.35 to 115.09	125,062	121,313	
01-JUL-21 To 30-SEP-21	6	94.24	96.36	79.10	20.81	121.82	63.82	137.58	63.82 to 137.58	129,783	102,653	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	40	93.95	100.13	94.71	21.93	105.72	46.00	228.03	90.63 to 99.38	116,423	110,262	
01-OCT-20 To 30-SEP-21	39	101.89	100.96	96.07	19.73	105.09	45.08	177.92	86.24 to 105.75	120,962	116,210	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	42	95.77	102.78	97.65	24.82	105.25	45.08	228.03	91.24 to 105.17	101,605	99,215	
<u>ALL</u>	79	95.32	100.54	95.39	21.79	105.40	45.08	228.03	91.79 to 102.08	118,663	113,198	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	38	98.24	103.10	97.48	22.76	105.77	46.00	177.92	90.55 to 115.09	98,613	96,124	
2	7	89.57	86.12	82.49	14.32	104.40	45.08	106.27	45.08 to 106.27	32,029	26,421	
3	25	100.30	102.84	94.52	24.00	108.80	60.57	228.03	81.98 to 104.77	133,020	125,728	
4	9	94.00	94.56	94.44	08.18	100.13	77.03	115.49	84.45 to 105.04	230,822	217,982	
<u>ALL</u>	79	95.32	100.54	95.39	21.79	105.40	45.08	228.03	91.79 to 102.08	118,663	113,198	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	79	95.32	100.54	95.39	21.79	105.40	45.08	228.03	91.79 to 102.08	118,663	113,198	
06												
07												
<u>ALL</u>	79	95.32	100.54	95.39	21.79	105.40	45.08	228.03	91.79 to 102.08	118,663	113,198	

63 Nance
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 : 79
 Total Sales Price : 9,374,400
 Total Adj. Sales Price : 9,374,400
 Total Assessed Value : 8,942,680
 Avg. Adj. Sales Price : 118,663
 Avg. Assessed Value : 113,198

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 101
 COD : 21.79
 PRD : 105.40

COV : 29.90
 STD : 30.06
 Avg. Abs. Dev : 20.77
 MAX Sales Ratio : 228.03
 MIN Sales Ratio : 45.08

95% Median C.I. : 91.79 to 102.08
 95% Wgt. Mean C.I. : 89.84 to 100.95
 95% Mean C.I. : 93.91 to 107.17

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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	3	104.03	99.96	99.80	05.35	100.16	89.57	106.27	N/A	3,400	3,393
Less Than 15,000	4	96.80	86.24	69.67	19.54	123.78	45.08	106.27	N/A	5,675	3,954
Less Than 30,000	11	102.08	103.00	105.40	21.25	97.72	45.08	144.83	76.35 to 142.07	14,609	15,398
Ranges Excl. Low \$											
Greater Than 4,999	76	94.88	100.56	95.39	22.40	105.42	45.08	228.03	91.24 to 102.08	123,213	117,533
Greater Than 14,999	75	95.32	101.30	95.46	21.88	106.12	46.00	228.03	91.79 to 102.08	124,689	119,025
Greater Than 29,999	68	94.88	100.14	95.22	21.63	105.17	46.00	228.03	90.63 to 101.89	135,496	129,019
Incremental Ranges											
0 TO 4,999	3	104.03	99.96	99.80	05.35	100.16	89.57	106.27	N/A	3,400	3,393
5,000 TO 14,999	1	45.08	45.08	45.08	00.00	100.00	45.08	45.08	N/A	12,500	5,635
15,000 TO 29,999	7	102.08	112.58	111.28	22.81	101.17	76.35	144.83	76.35 to 144.83	19,714	21,937
30,000 TO 59,999	7	118.80	128.66	126.70	40.69	101.55	46.00	228.03	46.00 to 228.03	40,143	50,859
60,000 TO 99,999	23	101.17	103.74	103.98	18.34	99.77	60.57	171.66	88.35 to 105.75	81,600	84,847
100,000 TO 149,999	16	92.57	93.82	93.82	10.44	100.00	68.68	137.31	86.24 to 97.09	126,063	118,268
150,000 TO 249,999	14	87.54	92.52	91.85	21.32	100.73	63.82	126.20	70.74 to 118.60	193,107	177,359
250,000 TO 499,999	8	91.55	90.82	89.51	13.07	101.46	63.27	115.49	63.27 to 115.49	291,925	261,312
500,000 TO 999,999											
1,000,000 +											
ALL	79	95.32	100.54	95.39	21.79	105.40	45.08	228.03	91.79 to 102.08	118,663	113,198

63 Nance
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 : 14
Total Sales Price : 643,500
Total Adj. Sales Price : 643,500
Total Assessed Value : 543,340
Avg. Adj. Sales Price : 45,964
Avg. Assessed Value : 38,810

MEDIAN : 98
WGT. MEAN : 84
MEAN : 85
COD : 29.11
PRD : 100.59

COV : 45.42
STD : 38.58
Avg. Abs. Dev : 28.48
MAX Sales Ratio : 144.40
MIN Sales Ratio : 17.54

95% Median C.I. : 37.09 to 115.65
95% Wgt. Mean C.I. : 66.82 to 102.05
95% Mean C.I. : 62.67 to 107.21

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	115.21	115.21	106.83	13.95	107.84	99.14	131.27	N/A	23,000	24,570
01-JUL-19 To 30-SEP-19	1	97.84	97.84	97.84	00.00	100.00	97.84	97.84	N/A	40,000	39,135
01-OCT-19 To 31-DEC-19	2	99.06	99.06	99.85	01.23	99.21	97.84	100.28	N/A	112,500	112,328
01-JAN-20 To 31-MAR-20	1	37.09	37.09	37.09	00.00	100.00	37.09	37.09	N/A	5,500	2,040
01-APR-20 To 30-JUN-20	2	103.04	103.04	100.62	12.25	102.41	90.42	115.65	N/A	24,750	24,903
01-JUL-20 To 30-SEP-20	1	17.54	17.54	17.54	00.00	100.00	17.54	17.54	N/A	32,500	5,700
01-OCT-20 To 31-DEC-20	1	65.86	65.86	65.86	00.00	100.00	65.86	65.86	N/A	160,000	105,370
01-JAN-21 To 31-MAR-21	2	84.50	84.50	80.33	24.67	105.19	63.65	105.34	N/A	31,250	25,103
01-APR-21 To 30-JUN-21	2	83.60	83.60	76.84	72.73	108.80	22.80	144.40	N/A	11,250	8,645
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	3	99.14	109.42	102.65	11.24	106.60	97.84	131.27	N/A	28,667	29,425
01-OCT-19 To 30-SEP-20	6	94.13	76.47	90.30	29.87	84.68	17.54	115.65	17.54 to 115.65	52,083	47,033
01-OCT-20 To 30-SEP-21	5	65.86	80.41	70.56	49.59	113.96	22.80	144.40	N/A	49,000	34,573
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	5	99.14	105.27	100.62	07.23	104.62	97.84	131.27	N/A	62,200	62,586
01-JAN-20 To 31-DEC-20	5	65.86	65.31	65.82	45.99	99.23	17.54	115.65	N/A	49,500	32,583
<u>ALL</u>	14	97.84	84.94	84.44	29.11	100.59	17.54	144.40	37.09 to 115.65	45,964	38,810

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	115.65	109.08	94.96	21.03	114.87	63.65	144.40	N/A	21,600	20,511
2	2	29.95	29.95	27.17	23.87	110.23	22.80	37.09	N/A	9,000	2,445
3	6	97.84	80.59	75.30	20.63	107.03	17.54	105.34	17.54 to 105.34	55,417	41,729
4	1	100.28	100.28	100.28	00.00	100.00	100.28	100.28	N/A	185,000	185,520
<u>ALL</u>	14	97.84	84.94	84.44	29.11	100.59	17.54	144.40	37.09 to 115.65	45,964	38,810

63 Nance
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 : 14
Total Sales Price : 643,500
Total Adj. Sales Price : 643,500
Total Assessed Value : 543,340
Avg. Adj. Sales Price : 45,964
Avg. Assessed Value : 38,810

MEDIAN : 98
WGT. MEAN : 84
MEAN : 85
COD : 29.11
PRD : 100.59

COV : 45.42
STD : 38.58
Avg. Abs. Dev : 28.48
MAX Sales Ratio : 144.40
MIN Sales Ratio : 17.54

95% Median C.I. : 37.09 to 115.65
95% Wgt. Mean C.I. : 66.82 to 102.05
95% Mean C.I. : 62.67 to 107.21

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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	14	97.84	84.94	84.44	29.11	100.59	17.54	144.40	37.09 to 115.65	45,964	38,810
04											
<u>ALL</u>	<u>14</u>	<u>97.84</u>	<u>84.94</u>	<u>84.44</u>	<u>29.11</u>	<u>100.59</u>	<u>17.54</u>	<u>144.40</u>	<u>37.09 to 115.65</u>	<u>45,964</u>	<u>38,810</u>

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	4	84.18	83.89	86.59	64.09	96.88	22.80	144.40	N/A	9,750	8,443
Less Than 30,000	7	105.34	92.42	96.84	32.68	95.44	22.80	144.40	22.80 to 144.40	16,214	15,701
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	97.84	84.94	84.44	29.11	100.59	17.54	144.40	37.09 to 115.65	45,964	38,810
Greater Than 14,999	10	97.84	85.36	84.30	18.69	101.26	17.54	115.65	63.65 to 105.34	60,450	50,957
Greater Than 29,999	7	97.84	77.45	81.78	21.93	94.71	17.54	100.28	17.54 to 100.28	75,714	61,919
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	84.18	83.89	86.59	64.09	96.88	22.80	144.40	N/A	9,750	8,443
15,000 TO 29,999	3	105.34	103.80	102.20	07.98	101.57	90.42	115.65	N/A	24,833	25,380
30,000 TO 59,999	5	97.84	75.20	77.05	23.67	97.60	17.54	99.14	N/A	37,000	28,508
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	83.07	83.07	84.32	20.72	98.52	65.86	100.28	N/A	172,500	145,445
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>14</u>	<u>97.84</u>	<u>84.94</u>	<u>84.44</u>	<u>29.11</u>	<u>100.59</u>	<u>17.54</u>	<u>144.40</u>	<u>37.09 to 115.65</u>	<u>45,964</u>	<u>38,810</u>

63 Nance
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 : 14
Total Sales Price : 643,500
Total Adj. Sales Price : 643,500
Total Assessed Value : 543,340
Avg. Adj. Sales Price : 45,964
Avg. Assessed Value : 38,810

MEDIAN : 98
WGT. MEAN : 84
MEAN : 85
COD : 29.11
PRD : 100.59

COV : 45.42
STD : 38.58
Avg. Abs. Dev : 28.48
MAX Sales Ratio : 144.40
MIN Sales Ratio : 17.54

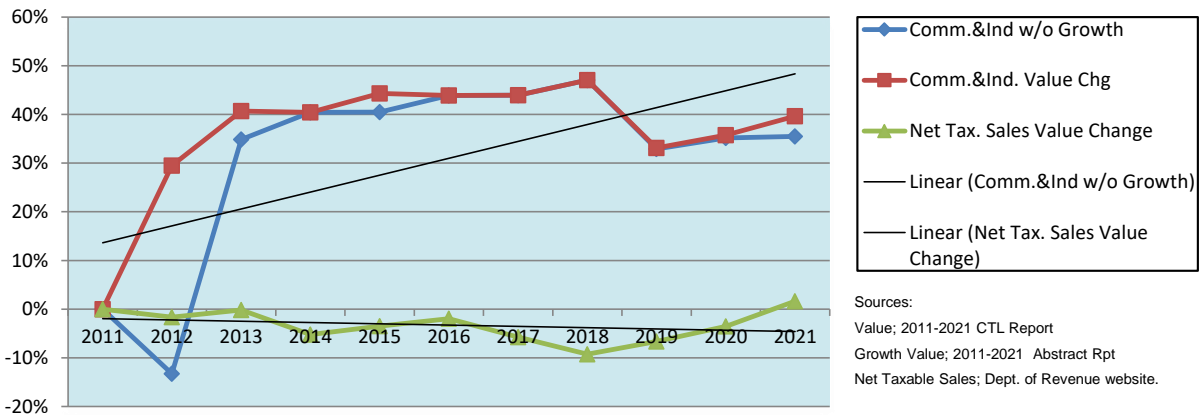
95% Median C.I. : 37.09 to 115.65
95% Wgt. Mean C.I. : 66.82 to 102.05
95% Mean C.I. : 62.67 to 107.21

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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	17.54	17.54	17.54	00.00	100.00	17.54	17.54	N/A	32,500	5,700
346	1	37.09	37.09	37.09	00.00	100.00	37.09	37.09	N/A	5,500	2,040
350	2	102.24	102.24	101.73	03.03	100.50	99.14	105.34	N/A	30,000	30,518
353	1	115.65	115.65	115.65	00.00	100.00	115.65	115.65	N/A	20,000	23,130
406	3	131.27	113.11	90.17	20.51	125.44	63.65	144.40	N/A	19,500	17,583
434	1	65.86	65.86	65.86	00.00	100.00	65.86	65.86	N/A	160,000	105,370
442	3	97.84	95.37	95.84	02.52	99.51	90.42	97.84	N/A	36,500	34,982
479	1	22.80	22.80	22.80	00.00	100.00	22.80	22.80	N/A	12,500	2,850
531	1	100.28	100.28	100.28	00.00	100.00	100.28	100.28	N/A	185,000	185,520
<u>ALL</u>	<u>14</u>	<u>97.84</u>	<u>84.94</u>	<u>84.44</u>	<u>29.11</u>	<u>100.59</u>	<u>17.54</u>	<u>144.40</u>	<u>37.09 to 115.65</u>	<u>45,964</u>	<u>38,810</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995		\$ 17,629,232	
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
2016	\$ 28,962,520	\$ -	0.00%	\$ 28,962,520	-0.28%	\$ 17,280,867	1.57%
2017	\$ 28,972,340	\$ -	0.00%	\$ 28,972,340	0.03%	\$ 16,613,699	-3.86%
2018	\$ 29,597,840	\$ -	0.00%	\$ 29,597,840	2.16%	\$ 15,997,934	-3.71%
2019	\$ 26,794,695	\$ 45,635	0.17%	\$ 26,749,060	-9.62%	\$ 16,462,797	2.91%
2020	\$ 27,318,540	\$ 115,780	0.42%	\$ 27,202,760	1.52%	\$ 17,006,689	3.30%
2021	\$ 28,106,675	\$ 842,065	3.00%	\$ 27,264,610	-0.20%	\$ 17,916,459	5.35%
Ann %chg	3.40%			Average	-1.57%	0.16%	0.22%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-13.26%	29.51%	-1.65%
2013	34.86%	40.71%	-0.17%
2014	40.42%	40.42%	-5.24%
2015	40.48%	44.30%	-3.49%
2016	43.90%	43.90%	-1.98%
2017	43.95%	43.95%	-5.76%
2018	47.06%	47.06%	-9.25%
2019	32.90%	33.13%	-6.62%
2020	35.16%	35.73%	-3.53%
2021	35.46%	39.65%	1.63%

County Number	63
County Name	Nance

63 Nance
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 : 29
Total Sales Price : 21,181,294
Total Adj. Sales Price : 21,181,294
Total Assessed Value : 14,251,230
Avg. Adj. Sales Price : 730,389
Avg. Assessed Value : 491,422

MEDIAN : 73
WGT. MEAN : 67
MEAN : 73
COD : 17.85
PRD : 108.86

COV : 25.29
STD : 18.52
Avg. Abs. Dev : 13.09
MAX Sales Ratio : 129.77
MIN Sales Ratio : 31.60

95% Median C.I. : 63.30 to 81.08
95% Wgt. Mean C.I. : 60.70 to 73.87
95% Mean C.I. : 66.20 to 80.28

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	4	67.92	63.21	56.69	23.98	111.50	31.60	85.39	N/A	792,186	449,104
01-JAN-19 To 31-MAR-19	3	81.98	82.06	76.09	15.53	107.85	63.00	101.19	N/A	754,867	574,380
01-APR-19 To 30-JUN-19	1	61.92	61.92	61.92	00.00	100.00	61.92	61.92	N/A	969,900	600,520
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	4	78.31	71.11	69.82	23.43	101.85	38.07	89.74	N/A	688,459	480,679
01-JAN-20 To 31-MAR-20	4	66.05	66.14	66.19	04.07	99.92	63.30	69.16	N/A	789,638	522,699
01-APR-20 To 30-JUN-20	1	72.31	72.31	72.31	00.00	100.00	72.31	72.31	N/A	168,000	121,480
01-JUL-20 To 30-SEP-20	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
01-OCT-20 To 31-DEC-20	3	77.54	71.29	64.89	08.68	109.86	58.07	78.25	N/A	749,965	486,670
01-JAN-21 To 31-MAR-21	5	73.35	68.95	62.24	10.58	110.78	57.77	81.08	N/A	829,554	516,293
01-APR-21 To 30-JUN-21	3	87.13	84.48	83.16	05.55	101.59	75.89	90.42	N/A	736,667	612,632
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	8	68.30	70.11	64.34	22.58	108.97	31.60	101.19	31.60 to 101.19	800,406	515,009
01-OCT-19 To 30-SEP-20	10	68.83	75.11	68.91	21.68	109.00	38.07	129.77	63.30 to 89.74	617,039	425,179
01-OCT-20 To 30-SEP-21	11	75.89	73.82	68.30	11.11	108.08	57.77	90.42	58.07 to 87.13	782,515	534,488
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	8	74.72	74.07	70.91	22.03	104.46	38.07	101.19	38.07 to 101.19	748,542	530,797
01-JAN-20 To 31-DEC-20	9	69.16	75.61	66.87	16.77	113.07	58.07	129.77	63.30 to 78.25	629,605	421,009
<u>ALL</u>	29	73.35	73.24	67.28	17.85	108.86	31.60	129.77	63.30 to 81.08	730,389	491,422

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	14	72.95	69.71	65.40	13.35	106.59	31.60	89.74	62.24 to 81.08	586,075	383,312
2	15	73.35	76.54	68.47	22.10	111.79	38.07	129.77	61.92 to 89.17	865,083	592,324
<u>ALL</u>	29	73.35	73.24	67.28	17.85	108.86	31.60	129.77	63.30 to 81.08	730,389	491,422

63 Nance
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 : 29
Total Sales Price : 21,181,294
Total Adj. Sales Price : 21,181,294
Total Assessed Value : 14,251,230
Avg. Adj. Sales Price : 730,389
Avg. Assessed Value : 491,422

MEDIAN : 73
WGT. MEAN : 67
MEAN : 73
COD : 17.85
PRD : 108.86

COV : 25.29
STD : 18.52
Avg. Abs. Dev : 13.09
MAX Sales Ratio : 129.77
MIN Sales Ratio : 31.60

95% Median C.I. : 63.30 to 81.08
95% Wgt. Mean C.I. : 60.70 to 73.87
95% Mean C.I. : 66.20 to 80.28

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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	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	410,000	370,740
2	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	410,000	370,740
Dry											
County	4	68.65	70.30	69.38	11.20	101.33	61.92	81.98	N/A	734,531	509,629
1	2	77.99	77.99	80.17	05.12	97.28	74.00	81.98	N/A	569,350	456,448
2	2	62.61	62.61	62.55	01.10	100.10	61.92	63.30	N/A	899,712	562,810
Grass											
County	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
2	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
ALL	29	73.35	73.24	67.28	17.85	108.86	31.60	129.77	63.30 to 81.08	730,389	491,422

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	7	78.25	78.37	74.06	11.73	105.82	58.07	90.42	58.07 to 90.42	766,961	568,005
1	3	78.25	81.84	83.22	05.20	98.34	77.54	89.74	N/A	468,978	390,278
2	4	77.29	75.77	70.81	16.83	107.00	58.07	90.42	N/A	990,449	701,300
Dry											
County	7	73.59	72.67	72.13	09.25	100.75	61.92	85.39	61.92 to 85.39	712,303	513,802
1	4	73.80	74.52	75.54	04.70	98.65	68.50	81.98	N/A	634,675	479,420
2	3	63.30	70.20	68.60	12.35	102.33	61.92	85.39	N/A	815,808	559,645
Grass											
County	2	96.39	96.39	68.29	34.64	141.15	63.00	129.77	N/A	567,500	387,548
1	1	63.00	63.00	63.00	00.00	100.00	63.00	63.00	N/A	1,045,000	658,300
2	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	90,000	116,795
ALL	29	73.35	73.24	67.28	17.85	108.86	31.60	129.77	63.30 to 81.08	730,389	491,422

Nance County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	4,099	4,094	3,989	3,985	3,979	3,899	3,900	3,797	3,996
Boone	1	5,410	5,386	5,410	5,383	4,397	5,370	5,384	5,383	5,390
Merrick	1	4,800	4,525	4,225	4,000	3,800	3,700	3,550	3,150	4,155
Howard	7300	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	4,254
Greeley	2	5,090	4,700	4,490	4,375	4,260	4,230	4,210	3,750	4,339
Nance	2	5,300	5,300	5,300	5,250	5,250	5,250	5,200	5,200	5,265
Platte	6	9,088	8,500	7,751	7,500	6,900	6,498	6,000	5,400	7,253
Platte	3	6,399	6,100	5,572	5,214	4,900	4,473	4,100	3,650	5,307
Merrick	1	4,800	4,525	4,225	4,000	3,800	3,700	3,550	3,150	4,155

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2,399	2,400	2,294	2,293	2,288	2,196	2,200	2,200	2,300
Boone	1	4,435	4,403	4,435	4,109	3,668	4,410	4,407	4,406	4,406
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,313
Howard	7300	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	2,279
Greeley	2	n/a	2,165	2,165	2,165	2,075	2,050	1,800	1,715	1,993
Nance	2	3,975	3,950	3,925	3,925	3,875	3,850	3,800	3,800	3,895
Platte	6	6,493	6,100	5,553	5,499	5,100	4,599	3,800	2,900	5,216
Platte	3	5,200	5,050	4,851	4,700	4,410	4,104	3,300	2,800	4,409
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,313

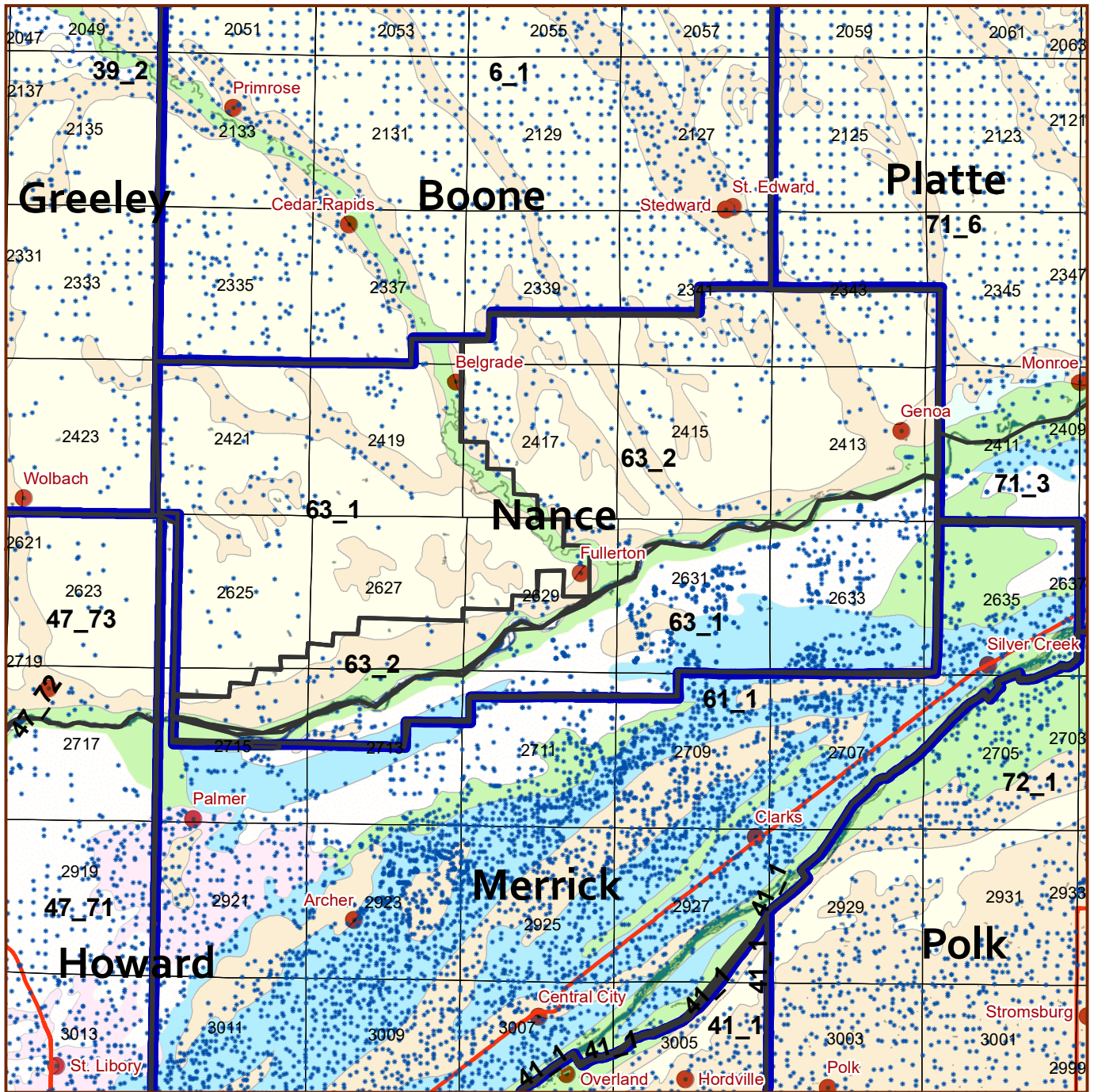
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1,451	1,450	1,441	1,426	1,402	1,388	1,385	1,350	1,426
Boone	1	1,786	1,781	1,782	1,795	1,271	1,407	n/a	n/a	1,781
Merrick	1	1,765	1,650	1,656	1,577	1,535	n/a	1,342	1,200	1,683
Howard	7300	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	1,173
Greeley	2	1,300	1,295	1,280	1,275	1,243	1,240	n/a	1,265	1,275
Nance	2	1,727	1,702	1,677	1,650	1,651	1,575	n/a	1,575	1,682
Platte	6	1,874	1,855	1,700	1,709	n/a	1,681	1,525	1,613	1,815
Platte	3	1,591	1,554	1,500	635	1,350	1,227	1,197	1,166	1,465
Merrick	1	1,765	1,650	1,656	1,577	1,535	n/a	1,342	1,200	1,683

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	1,603	0	278
Boone	1	2,439	n/a	487
Merrick	1	1,214	n/a	546
Howard	7300	1,163	n/a	781
Greeley	2	1,307	n/a	200
Nance	2	2,000	n/a	276
Platte	6	1,856	0	100
Platte	3	1,500	0	100
Merrick	1	1,214	n/a	546

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.

NANCE COUNTY



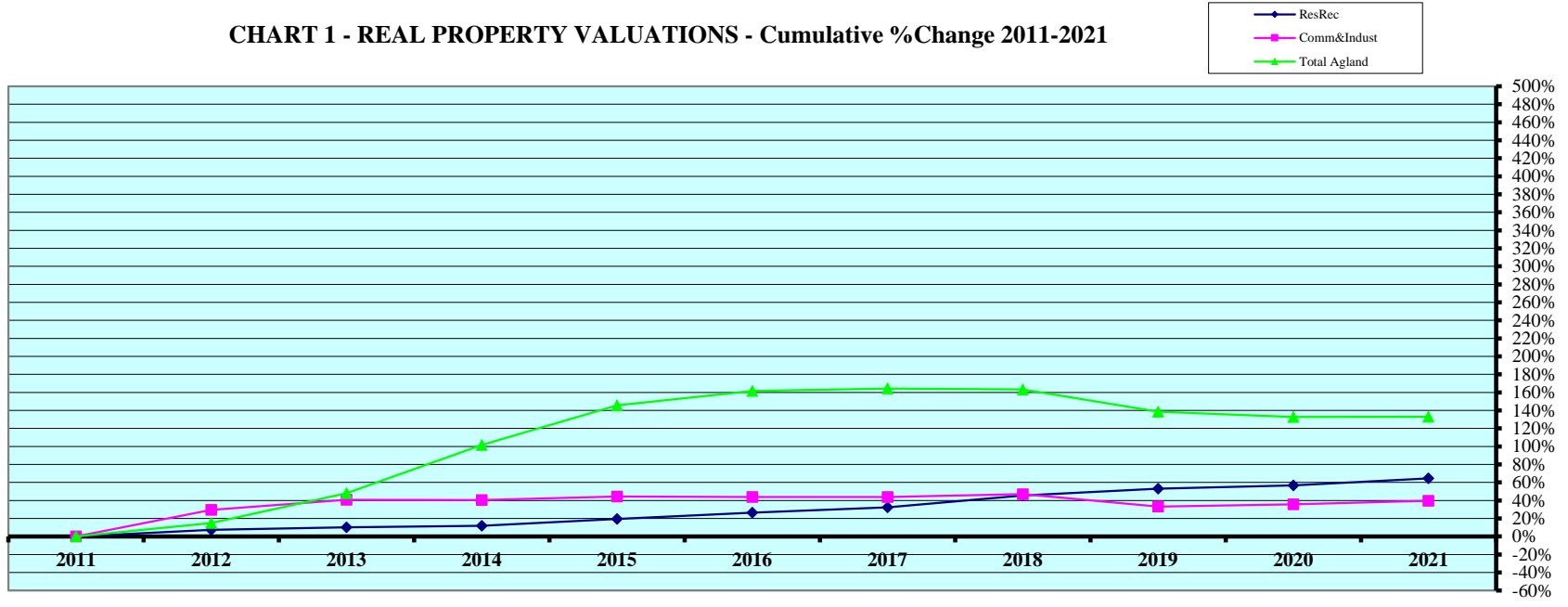
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	72,477,185	-	-	-	20,126,965	-	-	-	339,508,288	-	-	-
2012	77,902,031	5,424,846	7.48%	7.48%	26,067,375	5,940,410	29.51%	29.51%	390,753,683	51,245,395	15.09%	15.09%
2013	79,875,061	1,973,030	2.53%	10.21%	28,319,865	2,252,490	8.64%	40.71%	502,842,238	112,088,555	28.69%	48.11%
2014	81,143,600	1,268,539	1.59%	11.96%	28,262,120	-57,745	-0.20%	40.42%	684,631,188	181,788,950	36.15%	101.65%
2015	86,595,530	5,451,930	6.72%	19.48%	29,043,470	781,350	2.76%	44.30%	834,214,078	149,582,890	21.85%	145.71%
2016	91,570,013	4,974,483	5.74%	26.34%	28,962,520	-80,950	-0.28%	43.90%	888,572,173	54,358,095	6.52%	161.72%
2017	95,858,338	4,288,325	4.68%	32.26%	28,972,340	9,820	0.03%	43.95%	897,230,318	8,658,145	0.97%	164.27%
2018	105,477,630	9,619,292	10.03%	45.53%	29,597,840	625,500	2.16%	47.06%	894,164,028	-3,066,290	-0.34%	163.37%
2019	110,861,305	5,383,675	5.10%	52.96%	26,794,695	-2,803,145	-9.47%	33.13%	809,882,148	-84,281,880	-9.43%	138.55%
2020	113,543,525	2,682,220	2.42%	56.66%	27,318,540	523,845	1.96%	35.73%	790,534,230	-19,347,918	-2.39%	132.85%
2021	119,242,410	5,698,885	5.02%	64.52%	28,106,675	788,135	2.88%	39.65%	791,122,830	588,600	0.07%	133.02%

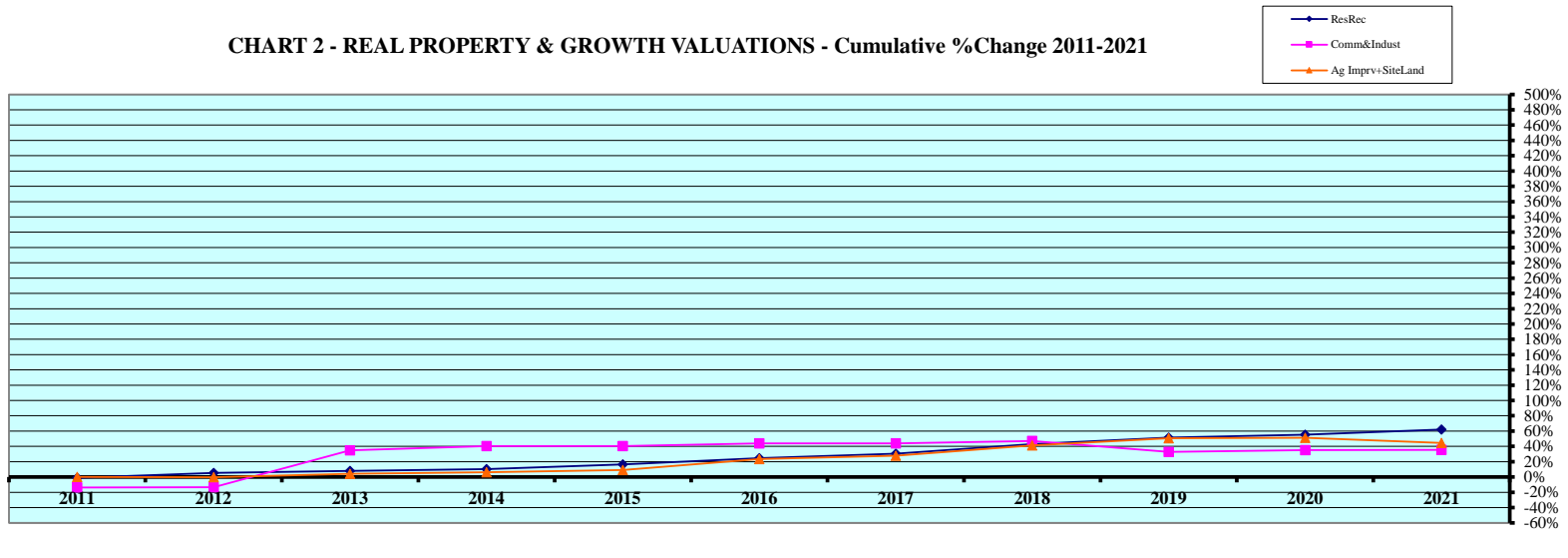
Rate Annual %chg: Residential & Recreational **5.10%** Commercial & Industrial **3.40%** Agricultural Land **8.83%**

Cnty# **63**
County **NANCE**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2011	72,477,185	816,290	1.13%	71,660,895	-	-1.13%	20,126,965	2,770,970	13.77%	17,355,995	-	-13.77%						
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	7.86%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	-13.26%						
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	7.86%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	34.86%						
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	10.22%	28,262,120	0	0.00%	28,262,120	-0.20%	40.42%						
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	16.52%	29,043,470	769,060	2.65%	28,274,410	0.04%	40.48%						
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	24.68%	28,962,520	0	0.00%	28,962,520	-0.28%	43.90%						
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	30.35%	28,972,340	0	0.00%	28,972,340	0.03%	43.95%						
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	43.03%	29,597,840	0	0.00%	29,597,840	2.16%	47.06%						
2019	110,861,305	1,038,145	0.94%	109,823,160	4.12%	51.53%	26,794,695	45,635	0.17%	26,749,060	-9.62%	32.90%						
2020	113,543,525	895,135	0.79%	112,648,390	1.61%	55.43%	27,318,540	115,780	0.42%	27,202,760	1.52%	35.16%						
2021	119,242,410	1,796,660	1.51%	117,445,750	3.44%	62.05%	28,106,675	842,065	3.00%	27,264,610	-0.20%	35.46%						
Rate Ann%chg	5.10%			Resid & Recreat w/o growth			3.46%			3.40%			C & I w/o growth			-1.57%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	-	-		
2012	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%	-0.33%		
2013	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%	4.21%		
2014	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%	6.19%		
2015	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%	9.03%		
2016	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	23.58%		
2017	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	27.97%		
2018	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	41.38%		
2019	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	50.75%		
2020	28,798,400	39,276,915	68,075,315	878,005	1.29%	67,197,310	-1.45%	51.25%		
2021	28,013,870	37,867,235	65,881,105	1,657,035	2.52%	64,224,070	-5.66%	44.56%		
Rate Ann%chg	3.54%		4.39%		4.02%		Ag Imprv+Site w/o growth		0.86%	

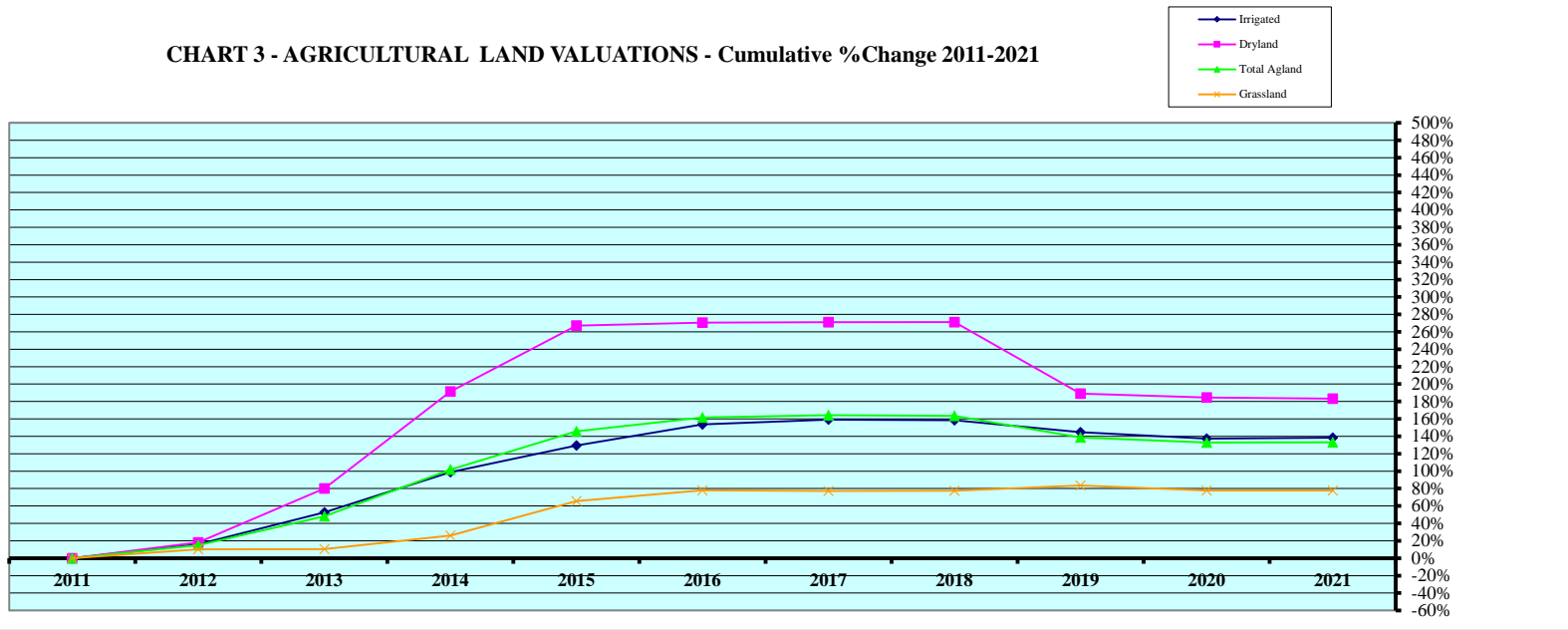
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 63
County NANCE

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	166,700,105	-	-	-	81,593,040	-	-	-	89,606,645	-	-	-
2012	193,360,830	26,660,725	15.99%	15.99%	96,392,725	14,799,685	18.14%	18.14%	98,879,215	9,272,570	10.35%	10.35%
2013	254,596,520	61,235,690	31.67%	52.73%	146,981,335	50,588,610	52.48%	80.14%	99,049,530	170,315	0.17%	10.54%
2014	331,592,020	76,995,500	30.24%	98.92%	237,817,450	90,836,115	61.80%	191.47%	112,949,520	13,899,990	14.03%	26.05%
2015	382,644,960	51,052,940	15.40%	129.54%	299,466,895	61,649,445	25.92%	267.03%	148,477,545	35,528,025	31.45%	65.70%
2016	423,083,425	40,438,465	10.57%	153.80%	302,417,935	2,951,040	0.99%	270.64%	159,422,505	10,944,960	7.37%	77.91%
2017	431,992,335	8,908,910	2.11%	159.14%	302,708,290	290,355	0.10%	271.00%	158,884,215	-538,290	-0.34%	77.31%
2018	430,848,470	-1,143,865	-0.26%	158.46%	302,879,330	171,040	0.06%	271.21%	158,980,620	96,405	0.06%	77.42%
2019	408,094,070	-22,754,400	-5.28%	144.81%	235,862,080	-67,017,250	-22.13%	189.07%	164,486,440	5,505,820	3.46%	83.57%
2020	395,833,365	-12,260,705	-3.00%	137.45%	232,116,115	-3,745,965	-1.59%	184.48%	159,246,505	-5,239,935	-3.19%	77.72%
2021	397,545,685	1,712,320	0.43%	138.48%	231,027,545	-1,088,570	-0.47%	183.15%	159,228,200	-18,305	-0.01%	77.70%

Rate Ann.%chg: Irrigated **9.08%** Dryland **10.97%** Grassland **5.92%**

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	368,160	-	-	-	1,240,338	-	-	-	339,508,288	-	-	-
2012	415,395	47,235	12.83%	12.83%	1,705,518	465,180	37.50%	37.50%	390,753,683	51,245,395	15.09%	15.09%
2013	404,700	-10,695	-2.57%	9.93%	1,810,153	104,635	6.14%	45.94%	502,842,238	112,088,555	28.69%	48.11%
2014	400,185	-4,515	-1.12%	8.70%	1,872,013	61,860	3.42%	50.93%	684,631,188	181,788,950	36.15%	101.65%
2015	428,995	28,810	7.20%	16.52%	3,195,683	1,323,670	70.71%	157.65%	834,214,078	149,582,890	21.85%	145.71%
2016	222,975	-206,020	-48.02%	-39.44%	3,425,333	229,650	7.19%	176.16%	888,572,173	54,358,095	6.52%	161.72%
2017	216,360	-6,615	-2.97%	-41.23%	3,429,118	3,785	0.11%	176.47%	897,230,318	8,658,145	0.97%	164.27%
2018	231,720	15,360	7.10%	-37.06%	1,223,888	-2,205,230	-64.31%	-1.33%	894,164,028	-3,066,290	-0.34%	163.37%
2019	261,040	29,320	12.65%	-29.10%	1,178,518	-45,370	-3.71%	-4.98%	809,882,148	-84,281,880	-9.43%	138.55%
2020	2,094,480	1,833,440	702.36%	468.90%	1,243,765	65,247	5.54%	0.28%	790,534,230	-19,347,918	-2.39%	132.85%
2021	2,082,140	-12,340	-0.59%	465.55%	1,239,260	-4,505	-0.36%	-0.09%	791,122,830	588,600	0.07%	133.02%

Cnty# **63**
County **NANCE**

Rate Ann.%chg: Total Agric Land **8.83%**

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	163,349,985	76,447	2,137			73,963,935	69,441	1,065			81,700,995	133,333	613		
2012	166,696,560	76,409	2,182	2.10%	2.10%	81,500,735	69,487	1,173	10.12%	10.12%	89,688,965	135,300	663	8.18%	9.46%
2013	193,796,775	77,455	2,502	14.69%	17.10%	96,289,600	69,832	1,379	17.56%	29.46%	89,574,800	130,628	686	3.44%	13.24%
2014	254,747,445	77,675	3,280	31.08%	53.49%	147,032,385	70,486	2,086	51.28%	95.84%	97,239,960	127,646	762	11.09%	25.80%
2015	332,067,000	77,844	4,266	30.07%	99.64%	237,575,680	70,655	3,362	61.20%	215.69%	128,539,130	127,483	1,008	32.36%	66.50%
2016	382,951,920	77,446	4,945	15.92%	131.41%	299,347,455	72,301	4,140	23.13%	288.71%	149,636,865	127,257	1,176	16.62%	94.17%
2017	423,522,325	77,893	5,437	9.96%	154.46%	303,494,035	73,074	4,153	0.31%	289.93%	164,929,515	127,713	1,291	9.83%	113.25%
2018	432,184,145	78,163	5,529	1.69%	158.77%	302,671,485	72,738	4,161	0.19%	290.67%	174,353,050	127,360	1,369	6.01%	126.06%
2019	431,115,135	77,960	5,530	0.01%	158.80%	302,650,255	72,697	4,163	0.05%	290.86%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	412,716,670	78,251	5,274	-4.62%	146.83%	236,836,160	72,215	3,280	-21.22%	207.90%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	396,187,550	77,988	5,080	-3.68%	137.75%	232,204,065	73,078	3,177	-3.11%	198.32%	159,196,555	106,202	1,499	16.27%	144.63%

Rate Annual %chg Average Value/Acre: 9.05%

11.55%

9.36%

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	872,403	2,701	323			408,585	908	450			327,581,328	267,389	1,225		
2012	384,935	1,447	266	-17.65%	-17.65%	1,199,743	1,811	663	47.23%	47.23%	339,546,063	266,718	1,273	3.91%	3.91%
2013	414,850	1,389	299	12.25%	-7.56%	1,564,303	2,102	744	12.35%	65.41%	391,005,953	266,636	1,466	15.19%	19.70%
2014	403,450	1,358	297	-0.54%	-8.06%	1,788,763	2,519	710	-4.61%	57.78%	391,005,953	266,719	1,886	28.60%	53.93%
2015	404,235	1,361	297	0.01%	-8.05%	1,808,268	2,534	714	0.51%	58.58%	684,761,603	266,731	2,567	36.14%	109.55%
2016	406,345	1,369	297	-0.07%	-8.11%	3,168,523	2,886	1,098	53.85%	143.98%	834,452,988	266,625	3,130	21.91%	155.46%
2017	218,670	1,046	209	-29.58%	-35.29%	3,425,333	3,208	1,068	-2.76%	137.25%	889,650,068	267,133	3,330	6.41%	171.84%
2018	214,475	1,085	198	-5.42%	-38.80%	3,429,118	3,211	1,068	0.04%	137.35%	897,335,853	267,077	3,360	0.89%	174.25%
2019	231,720	1,144	203	2.46%	-37.29%	1,223,888	1,373	891	-16.53%	98.11%	894,308,758	265,216	3,372	0.36%	175.24%
2020	232,220	1,146	203	0.07%	-37.25%	1,223,083	1,372	892	0.00%	98.12%	817,261,068	265,198	3,082	-8.61%	151.54%
2021	2,092,690	7,547	277	36.82%	-14.15%	1,243,770	1,100	1,131	26.82%	151.25%	790,924,630	265,914	2,974	-3.48%	142.78%

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Rate Annual %chg Average Value/Acre: 9.28%

(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
3,380	NANCE	39,625,610	5,584,889	25,323,119	117,528,435	21,483,130	6,623,545	1,713,975	791,122,830	27,898,575	40,162,845	0	1,077,066,953
cnty sectorvalue % of total value:		3.68%	0.52%	2.35%	10.91%	1.99%	0.61%	0.16%	73.45%	2.59%	3.73%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
126	BELGRADE	156,409	76,855	11,843	2,362,175	313,005	0	0	4,015	0	26,310	0	2,950,612
3.73%	%sector of county sector	0.39%	1.38%	0.05%	2.01%	1.46%			0.00%		0.07%		0.27%
	%sector of municipality	5.30%	2.60%	0.40%	80.06%	10.61%			0.14%		0.89%		100.00%
1,307	FULLERTON	5,602,779	821,104	707,773	42,747,775	11,837,360	51,630	0	192,030	147,855	1,415	0	62,109,721
38.67%	%sector of county sector	14.14%	14.70%	2.79%	36.37%	55.10%	0.78%		0.02%	0.53%	0.00%		5.77%
	%sector of municipality	9.02%	1.32%	1.14%	68.83%	19.06%	0.08%		0.31%	0.24%	0.00%		100.00%
1,003	GENOA	1,122,537	614,525	1,756,825	33,122,755	3,556,105	0	0	198,740	0	52,770	0	40,424,257
29.67%	%sector of county sector	2.83%	11.00%	6.94%	28.18%	16.55%			0.03%		0.13%		3.75%
	%sector of municipality	2.78%	1.52%	4.35%	81.94%	8.80%			0.49%		0.13%		100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
2,436	Total Municipalities	6,881,725	1,512,484	2,476,441	78,232,705	15,706,470	51,630	0	394,785	147,855	80,495	0	105,484,590
72.07%	%all municip.sectors of cnty	17.37%	27.08%	9.78%	66.56%	73.11%	0.78%		0.05%	0.53%	0.20%		9.79%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,421	Value : 992,807,475	Growth 5,643,400	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	143	469,820	92	1,121,010	197	3,227,320	432	4,818,150	
02. Res Improve Land	1,067	4,781,010	64	1,152,000	183	3,313,440	1,314	9,246,450	
03. Res Improvements	1,069	85,609,655	76	9,677,450	193	26,553,110	1,338	121,840,215	
04. Res Total	1,212	90,860,485	168	11,950,460	390	33,093,870	1,770	135,904,815	2,107,820
% of Res Total	68.47	66.86	9.49	8.79	22.03	24.35	40.04	13.69	37.35
05. Com UnImp Land	21	198,610	4	38,340	4	65,575	29	302,525	
06. Com Improve Land	159	536,500	13	319,330	0	0	172	855,830	
07. Com Improvements	168	14,984,990	14	5,673,865	4	25,230	186	20,684,085	
08. Com Total	189	15,720,100	18	6,031,535	8	90,805	215	21,842,440	1,981,620
% of Com Total	87.91	71.97	8.37	27.61	3.72	0.42	4.86	2.20	35.11
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	51,630	0	0	2	916,575	3	968,205	
11. Ind Improvements	0	0	0	0	3	5,655,340	3	5,655,340	
12. Ind Total	0	51,630	0	0	3	6,571,915	3	6,623,545	0
% of Ind Total	0.00	0.78	0.00	0.00	100.00	99.22	0.07	0.67	0.00
13. Rec UnImp Land	0	0	6	289,170	10	295,110	16	584,280	
14. Rec Improve Land	0	0	2	79,920	9	388,440	11	468,360	
15. Rec Improvements	0	0	2	18,470	21	860,600	23	879,070	
16. Rec Total	0	0	8	387,560	31	1,544,150	39	1,931,710	27,560
% of Rec Total	0.00	0.00	20.51	20.06	79.49	79.94	0.88	0.19	0.49
Res & Rec Total	1,212	90,860,485	176	12,338,020	421	34,638,020	1,809	137,836,525	2,135,380
% of Res & Rec Total	67.00	65.92	9.73	8.95	23.27	25.13	40.92	13.88	37.84
Com & Ind Total	189	15,771,730	18	6,031,535	11	6,662,720	218	28,465,985	1,981,620
% of Com & Ind Total	86.70	55.41	8.26	21.19	5.05	23.41	4.93	2.87	35.11
17. Taxable Total	1,401	106,632,215	194	18,369,555	432	41,300,740	2,027	166,302,510	4,117,000
% of Taxable Total	69.12	64.12	9.57	11.05	21.31	24.83	45.85	16.75	72.95

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	700,370	0	0	0
19. Commercial	3	68,030	2,969,410	0	0	0
20. Industrial	1	51,630	4,115,965	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	27,820	700,370
19. Commercial	0	0	0	3	68,030	2,969,410
20. Industrial	0	0	0	1	51,630	4,115,965
21. Other	0	0	0	0	0	0
22. Total Sch II				6	147,480	7,785,745

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	155	13	304	472

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	116,575	36	6,143,460	1,771	548,333,195	1,813	554,593,230
28. Ag-Improved Land	3	296,170	23	4,900,935	513	203,140,095	539	208,337,200
29. Ag Improvements	3	194,270	25	4,440,225	553	58,940,040	581	63,574,535

30. Ag Total				2,394	826,504,965
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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	3	3.00	54,000	
32. HomeSite Improv Land	1	2.00	36,000	13	13.00	234,000	
33. HomeSite Improvements	1	0.00	123,855	14	0.00	2,121,415	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	3	3.02	9,060	
36. FarmSite Improv Land	2	2.86	8,580	21	40.60	121,800	
37. FarmSite Improvements	3	0.00	70,415	25	0.00	2,318,810	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	29	49.05	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	35	35.00	630,000	38	38.00	684,000	
32. HomeSite Improv Land	265	271.23	4,882,140	279	286.23	5,152,140	
33. HomeSite Improvements	272	0.00	23,532,275	287	0.00	25,777,545	357,495
34. HomeSite Total				325	324.23	31,613,685	
35. FarmSite UnImp Land	35	71.78	215,340	39	75.30	225,900	
36. FarmSite Improv Land	447	743.74	2,231,220	470	787.20	2,361,600	
37. FarmSite Improvements	528	0.00	35,407,765	556	0.00	37,796,990	1,168,905
38. FarmSite Total				595	862.50	40,384,490	
39. Road & Ditches	1,736	4,319.24	0	1,767	4,371.38	0	
40. Other- Non Ag Use	23	1,828.39	2,194,060	24	1,837.60	2,205,110	
41. Total Section VI				920	7,395.71	74,203,285	1,526,400

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	9	1,123.70	1,810,515	9	1,123.70	1,810,515

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	6,430.85	17.22%	26,357,750	17.66%	4,098.64
46. 1A	8,179.78	21.90%	33,488,765	22.44%	4,094.09
47. 2A1	6,588.18	17.64%	26,277,040	17.61%	3,988.51
48. 2A	4,889.29	13.09%	19,482,235	13.06%	3,984.68
49. 3A1	1,358.95	3.64%	5,407,740	3.62%	3,979.35
50. 3A	1,622.79	4.35%	6,326,935	4.24%	3,898.80
51. 4A1	4,460.16	11.94%	17,394,630	11.66%	3,900.00
52. 4A	3,816.62	10.22%	14,492,320	9.71%	3,797.16
53. Total	37,346.62	100.00%	149,227,415	100.00%	3,995.74
Dry					
54. 1D1	3,175.76	8.59%	7,618,370	8.96%	2,398.91
55. 1D	11,176.55	30.24%	26,818,635	31.56%	2,399.55
56. 2D1	5,215.14	14.11%	11,965,200	14.08%	2,294.32
57. 2D	1,833.13	4.96%	4,204,080	4.95%	2,293.39
58. 3D1	1,824.16	4.94%	4,173,200	4.91%	2,287.74
59. 3D	238.41	0.65%	523,510	0.62%	2,195.84
60. 4D1	7,861.00	21.27%	17,292,715	20.35%	2,199.81
61. 4D	5,632.51	15.24%	12,390,470	14.58%	2,199.81
62. Total	36,956.66	100.00%	84,986,180	100.00%	2,299.62
Grass					
63. 1G1	10,558.71	14.09%	15,294,905	14.35%	1,448.56
64. 1G	8,782.50	11.72%	12,570,320	11.79%	1,431.29
65. 2G1	21,743.14	29.01%	31,517,480	29.56%	1,449.54
66. 2G	20,105.48	26.82%	28,241,480	26.49%	1,404.67
67. 3G1	2,777.02	3.70%	3,887,465	3.65%	1,399.87
68. 3G	4,324.17	5.77%	6,059,375	5.68%	1,401.28
69. 4G1	202.42	0.27%	280,235	0.26%	1,384.42
70. 4G	6,462.37	8.62%	8,757,325	8.21%	1,355.13
71. Total	74,955.81	100.00%	106,608,585	100.00%	1,422.29
Irrigated Total					
	37,346.62	24.25%	149,227,415	43.55%	3,995.74
Dry Total					
	36,956.66	24.00%	84,986,180	24.80%	2,299.62
Grass Total					
	74,955.81	48.68%	106,608,585	31.11%	1,422.29
72. Waste	3,984.56	2.59%	1,108,375	0.32%	278.17
73. Other	735.52	0.48%	733,865	0.21%	997.75
74. Exempt	1,185.04	0.77%	0	0.00%	0.00
75. Market Area Total	153,979.17	100.00%	342,664,420	100.00%	2,225.39

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,886.27	36.08%	78,897,240	36.32%	5,300.00
46. 1A	6,647.56	16.11%	35,232,040	16.22%	5,300.00
47. 2A1	3,969.33	9.62%	21,037,480	9.69%	5,300.01
48. 2A	2,196.52	5.32%	11,531,935	5.31%	5,250.09
49. 3A1	209.53	0.51%	1,100,055	0.51%	5,250.11
50. 3A	124.47	0.30%	653,505	0.30%	5,250.30
51. 4A1	8,526.31	20.67%	44,336,850	20.41%	5,200.00
52. 4A	4,695.60	11.38%	24,417,105	11.24%	5,200.00
53. Total	41,255.59	100.00%	217,206,210	100.00%	5,264.89
Dry					
54. 1D1	8,025.25	22.60%	31,900,430	23.06%	3,975.01
55. 1D	6,934.75	19.53%	27,392,395	19.80%	3,950.02
56. 2D1	2,642.41	7.44%	10,371,480	7.50%	3,925.01
57. 2D	591.04	1.66%	2,319,875	1.68%	3,925.07
58. 3D1	388.83	1.09%	1,506,770	1.09%	3,875.14
59. 3D	10,039.18	28.27%	38,650,975	27.94%	3,850.01
60. 4D1	899.75	2.53%	3,419,030	2.47%	3,799.98
61. 4D	5,992.24	16.87%	22,770,515	16.46%	3,800.00
62. Total	35,513.45	100.00%	138,331,470	100.00%	3,895.19
Grass					
63. 1G1	8,685.92	27.79%	15,102,745	28.70%	1,738.76
64. 1G	3,152.78	10.09%	5,348,725	10.16%	1,696.51
65. 2G1	6,299.48	20.15%	10,617,405	20.18%	1,685.44
66. 2G	12,560.93	40.18%	20,671,840	39.28%	1,645.73
67. 3G1	26.85	0.09%	44,190	0.08%	1,645.81
68. 3G	145.75	0.47%	230,765	0.44%	1,583.29
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	387.38	1.24%	610,695	1.16%	1,576.48
71. Total	31,259.09	100.00%	52,626,365	100.00%	1,683.55
Irrigated Total					
	41,255.59	36.87%	217,206,210	53.02%	5,264.89
Dry Total					
	35,513.45	31.73%	138,331,470	33.77%	3,895.19
Grass Total					
	31,259.09	27.93%	52,626,365	12.85%	1,683.55
72. Waste	3,524.18	3.15%	971,370	0.24%	275.63
73. Other	355.95	0.32%	501,845	0.12%	1,409.87
74. Exempt	2,293.23	2.05%	35,615	0.01%	15.53
75. Market Area Total	111,908.26	100.00%	409,637,260	100.00%	3,660.47

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.05	314,805	1,242.09	6,169,635	77,293.07	359,949,185	78,602.21	366,433,625
77. Dry Land	6.00	23,850	644.00	2,440,575	71,820.11	220,853,225	72,470.11	223,317,650
78. Grass	16.58	27,695	1,210.21	1,916,350	104,988.11	157,290,905	106,214.90	159,234,950
79. Waste	1.32	315	290.10	84,545	7,217.32	1,994,885	7,508.74	2,079,745
80. Other	0.00	0	3.45	3,380	1,088.02	1,232,330	1,091.47	1,235,710
81. Exempt	124.70	0	51.74	35,615	3,301.83	0	3,478.27	35,615
82. Total	90.95	366,665	3,389.85	10,614,485	262,406.63	741,320,530	265,887.43	752,301,680

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	78,602.21	29.56%	366,433,625	48.71%	4,661.87
Dry Land	72,470.11	27.26%	223,317,650	29.68%	3,081.51
Grass	106,214.90	39.95%	159,234,950	21.17%	1,499.18
Waste	7,508.74	2.82%	2,079,745	0.28%	276.98
Other	1,091.47	0.41%	1,235,710	0.16%	1,132.15
Exempt	3,478.27	1.31%	35,615	0.00%	10.24
Total	265,887.43	100.00%	752,301,680	100.00%	2,829.40

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	2	22,350	1	18,000	1	175,680	3	216,030	102,460
83.2 Belgrade	37	49,800	89	128,675	90	2,543,775	127	2,722,250	43,790
83.3 Fullerton	58	209,840	586	2,583,955	586	47,565,990	644	50,359,785	218,130
83.4 Genoa	50	214,375	392	2,068,380	393	35,499,890	443	37,782,645	248,895
83.5 Rural	301	4,906,065	257	4,915,800	291	36,933,950	592	46,755,815	1,522,105
84 Residential Total	448	5,402,430	1,325	9,714,810	1,361	122,719,285	1,809	137,836,525	2,135,380

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	Belgrade	2	1,305	16	14,330	16	294,065	18	309,700	0
85.2	Fullerton	13	112,775	95	381,840	96	11,361,475	109	11,856,090	101,850
85.3	Genoa	6	84,530	48	144,195	56	3,329,450	62	3,558,175	40,505
85.4	Rural	8	103,915	16	1,283,670	21	11,354,435	29	12,742,020	1,839,265
86	Commercial Total	29	302,525	175	1,824,035	189	26,339,425	218	28,465,985	1,981,620

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	9,451.05	14.71%	13,712,445	14.97%	1,450.89
88. 1G	7,514.11	11.70%	10,898,250	11.90%	1,450.37
89. 2G1	19,194.70	29.88%	27,658,945	30.19%	1,440.97
90. 2G	15,236.91	23.72%	21,720,355	23.71%	1,425.51
91. 3G1	2,713.77	4.22%	3,803,685	4.15%	1,401.62
92. 3G	3,711.49	5.78%	5,150,630	5.62%	1,387.75
93. 4G1	201.03	0.31%	278,430	0.30%	1,385.02
94. 4G	6,214.79	9.67%	8,389,975	9.16%	1,350.00
95. Total	64,237.85	100.00%	91,612,715	100.00%	1,426.15
CRP					
96. 1C1	445.48	12.71%	721,645	12.84%	1,619.93
97. 1C	76.90	2.19%	123,160	2.19%	1,601.56
98. 2C1	1,812.77	51.70%	2,902,140	51.63%	1,600.94
99. 2C	639.93	18.25%	1,023,895	18.22%	1,600.01
100. 3C1	5.21	0.15%	8,335	0.15%	1,599.81
101. 3C	374.25	10.67%	598,795	10.65%	1,599.99
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	151.67	4.33%	242,670	4.32%	1,599.99
104. Total	3,506.21	100.00%	5,620,640	100.00%	1,603.05
Timber					
105. 1T1	662.18	9.18%	860,815	9.18%	1,299.97
106. 1T	1,191.49	16.52%	1,548,910	16.52%	1,299.98
107. 2T1	735.67	10.20%	956,395	10.20%	1,300.03
108. 2T	4,228.64	58.64%	5,497,230	58.64%	1,300.00
109. 3T1	58.04	0.80%	75,445	0.80%	1,299.88
110. 3T	238.43	3.31%	309,950	3.31%	1,299.96
111. 4T1	1.39	0.02%	1,805	0.02%	1,298.56
112. 4T	95.91	1.33%	124,680	1.33%	1,299.97
113. Total	7,211.75	100.00%	9,375,230	100.00%	1,299.99
<hr/>					
Grass Total	64,237.85	85.70%	91,612,715	85.93%	1,426.15
CRP Total	3,506.21	4.68%	5,620,640	5.27%	1,603.05
Timber Total	7,211.75	9.62%	9,375,230	8.79%	1,299.99
<hr/>					
114. Market Area Total	74,955.81	100.00%	106,608,585	100.00%	1,422.29

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,029.85	29.59%	12,138,485	30.38%	1,726.71
88. 1G	2,099.67	8.84%	3,574,495	8.95%	1,702.41
89. 2G1	5,387.14	22.68%	9,034,345	22.61%	1,677.02
90. 2G	8,715.39	36.69%	14,384,560	36.00%	1,650.48
91. 3G1	24.35	0.10%	40,190	0.10%	1,650.51
92. 3G	134.76	0.57%	212,295	0.53%	1,575.36
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	364.64	1.53%	574,310	1.44%	1,575.01
95. Total	23,755.80	100.00%	39,958,680	100.00%	1,682.06
CRP					
96. 1C1	786.48	47.52%	1,572,985	47.51%	2,000.03
97. 1C	223.21	13.49%	446,420	13.48%	2,000.00
98. 2C1	307.81	18.60%	615,830	18.60%	2,000.68
99. 2C	335.34	20.26%	670,920	20.27%	2,000.72
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2.21	0.13%	4,420	0.13%	2,000.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,655.05	100.00%	3,310,575	100.00%	2,000.29
Timber					
105. 1T1	869.59	14.87%	1,391,275	14.87%	1,599.92
106. 1T	829.90	14.19%	1,327,810	14.19%	1,599.96
107. 2T1	604.53	10.34%	967,230	10.34%	1,599.97
108. 2T	3,510.20	60.02%	5,616,360	60.02%	1,600.01
109. 3T1	2.50	0.04%	4,000	0.04%	1,600.00
110. 3T	8.78	0.15%	14,050	0.15%	1,600.23
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	22.74	0.39%	36,385	0.39%	1,600.04
113. Total	5,848.24	100.00%	9,357,110	100.00%	1,599.99
<hr/>					
Grass Total	23,755.80	76.00%	39,958,680	75.93%	1,682.06
CRP Total	1,655.05	5.29%	3,310,575	6.29%	2,000.29
Timber Total	5,848.24	18.71%	9,357,110	17.78%	1,599.99
<hr/>					
114. Market Area Total	31,259.09	100.00%	52,626,365	100.00%	1,683.55

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

63 Nance

	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	117,528,435	135,904,815	18,376,380	15.64%	2,107,820	13.84%
02. Recreational	1,713,975	1,931,710	217,735	12.70%	27,560	11.10%
03. Ag-Homesite Land, Ag-Res Dwelling	27,898,575	31,613,685	3,715,110	13.32%	357,495	12.04%
04. Total Residential (sum lines 1-3)	147,140,985	169,450,210	22,309,225	15.16%	2,492,875	13.47%
05. Commercial	21,483,130	21,842,440	359,310	1.67%	1,981,620	-7.55%
06. Industrial	6,623,545	6,623,545	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	28,106,675	28,465,985	359,310	1.28%	1,981,620	-5.77%
08. Ag-Farmsite Land, Outbuildings	37,957,735	40,384,490	2,426,755	6.39%	1,168,905	3.31%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,205,110	2,205,110	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	40,162,845	42,589,600	2,426,755	6.04%	1,168,905	3.13%
12. Irrigated	397,545,685	366,433,625	-31,112,060	-7.83%		
13. Dryland	231,027,545	223,317,650	-7,709,895	-3.34%		
14. Grassland	159,228,200	159,234,950	6,750	0.00%		
15. Wasteland	2,082,140	2,079,745	-2,395	-0.12%		
16. Other Agland	1,239,260	1,235,710	-3,550	-0.29%		
17. Total Agricultural Land	791,122,830	752,301,680	-38,821,150	-4.91%		
18. Total Value of all Real Property (Locally Assessed)	1,006,533,335	992,807,475	-13,725,860	-1.36%	5,643,400	-1.92%

2022 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	N/A
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 (part time appraiser listed above)
6.	Assessor's requested budget for current fiscal year:
	\$171,072.00
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$20,782.76
10.	Part of the assessor's budget that is dedicated to the computer system:
	0, paid out of the county's general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$425.00
12.	Amount of last year's assessor's budget not used:
	\$14,444.06

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?
	County assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes nance.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks and assessor staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA flown imagery that is flown every two years
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?
	County wide except the village of Belgrade

3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Nance County

1.	Valuation data collection done by:														
	County assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - All residential properties not within the boundaries of a municipality or 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	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	4	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
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4	Rural - All residential properties not within the boundaries of a municipality or subdivision														
AG OB	Agricultural Outbuildings														
AG DW	Agricultural Dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county.														
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 tables 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.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	Sales and size comparison of value in each town.														
7.	How are rural residential site values developed?														
	The sales are used and the cost to develop the vacant land as well as surrounding counties values for the first acre.														
8.	Are there form 191 applications on file?														

N/A

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

All lots are treated the same; no applications to combine lots have been received.

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	2013	2014	2018	2020
2	2013	2014	2013	2020
3	2013	2014	2018	2020
4	2021	2021	2021	2022
AG OB	2013	2014	2013	2020
AG DW	2013	2014	2013	2020

2022 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:																												
	County assessor and staff																												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																												
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4	Rural - All commercial properties not located in a municipality																												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost approach less depreciation derived from market determines the market value of commercial properties.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query.																												
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 tables 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.																												
	Yes																												
6.	Describe the methodology used to determine the commercial lot values.																												
	Reviewing sales of commercial property.																												
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2022 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:	
	Assessor and staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	01	This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.
	02	This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.
3.	Describe the process used to determine and monitor market areas.	
	Common geographic characteristics, topography, and market characteristics are reviewed.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	New in 2020, market analysis is conducted using studied data from neighboring counties with similar characteristics.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	

	Questionnaires, buyer/seller interviews by phone or correspondence, and location. \$1200 per acre
7a.	Are any other agricultural subclasses used? If yes, please explain.
	N/A
	<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

Nance County
3-Year Plan of Assessment
2022-2024

Introduction

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15th each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and to the Department of Property Assessment & Taxation on or before October 31st each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value of quality of assessment practices required by law and the resources necessary to complete those actions.

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by laws 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.
3. 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

General Description of Real Property in Nance County

As reported on the 2021 County Abstract, Nance County has a total of 4,396 real property parcels. The residential parcel count (1,753) is approximately 40% of the total; the commercial parcel count (216) is approximately 5% of the total; the industrial parcel count (3) is less than 0.1% of the total; and the recreational parcel count (37) is less than 1% of the total. Agriculture parcels (2,387) account for about 55% of the total. The total Nance County real estate valuations as reported on the 2021 Abstract of Assessment, excluding centrally assessed property, is \$1,006,695,245.

Budget

2020/2021 Assessor’s Proposed Budget \$137,180
2020/2021 Appraisal Proposed Budget \$39,413
2021/2022 Assessor’s Proposed Budget \$171,072
2021/2022 Appraisal Proposed Budget \$0

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time Deputy Assessor. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the deputy assessor. The assessor and deputy manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy Assessor hold the assessor's certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

3-YEAR APPRAISAL PLAN

2022

Residential

Nance County will review rural residential properties from summer to winter in 2021 to be completed for year 2022 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of rural residential properties will take place. All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2023

Residential

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2024

Residential

A statistical analysis will be done for Nance County's residential properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all residential properties in the county.

Commercial

Review of commercial and industrial properties will begin in 2023 to be completed for year 2024 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of all commercial properties will take place. Nance County has 216 commercial parcels, of which 187 are improved parcels.

Agricultural

All agricultural land use will be reviewed using GIS, FSA records, and the Lower Loup & Central Platte NRDs. The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance.

Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha
Nance County Assessor