

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**SHERMAN 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 Sherman 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 Sherman 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: Sherie Kuszak, Sherman County Assessor

# Table of Contents

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## **2022 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

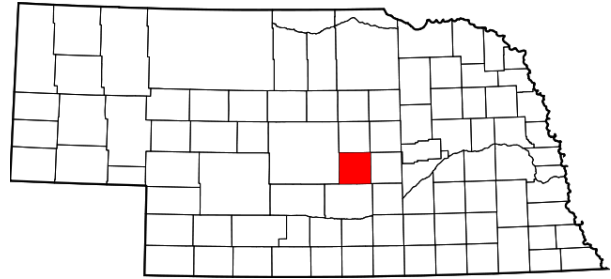
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

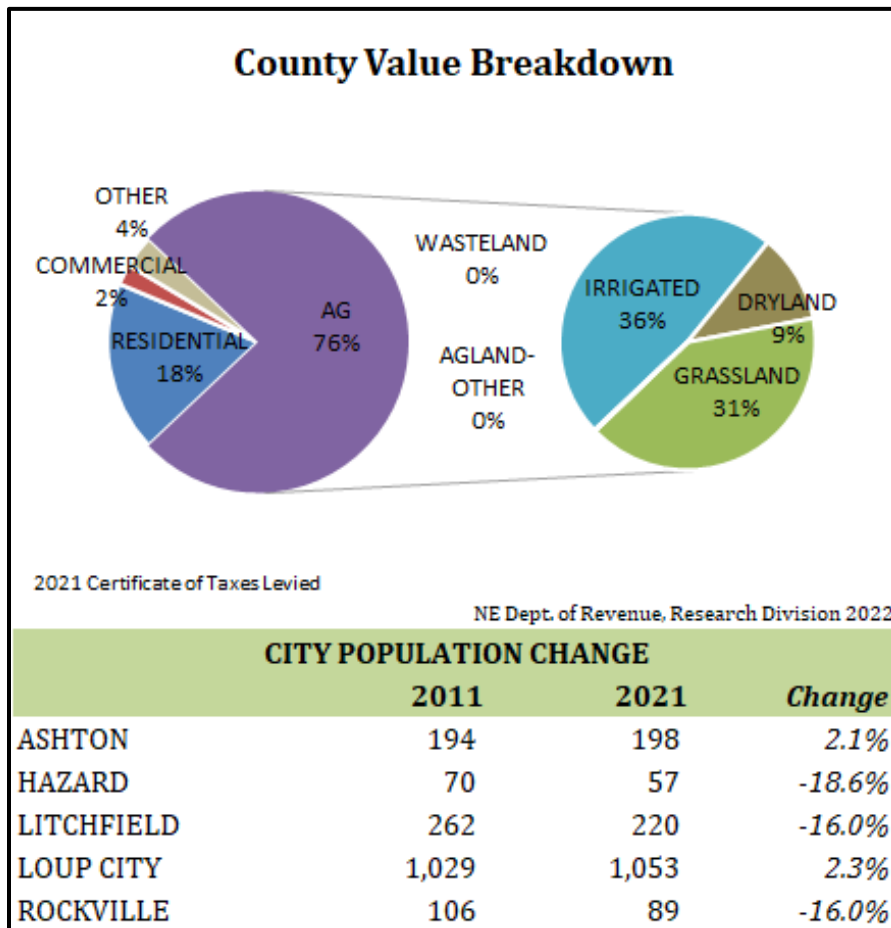


## County Overview

With a total area of 566 square miles, Sherman County has 2,959 residents, per the Census Bureau Quick Facts for 2020, a 6% decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$85,725 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sherman County are located in and around Loup City, the county seat. According to the latest information available from the U.S. Census Bureau, there are 88 employer establishments with total employment of 593, for an 8% decrease in employment since 2019.



Agricultural land is the largest contributing factor to Sherman County's overall valuation base by a large margin. Grassland makes up the majority of the land in the county. Sherman County is included in the Lower Loup Natural Resources District (NRD).

Sherman County is also home to Sherman Reservoir. The lake is located on the northeastern side of the county. Sherman Lake offers some of the state's finest recreational opportunities including camping, fishing, boating, and hunting.

## 2022 Residential Correlation for Sherman County

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### *Assessment Actions*

For the 2022 assessment year, Sherman County updated all residential costing from 2018 to 2021. Lot Values and depreciation tables were updated. Year-round lake lease holds were increased from \$25,000 to \$35,000 while seasonal lake lease holds were increased from \$15,000 to \$25,000.

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

### *Assessment Practice Review*

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

The county assessor's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. The counties average is less than the state average. A trimmed analysis was completed, and sales bias does not appear to be an issue. A review of the sales roster showed that good reasons are noted for non-qualified sales.

The county has five valuation groups aligned with assessor locations. Costing and depreciation tables are from 2017 and a current lot study was completed in 2021. The county is up to date on their six-year inspection cycle but does need to make sure that all pictures have a date stamp. We do not have a current valuation methodology on file.

### *Description of Analysis*

Residential properties are stratified into four valuation groups. Most sales occur in Loup City, which is the county seat. For measurement purposes, Loup City and Litchfield are combined, as the markets are similar.

<b>Valuation Group</b>	<b>Description</b>
1	Loup City & Litchfield
2	Ashton, Hazard, & Rockville
10	Sherman Lake
15	Acreages

The statistical sample shows 66 sales for the residential class with two measures of central tendency within the range. The mean, COD and PRD are all high and not within the acceptable recommended parameters set by the IAAO. An analysis was completed and with the removal of six high base ratios, all measures of central tendency as well as COD are in the acceptable range. PRD is greatly improved to 104%.

## 2022 Residential Correlation for Sherman County

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Valuation Groups 10 & 15 do not have a sufficient number of sales for analysis. Valuation Group 2 consists of 10 sales. Two of the measures of central tendency are high as well as the PRD. In this group, a sub stat of Valuation Group 2 is provided in the Appendix of this report. A further study was done of just Valuation Group 2. If the low dollar sale in this group is removed, all measures of central tendency are within the range. The PRD is still high showing a regressive pattern.

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 change in value of 15% to the residential class excluding growth.

### *Equalization and Quality of Assessment*

Based on the review of both the statistical profile and the county’s assessment practices, it is determined that the quality of assessment for the residential property class complies with professionally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	52	98.89	104.98	97.34	24.96	107.85
2	10	100.94	102.76	94.09	19.86	109.21
10	2	94.38	94.38	94.55	01.41	99.82
15	2	107.32	107.32	105.90	05.79	101.34
____ALL____	66	98.89	104.39	97.03	23.13	107.59

### *Level of Value*

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

## **2022 Commercial Correlation for Sherman County**

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### ***Assessment Actions***

For the 2022 assessment year for the commercial class, Sherman County reviewed all properties. New photos were updated as well as depreciation tables, lot studies and costing.

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

### ***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 qualification and verification was reviewed, and it was determined that Sherman county is utilizing all qualified arm's-length transactions and the usability rate is above the state average.

Valuation Groups were also reviewed. Sherman County has one Valuation Group for all the commercial class as there are too few sales to warrant stratifying them by location.

Commercial costing and depreciation tables were both updated to 2021. Sherman County is up to date with the six-year inspection cycle, although documentation of improvements could be improved. A written valuation methodology has not been submitted to the Property Assessment Division.

### ***Description of Analysis***

Sherman County has one valuation group for the commercial class. Review of the statistics show 11 qualified sales with only one measure of central tendency and the COD within the acceptable range. The mean and weighted mean are high, while the PRD is low showing a progressive bias. With the dispersion in the measures of central tendency will not be relied upon to determine a point estimate of the level of value; however, the class was revalued this year, and is assessed within the acceptable range.

An 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 change in value of approximately 24% to the commercial class excluding growth.

### ***Equalization and Quality of Assessment***

Based on all relevant information, the quality of assessment of commercial property complies with generally accepted mass appraisal techniques.

## 2022 Commercial Correlation for Sherman County

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VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	99.36	105.27	108.28	17.34	97.22
2	1	91.13	91.13	91.13	00.00	100.00
<u>ALL</u>	11	95.12	103.98	106.13	16.84	97.97

### *Level of Value*

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

# 2022 Agricultural Correlation for Sherman County

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## *Assessment Actions*

For the 2022 assessment year all pick-up work was completed in a timely manner. There were no changes to agricultural land values.

## *Assessment Practice Review*

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

A review of the county sales verification and qualification review practices determined that they are slightly lower than the state average. Review of the sales rosters indicates that all non-qualified sales were adequately documented. It does not appear that there is any sales bias.

Sherman county identifies one market area. Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential and the costing date is 2017. The county does fall within the six-year review and inspection cycle.

The county has very few intensive use parcels and they are all feedlots. Two special value applications are on file for Sherman County. A valuation methodology has not been submitted but the county assessor is working to prepare a methodology for 2023.

## *Description of Analysis*

The statistical profile includes 17 sales for the agricultural class. All measures of central tendency are within the range, and the COD is within the IAAO acceptable parameters. Although two subclasses of 80% Majority Land Use (MLU) display a limited number of sales, the median for grass is within the acceptable range. Irrigated land is low, so a review was completed by studying the Average Acre Value Comparison to access the market in other counties. The irrigated land, with such few sales, makes it difficult to measure, but when comparing the counties schedule of values to adjoining counties with similar markets it appears Sherman County's values are relatively similar and equalized. It is believed that Sherman County has achieved an acceptable level of value.

The 2022 County Abstract of Assessment for Real Property Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) reflects that no agricultural land values were changed.

## *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutorily required level.

Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties.

## 2022 Agricultural Correlation for Sherman County

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The quality of assessment of agricultural land in Sherman County complies with generally accepted mass appraisal techniques.

60%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	4	65.78	65.04	62.09	13.91	104.75
1	4	65.78	65.04	62.09	13.91	104.75
<u>    Grass    </u>						
County	6	75.26	72.87	76.10	10.86	95.76
1	6	75.26	72.87	76.10	10.86	95.76
<u>    ALL    </u>						
	17	74.28	74.49	74.04	12.36	100.61

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Sherman County is 74%.

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>74</b>	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.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Sherman County

### Residential Real Property - Current

Number of Sales	66	Median	98.89
Total Sales Price	\$6,579,711	Mean	104.39
Total Adj. Sales Price	\$6,579,711	Wgt. Mean	97.03
Total Assessed Value	\$6,384,285	Average Assessed Value of the Base	\$79,616
Avg. Adj. Sales Price	\$99,693	Avg. Assessed Value	\$96,732

### Confidence Interval - Current

95% Median C.I	87.85 to 108.93
95% Wgt. Mean C.I	91.51 to 102.55
95% Mean C.I	96.92 to 111.86
% of Value of the Class of all Real Property Value in the County	13.53
% of Records Sold in the Study Period	4.14
% of Value Sold in the Study Period	5.03

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	56	92	92.42
2020	74	100	93.53
2019	74	95	95.43
2018	88	95	95.02

## 2022 Commission Summary for Sherman County

### Commercial Real Property - Current

Number of Sales	11	Median	95.12
Total Sales Price	\$917,500	Mean	103.98
Total Adj. Sales Price	\$917,500	Wgt. Mean	106.13
Total Assessed Value	\$973,735	Average Assessed Value of the Base	\$111,911
Avg. Adj. Sales Price	\$83,409	Avg. Assessed Value	\$88,521

### Confidence Interval - Current

95% Median C.I	83.12 to 123.72
95% Wgt. Mean C.I	77.45 to 134.81
95% Mean C.I	88.56 to 119.40
% of Value of the Class of all Real Property Value in the County	2.61
% of Records Sold in the Study Period	5.02
% of Value Sold in the Study Period	3.97

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	11	100	95.21
2020	9	100	84.71
2019	12	100	99.67
2018	12	100	108.98

**82 Sherman  
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 : 66  
 Total Sales Price : 6,579,711  
 Total Adj. Sales Price : 6,579,711  
 Total Assessed Value : 6,384,285  
 Avg. Adj. Sales Price : 99,693  
 Avg. Assessed Value : 96,732

MEDIAN : 99  
 WGT. MEAN : 97  
 MEAN : 104  
 COD : 23.13  
 PRD : 107.59

COV : 29.66  
 STD : 30.96  
 Avg. Abs. Dev : 22.87  
 MAX Sales Ratio : 206.24  
 MIN Sales Ratio : 56.25

95% Median C.I. : 87.85 to 108.93  
 95% Wgt. Mean C.I. : 91.51 to 102.55  
 95% Mean C.I. : 96.92 to 111.86

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	7	101.11	102.94	100.52	13.61	102.41	80.67	127.79	80.67 to 127.79	92,606	93,091
01-JAN-20 To 31-MAR-20	1	81.86	81.86	81.86	00.00	100.00	81.86	81.86	N/A	114,750	93,940
01-APR-20 To 30-JUN-20	6	105.30	110.48	114.91	20.22	96.14	80.62	160.81	80.62 to 160.81	83,317	95,742
01-JUL-20 To 30-SEP-20	9	108.93	104.34	98.92	15.50	105.48	74.44	145.60	78.72 to 116.88	91,378	90,391
01-OCT-20 To 31-DEC-20	8	91.29	112.20	99.23	38.81	113.07	56.48	206.24	56.48 to 206.24	82,438	81,801
01-JAN-21 To 31-MAR-21	8	113.37	107.40	105.10	11.30	102.19	71.80	126.86	71.80 to 126.86	76,438	80,336
01-APR-21 To 30-JUN-21	13	102.96	104.02	93.54	22.37	111.20	75.01	179.26	78.54 to 120.79	122,040	114,153
01-JUL-21 To 30-SEP-21	14	87.79	98.32	89.78	27.73	109.51	56.25	184.07	71.25 to 110.85	116,921	104,976
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	23	104.11	104.54	102.31	16.95	102.18	74.44	160.81	87.45 to 116.04	90,665	92,763
01-OCT-20 To 30-SEP-21	43	95.71	104.32	94.58	26.50	110.30	56.25	206.24	82.63 to 111.36	104,521	98,854
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	24	101.29	107.56	101.90	25.33	105.55	56.48	206.24	82.05 to 116.88	87,356	89,013
<u>ALL</u>	66	98.89	104.39	97.03	23.13	107.59	56.25	206.24	87.85 to 108.93	99,693	96,732

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	52	98.89	104.98	97.34	24.96	107.85	56.25	206.24	83.93 to 111.36	100,538	97,860
2	10	100.94	102.76	94.09	19.86	109.21	71.80	145.60	80.67 to 133.39	80,974	76,189
10	2	94.38	94.38	94.55	01.41	99.82	93.05	95.71	N/A	177,500	167,818
15	2	107.32	107.32	105.90	05.79	101.34	101.11	113.53	N/A	93,500	99,013
<u>ALL</u>	66	98.89	104.39	97.03	23.13	107.59	56.25	206.24	87.85 to 108.93	99,693	96,732

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	64	99.55	104.71	97.17	23.55	107.76	56.25	206.24	87.45 to 110.85	97,261	94,510
06	2	94.38	94.38	94.55	01.41	99.82	93.05	95.71	N/A	177,500	167,818
07											
<u>ALL</u>	66	98.89	104.39	97.03	23.13	107.59	56.25	206.24	87.85 to 108.93	99,693	96,732

**82 Sherman**  
**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 : 66  
 Total Sales Price : 6,579,711  
 Total Adj. Sales Price : 6,579,711  
 Total Assessed Value : 6,384,285  
 Avg. Adj. Sales Price : 99,693  
 Avg. Assessed Value : 96,732

MEDIAN : 99  
 WGT. MEAN : 97  
 MEAN : 104  
 COD : 23.13  
 PRD : 107.59

COV : 29.66  
 STD : 30.96  
 Avg. Abs. Dev : 22.87  
 MAX Sales Ratio : 206.24  
 MIN Sales Ratio : 56.25

95% Median C.I. : 87.85 to 108.93  
 95% Wgt. Mean C.I. : 91.51 to 102.55  
 95% Mean C.I. : 96.92 to 111.86

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	6	127.09	129.13	127.86	17.96	100.99	80.67	178.62	80.67 to 178.62	24,723	31,610	
___Ranges Excl. Low \$___												
Greater Than 4,999	66	98.89	104.39	97.03	23.13	107.59	56.25	206.24	87.85 to 108.93	99,693	96,732	
Greater Than 14,999	66	98.89	104.39	97.03	23.13	107.59	56.25	206.24	87.85 to 108.93	99,693	96,732	
Greater Than 29,999	60	97.09	101.92	96.32	22.15	105.81	56.25	206.24	83.93 to 106.49	107,190	103,244	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	6	127.09	129.13	127.86	17.96	100.99	80.67	178.62	80.67 to 178.62	24,723	31,610	
30,000 TO 59,999	6	162.43	158.23	158.50	19.47	99.83	110.85	206.24	110.85 to 206.24	40,704	64,514	
60,000 TO 99,999	27	104.11	102.38	102.79	19.01	99.60	56.48	160.81	82.40 to 115.38	78,341	80,523	
100,000 TO 149,999	18	87.65	87.20	86.42	14.43	100.90	56.25	128.00	75.01 to 98.47	120,558	104,183	
150,000 TO 249,999	6	94.38	94.78	95.44	10.01	99.31	80.29	113.43	80.29 to 113.43	186,650	178,145	
250,000 TO 499,999	3	83.87	87.76	88.14	07.43	99.57	80.36	99.04	N/A	260,667	229,750	
500,000 TO 999,999												
1,000,000 +												
___ALL___	66	98.89	104.39	97.03	23.13	107.59	56.25	206.24	87.85 to 108.93	99,693	96,732	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	101	COV :	23.75	95% Median C.I. :	80.67 to 133.39
Total Sales Price :	809,739	Wgt. Mean :	94	STD :	24.41	95% Wgt. Mean C.I. :	81.09 to 107.09
Total Adj. Sales Price :	809,739	Mean :	103	Avg. Abs. Dev :	20.05	95% Mean C.I. :	85.30 to 120.22
Total Assessed Value :	761,890						
Avg. Adj. Sales Price :	80,974	COD :	19.86	MAX Sales Ratio :	145.60		
Avg. Assessed Value :	76,189	PRD :	109.21	MIN Sales Ratio :	71.80		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	2	93.71	93.71	101.38	13.92	92.43	80.67	106.75	N/A	66,120	67,033
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	145.60	145.60	145.60		100.00	145.60	145.60	N/A	40,000	58,240
10/01/2020 To 12/31/2020	2	107.72	107.72	93.69	23.83	114.97	82.05	133.39	N/A	48,500	45,440
01/01/2021 To 03/31/2021	3	95.13	94.79	89.09	15.99	106.40	71.80	117.44	N/A	79,500	70,825
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	2	97.36	97.36	88.16	13.86	110.44	83.87	110.85	N/A	151,000	133,115
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	3	106.75	111.01	111.65	20.27	99.43	80.67	145.60	N/A	57,413	64,102
10/01/2020 To 09/30/2021	7	95.13	99.22	89.35	18.62	111.05	71.80	133.39	71.80 to 133.39	91,071	81,369
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	3	133.39	120.35	108.85	15.88	110.56	82.05	145.60	N/A	45,667	49,707

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	10	100.94	102.76	94.09	19.86	109.21	71.80	145.60	80.67 to 133.39	80,974	76,189

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	101	COV :	23.75	95% Median C.I. :	80.67 to 133.39
Total Sales Price :	809,739	Wgt. Mean :	94	STD :	24.41	95% Wgt. Mean C.I. :	81.09 to 107.09
Total Adj. Sales Price :	809,739	Mean :	103	Avg. Abs. Dev :	20.05	95% Mean C.I. :	85.30 to 120.22
Total Assessed Value :	761,890						
Avg. Adj. Sales Price :	80,974	COD :	19.86	MAX Sales Ratio :	145.60		
Avg. Assessed Value :	76,189	PRD :	109.21	MIN Sales Ratio :	71.80		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	10	100.94	102.76	94.09	19.86	109.21	71.80	145.60	80.67 to 133.39	80,974	76,189
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	117.44	110.50	109.07	14.96	101.31	80.67	133.39	N/A	25,913	28,263
__ Ranges Excl. Low \$ __											
Greater Than 4,999	10	100.94	102.76	94.09	19.86	109.21	71.80	145.60	80.67 to 133.39	80,974	76,189
Greater Than 15,000	10	100.94	102.76	94.09	19.86	109.21	71.80	145.60	80.67 to 133.39	80,974	76,189
Greater Than 30,000	7	95.13	99.44	92.50	18.85	107.50	71.80	145.60	71.80 to 145.60	104,571	96,729
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	117.44	110.50	109.07	14.96	101.31	80.67	133.39	N/A	25,913	28,263
30,000 TO 59,999	2	128.23	128.23	126.65	13.55	101.25	110.85	145.60	N/A	44,000	55,725
60,000 TO 99,999	2	76.93	76.93	76.48	06.67	100.59	71.80	82.05	N/A	82,000	62,718
100,000 TO 149,999	2	100.94	100.94	100.53	05.76	100.41	95.13	106.75	N/A	113,000	113,598
150,000 TO 249,999											
250,000 TO 499,999	1	83.87	83.87	83.87		100.00	83.87	83.87	N/A	254,000	213,020
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF



**82 Sherman**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 11  
Total Sales Price : 917,500  
Total Adj. Sales Price : 917,500  
Total Assessed Value : 973,735  
Avg. Adj. Sales Price : 83,409  
Avg. Assessed Value : 88,521

MEDIAN : 95  
WGT. MEAN : 106  
MEAN : 104  
COD : 16.84  
PRD : 97.97

COV : 22.08  
STD : 22.96  
Avg. Abs. Dev : 16.02  
MAX Sales Ratio : 160.23  
MIN Sales Ratio : 81.95

95% Median C.I. : 83.12 to 123.72  
95% Wgt. Mean C.I. : 77.45 to 134.81  
95% Mean C.I. : 88.56 to 119.40

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	2	125.68	125.68	132.82	27.49	94.62	91.13	160.23	N/A	145,000	192,595
01-APR-19 To 30-JUN-19	3	110.39	105.66	105.44	06.79	100.21	92.06	114.53	N/A	27,167	28,645
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	93.36	93.36	89.71	10.97	104.07	83.12	103.59	N/A	147,500	132,328
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	91.54	91.54	94.18	03.92	97.20	87.95	95.12	N/A	38,000	35,788
01-APR-21 To 30-JUN-21	2	102.84	102.84	95.07	20.31	108.17	81.95	123.72	N/A	87,500	83,190
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	110.39	113.67	126.82	16.59	89.63	91.13	160.23	N/A	74,300	94,225
01-OCT-19 To 30-SEP-20	2	93.36	93.36	89.71	10.97	104.07	83.12	103.59	N/A	147,500	132,328
01-OCT-20 To 30-SEP-21	4	91.54	97.19	94.80	13.37	102.52	81.95	123.72	N/A	62,750	59,489
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	5	110.39	113.67	126.82	16.59	89.63	91.13	160.23	N/A	74,300	94,225
01-JAN-20 To 31-DEC-20	2	93.36	93.36	89.71	10.97	104.07	83.12	103.59	N/A	147,500	132,328
<u>ALL</u>	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	10	99.36	105.27	108.28	17.34	97.22	81.95	160.23	83.12 to 123.72	80,250	86,894
2	1	91.13	91.13	91.13	00.00	100.00	91.13	91.13	N/A	115,000	104,795
<u>ALL</u>	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521

**82 Sherman  
COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 11  
 Total Sales Price : 917,500  
 Total Adj. Sales Price : 917,500  
 Total Assessed Value : 973,735  
 Avg. Adj. Sales Price : 83,409  
 Avg. Assessed Value : 88,521

MEDIAN : 95  
 WGT. MEAN : 106  
 MEAN : 104  
 COD : 16.84  
 PRD : 97.97

COV : 22.08  
 STD : 22.96  
 Avg. Abs. Dev : 16.02  
 MAX Sales Ratio : 160.23  
 MIN Sales Ratio : 81.95

95% Median C.I. : 83.12 to 123.72  
 95% Wgt. Mean C.I. : 77.45 to 134.81  
 95% Mean C.I. : 88.56 to 119.40

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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	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521
04											
<u>ALL</u>	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	87.95	87.95	87.95	00.00	100.00	87.95	87.95	N/A	10,000	8,795
Less Than 30,000	3	92.06	98.18	99.28	09.62	98.89	87.95	114.53	N/A	18,833	18,698
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521
Greater Than 14,999	10	99.36	105.58	106.33	17.02	99.29	81.95	160.23	83.12 to 123.72	90,750	96,494
Greater Than 29,999	8	99.36	106.16	106.58	18.45	99.61	81.95	160.23	81.95 to 160.23	107,625	114,705
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	87.95	87.95	87.95	00.00	100.00	87.95	87.95	N/A	10,000	8,795
15,000 TO 29,999	2	103.30	103.30	101.72	10.88	101.55	92.06	114.53	N/A	23,250	23,650
30,000 TO 59,999	2	117.06	117.06	118.53	05.70	98.76	110.39	123.72	N/A	45,000	53,340
60,000 TO 99,999	2	99.36	99.36	100.12	04.27	99.24	95.12	103.59	N/A	80,500	80,598
100,000 TO 149,999	2	86.54	86.54	86.44	05.30	100.12	81.95	91.13	N/A	117,500	101,565
150,000 TO 249,999	2	121.68	121.68	119.10	31.69	102.17	83.12	160.23	N/A	187,500	223,318
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>	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521

**82 Sherman**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 11  
Total Sales Price : 917,500  
Total Adj. Sales Price : 917,500  
Total Assessed Value : 973,735  
Avg. Adj. Sales Price : 83,409  
Avg. Assessed Value : 88,521

MEDIAN : 95  
WGT. MEAN : 106  
MEAN : 104  
COD : 16.84  
PRD : 97.97

COV : 22.08  
STD : 22.96  
Avg. Abs. Dev : 16.02  
MAX Sales Ratio : 160.23  
MIN Sales Ratio : 81.95

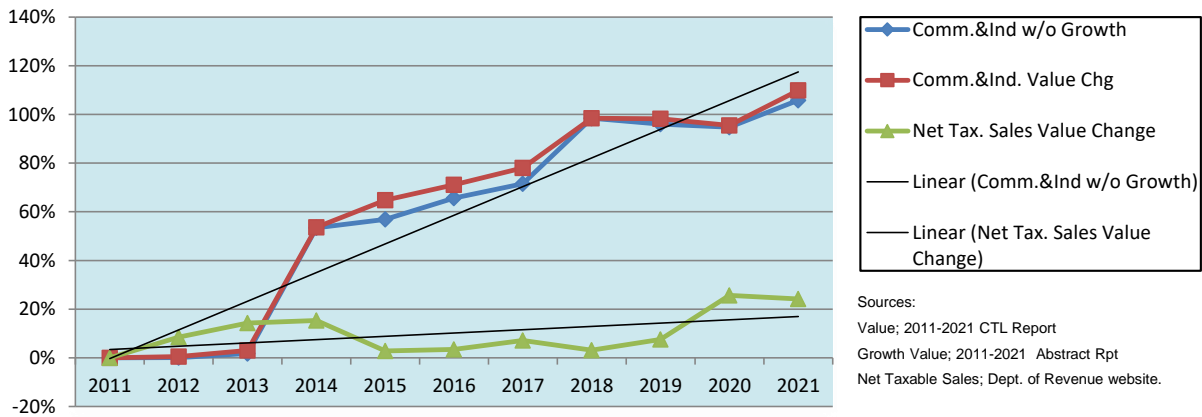
95% Median C.I. : 83.12 to 123.72  
95% Wgt. Mean C.I. : 77.45 to 134.81  
95% Mean C.I. : 88.56 to 119.40

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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
300	1	123.72	123.72	123.72	00.00	100.00	123.72	123.72	N/A	55,000	68,045
344	1	95.12	95.12	95.12	00.00	100.00	95.12	95.12	N/A	66,000	62,780
350	1	110.39	110.39	110.39	00.00	100.00	110.39	110.39	N/A	35,000	38,635
384	1	92.06	92.06	92.06	00.00	100.00	92.06	92.06	N/A	26,500	24,395
391	1	160.23	160.23	160.23	00.00	100.00	160.23	160.23	N/A	175,000	280,395
468	1	91.13	91.13	91.13	00.00	100.00	91.13	91.13	N/A	115,000	104,795
470	1	83.12	83.12	83.12	00.00	100.00	83.12	83.12	N/A	200,000	166,240
471	3	87.95	91.16	91.35	08.20	99.79	81.95	103.59	N/A	75,000	68,515
528	1	114.53	114.53	114.53	00.00	100.00	114.53	114.53	N/A	20,000	22,905
<u>ALL</u>	11	95.12	103.98	106.13	16.84	97.97	81.95	160.23	83.12 to 123.72	83,409	88,521

### 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	\$ 9,260,265	\$ 682,410	7.37%	\$ 8,577,855		\$ 10,126,450	
2012	\$ 9,304,230	\$ 38,475	0.41%	\$ 9,265,755	0.06%	\$ 10,988,246	8.51%
2013	\$ 9,543,480	\$ 122,230	1.28%	\$ 9,421,250	1.26%	\$ 11,576,026	5.35%
2014	\$ 14,230,230	\$ 23,675	0.17%	\$ 14,206,555	48.86%	\$ 11,676,383	0.87%
2015	\$ 15,258,250	\$ 731,317	4.79%	\$ 14,526,933	2.09%	\$ 10,414,575	-10.81%
2016	\$ 15,843,680	\$ 509,220	3.21%	\$ 15,334,460	0.50%	\$ 10,471,801	0.55%
2017	\$ 16,489,380	\$ 604,195	3.66%	\$ 15,885,185	0.26%	\$ 10,852,219	3.63%
2018	\$ 18,380,665	\$ 5,000	0.03%	\$ 18,375,665	11.44%	\$ 10,443,747	-3.76%
2019	\$ 18,352,260	\$ 201,290	1.10%	\$ 18,150,970	-1.25%	\$ 10,886,702	4.24%
2020	\$ 18,103,480	\$ 65,380	0.36%	\$ 18,038,100	-1.71%	\$ 12,724,808	16.88%
2021	\$ 19,434,775	\$ 372,370	1.92%	\$ 19,062,405	5.30%	\$ 12,578,211	-1.15%
<b>Ann %chg</b>	<b>7.70%</b>			<b>Average</b>	<b>6.68%</b>	2.19%	<b>2.43%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.06%	0.47%	8.51%
2013	1.74%	3.06%	14.31%
2014	53.41%	53.67%	15.31%
2015	56.87%	64.77%	2.85%
2016	65.59%	71.09%	3.41%
2017	71.54%	78.07%	7.17%
2018	98.44%	98.49%	3.13%
2019	96.01%	98.18%	7.51%
2020	94.79%	95.50%	25.66%
2021	105.85%	109.87%	24.21%

County Number	82
County Name	Sherman

**82 Sherman**  
**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 : 17  
Total Sales Price : 11,195,342  
Total Adj. Sales Price : 11,195,342  
Total Assessed Value : 8,289,090  
Avg. Adj. Sales Price : 658,550  
Avg. Assessed Value : 487,594

MEDIAN : 74  
WGT. MEAN : 74  
MEAN : 74  
COD : 12.36  
PRD : 100.61

COV : 17.21  
STD : 12.82  
Avg. Abs. Dev : 09.18  
MAX Sales Ratio : 98.25  
MIN Sales Ratio : 52.03

95% Median C.I. : 67.31 to 85.58  
95% Wgt. Mean C.I. : 66.97 to 81.11  
95% Mean C.I. : 67.90 to 81.08

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	2	64.06	64.06	63.07	10.32	101.57	57.45	70.66	N/A	817,500	515,580
01-JAN-19 To 31-MAR-19	2	71.33	71.33	71.75	03.91	99.41	68.54	74.11	N/A	260,200	186,693
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	1	95.48	95.48	95.48	00.00	100.00	95.48	95.48	N/A	822,001	784,860
01-OCT-19 To 31-DEC-19	2	72.15	72.15	70.08	06.71	102.95	67.31	76.98	N/A	475,000	332,868
01-JAN-20 To 31-MAR-20	2	75.80	75.80	75.43	01.45	100.49	74.70	76.90	N/A	226,250	170,663
01-APR-20 To 30-JUN-20	1	73.53	73.53	73.53	00.00	100.00	73.53	73.53	N/A	842,000	619,125
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	3	74.28	71.40	64.48	14.03	110.73	54.33	85.58	N/A	562,814	362,927
01-JAN-21 To 31-MAR-21	2	65.34	65.34	75.52	20.37	86.52	52.03	78.65	N/A	1,700,000	1,283,835
01-APR-21 To 30-JUN-21	2	92.88	92.88	92.32	05.78	100.61	87.51	98.25	N/A	442,500	408,525
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	70.66	73.25	73.53	12.34	99.62	57.45	95.48	N/A	595,480	437,881
01-OCT-19 To 30-SEP-20	5	74.70	73.88	72.45	03.49	101.97	67.31	76.98	N/A	448,900	325,237
01-OCT-20 To 30-SEP-21	7	78.65	75.80	74.89	16.48	101.22	52.03	98.25	52.03 to 98.25	853,349	639,071
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	5	74.11	76.48	79.57	09.88	96.12	67.31	95.48	N/A	458,480	364,796
01-JAN-20 To 31-DEC-20	6	74.49	73.22	68.70	07.84	106.58	54.33	85.58	54.33 to 85.58	497,157	341,538
<u>ALL</u>	17	74.28	74.49	74.04	12.36	100.61	52.03	98.25	67.31 to 85.58	658,550	487,594

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	17	74.28	74.49	74.04	12.36	100.61	52.03	98.25	67.31 to 85.58	658,550	487,594
<u>ALL</u>	17	74.28	74.49	74.04	12.36	100.61	52.03	98.25	67.31 to 85.58	658,550	487,594

**82 Sherman**  
**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 : 17  
 Total Sales Price : 11,195,342  
 Total Adj. Sales Price : 11,195,342  
 Total Assessed Value : 8,289,090  
 Avg. Adj. Sales Price : 658,550  
 Avg. Assessed Value : 487,594

MEDIAN : 74  
 WGT. MEAN : 74  
 MEAN : 74  
 COD : 12.36  
 PRD : 100.61

COV : 17.21  
 STD : 12.82  
 Avg. Abs. Dev : 09.18  
 MAX Sales Ratio : 98.25  
 MIN Sales Ratio : 52.03

95% Median C.I. : 67.31 to 85.58  
 95% Wgt. Mean C.I. : 66.97 to 81.11  
 95% Mean C.I. : 67.90 to 81.08

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	300,000	222,325
1	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	300,000	222,325
<b>Grass</b>											
County	6	75.26	72.87	76.10	10.86	95.76	52.03	87.51	52.03 to 87.51	870,449	662,424
1	6	75.26	72.87	76.10	10.86	95.76	52.03	87.51	52.03 to 87.51	870,449	662,424
<b>ALL</b>	17	74.28	74.49	74.04	12.36	100.61	52.03	98.25	67.31 to 85.58	658,550	487,594

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	65.78	65.04	62.09	13.91	104.75	54.33	74.28	N/A	697,110	432,835
1	4	65.78	65.04	62.09	13.91	104.75	54.33	74.28	N/A	697,110	432,835
<b>Grass</b>											
County	6	75.26	72.87	76.10	10.86	95.76	52.03	87.51	52.03 to 87.51	870,449	662,424
1	6	75.26	72.87	76.10	10.86	95.76	52.03	87.51	52.03 to 87.51	870,449	662,424
<b>ALL</b>	17	74.28	74.49	74.04	12.36	100.61	52.03	98.25	67.31 to 85.58	658,550	487,594

## Sherman County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	<b>3,472</b>
Valley	1	3,635	3,635	3,635	3,125	2,955	2,955	2,600	2,600	<b>3,291</b>
Greeley	2	5,090	4,700	4,490	4,375	4,260	4,230	4,210	3,750	<b>4,339</b>
Howard	7200	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	<b>4,257</b>
Howard	7100	4,700	4,700	4,300	4,100	3,700	3,600	3,400	3,400	<b>3,950</b>
Buffalo	1	4,825	4,816	4,657	4,544	3,611	4,244	3,949	3,948	<b>4,458</b>
Custer	1	4,375	4,375	4,000	3,900	3,649	3,650	3,600	3,600	<b>4,046</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	<b>1,711</b>
Valley	1	n/a	1,740	1,740	1,740	1,705	1,705	1,705	1,595	<b>1,694</b>
Greeley	2	n/a	2,165	2,165	2,165	2,075	2,050	1,800	1,715	<b>1,993</b>
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	<b>2,238</b>
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,200	2,100	2,000	<b>2,273</b>
Buffalo	1	2,260	2,259	2,105	2,105	1,960	1,950	1,830	1,830	<b>2,012</b>
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	<b>1,930</b>

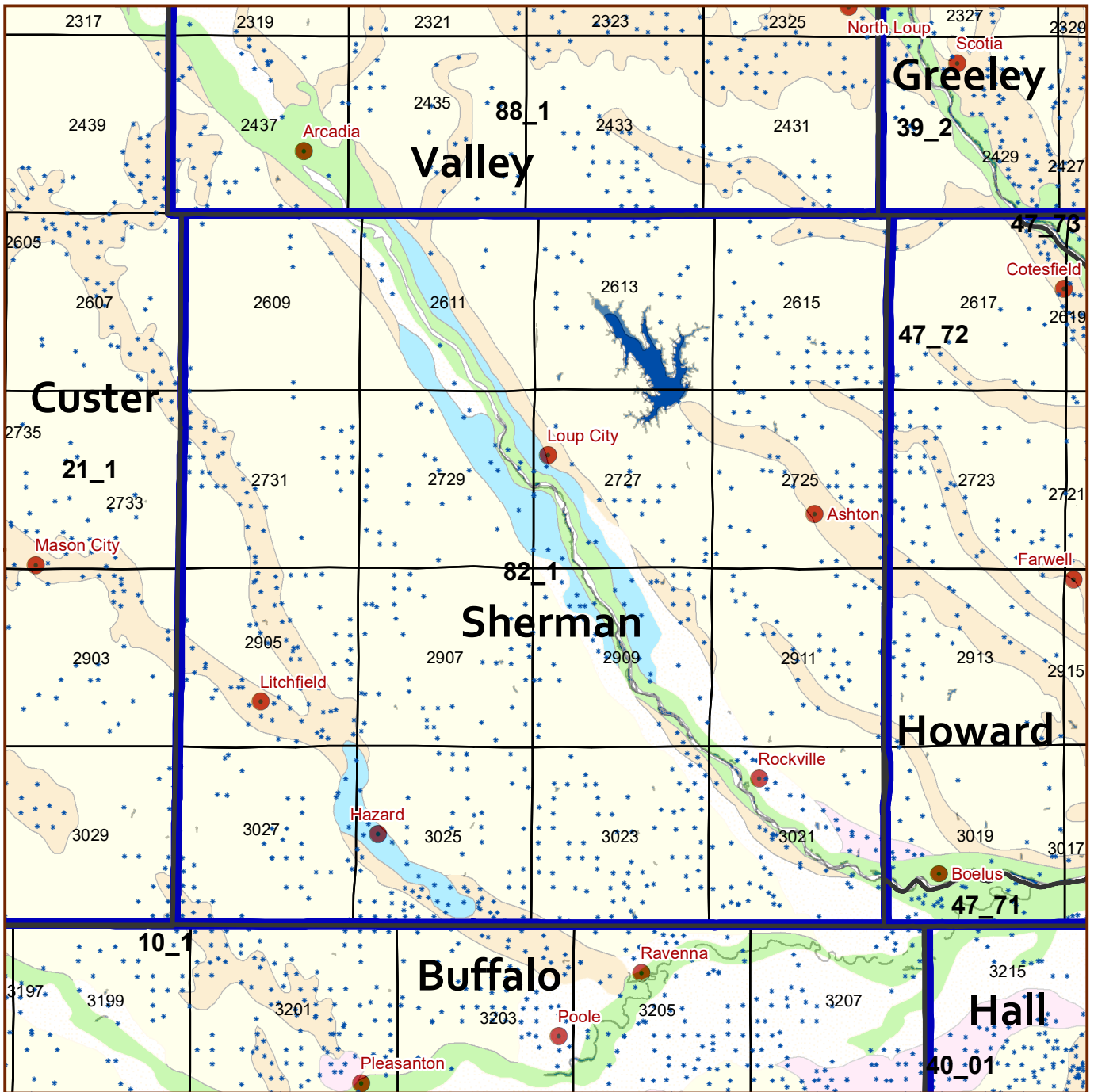
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	<b>1,337</b>
Valley	1	1,100	1,100	1,000	996	1,000	997	635	665	<b>991</b>
Greeley	2	1,300	1,295	1,280	1,275	1,243	1,240	n/a	1,265	<b>1,275</b>
Howard	7200	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	<b>1,186</b>
Howard	7100	1,275	1,175	1,175	1,175	1,150	1,150	1,150	n/a	<b>1,194</b>
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	<b>1,257</b>
Custer	1	891	1,100	1,046	755	1,029	890	n/a	1,510	<b>995</b>

County	Mkt Area	CRP	TIMBER	WASTE
Sherman	1	1,430	n/a	90
Valley	1	1,010	n/a	250
Greeley	2	1,307	n/a	200
Howard	7200	1,172	n/a	783
Howard	7100	1,188	n/a	750
Buffalo	1	1,203	0	490
Custer	1	1,544	n/a	50

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.

# SHERMAN COUNTY



**Legend**

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

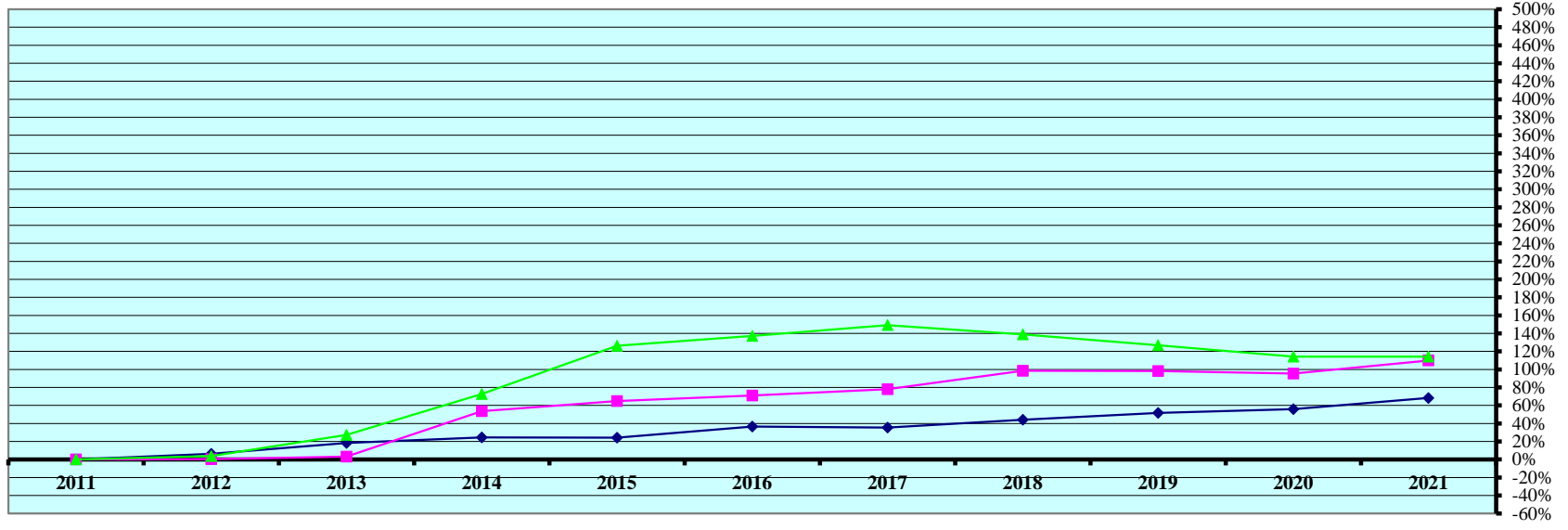
**Soils  
CLASS**

- 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**

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	65,730,355	-	-	-	9,260,265	-	-	-	311,538,070	-	-	-
2012	69,837,745	4,107,390	6.25%	6.25%	9,304,230	43,965	0.47%	0.47%	323,588,775	12,050,705	3.87%	3.87%
2013	77,847,595	8,009,850	11.47%	18.43%	9,543,480	239,250	2.57%	3.06%	396,651,080	73,062,305	22.58%	27.32%
2014	81,782,395	3,934,800	5.05%	24.42%	14,230,230	4,686,750	49.11%	53.67%	538,423,310	141,772,230	35.74%	72.83%
2015	81,602,390	-180,005	-0.22%	24.15%	15,258,250	1,028,020	7.22%	64.77%	705,278,830	166,855,520	30.99%	126.39%
2016	89,779,455	8,177,065	10.02%	36.59%	15,843,680	585,430	3.84%	71.09%	738,773,845	33,495,015	4.75%	137.14%
2017	88,949,205	-830,250	-0.92%	35.32%	16,489,380	645,700	4.08%	78.07%	776,220,545	37,446,700	5.07%	149.16%
2018	94,718,365	5,769,160	6.49%	44.10%	18,380,665	1,891,285	11.47%	98.49%	744,112,255	-32,108,290	-4.14%	138.85%
2019	99,712,130	4,993,765	5.27%	51.70%	18,352,260	-28,405	-0.15%	98.18%	706,771,320	-37,340,935	-5.02%	126.87%
2020	102,410,430	2,698,300	2.71%	55.80%	18,103,480	-248,780	-1.36%	95.50%	667,170,490	-39,600,830	-5.60%	114.15%
2021	110,661,810	8,251,380	8.06%	68.36%	19,434,775	1,331,295	7.35%	109.87%	667,282,785	112,295	0.02%	114.19%

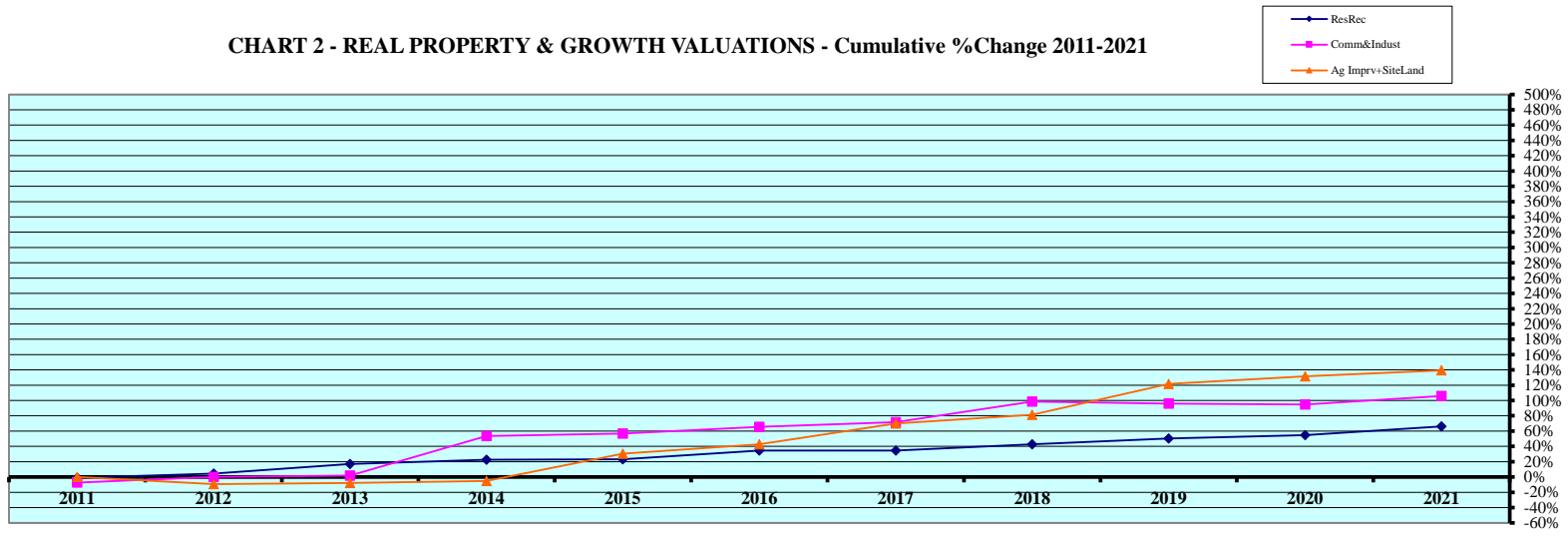
Rate Annual %chg: Residential & Recreational **5.35%** Commercial & Industrial **7.70%** Agricultural Land **7.91%**

Cnty# **82**  
County **SHERMAN**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2011	65,730,355	757,000	1.15%	64,973,355	-	-1.15%	9,260,265	682,410	7.37%	8,577,855	-	-7.37%						
2012	69,837,745	1,202,852	1.72%	68,634,893	4.42%	4.42%	9,304,230	38,475	0.41%	9,265,755	0.06%	0.06%						
2013	77,847,595	991,065	1.27%	76,856,530	10.05%	16.93%	9,543,480	122,230	1.28%	9,421,250	1.26%	1.74%						
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	22.63%	14,230,230	23,675	0.17%	14,206,555	48.86%	53.41%						
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	23.24%	15,258,250	731,317	4.79%	14,526,933	2.09%	56.87%						
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	34.43%	15,843,680	509,220	3.21%	15,334,460	0.50%	65.59%						
2017	88,949,205	467,325	0.53%	88,481,880	-1.45%	34.61%	16,489,380	604,195	3.66%	15,885,185	0.26%	71.54%						
2018	94,718,365	928,525	0.98%	93,789,840	5.44%	42.69%	18,380,665	5,000	0.03%	18,375,665	11.44%	98.44%						
2019	99,712,130	897,520	0.90%	98,814,610	4.32%	50.33%	18,352,260	201,290	1.10%	18,150,970	-1.25%	96.01%						
2020	102,410,430	659,575	0.64%	101,750,855	2.04%	54.80%	18,103,480	65,380	0.36%	18,038,100	-1.71%	94.79%						
2021	110,661,810	1,479,110	1.34%	109,182,700	6.61%	66.11%	19,434,775	372,370	1.92%	19,062,405	5.30%	105.85%						
Rate Ann%chg	5.35%			Resid & Recreat w/o growth			4.23%			7.70%			C & I w/o growth			6.68%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	21,861,120	11,071,220	32,932,340	787,995	2.39%	32,144,345	-	-		
2012	19,470,950	11,188,595	30,659,545	800,545	2.61%	29,859,000	-9.33%	-9.33%		
2013	19,237,595	11,966,050	31,203,645	873,407	2.80%	30,330,238	-1.07%	-7.90%		
2014	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	0.06%	-5.20%		
2015	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%	30.39%		
2016	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%	42.81%		
2017	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	69.81%		
2018	37,768,595	23,370,855	61,139,450	1,440,640	2.36%	59,698,810	4.65%	81.28%		
2019	42,736,645	30,960,250	73,696,895	674,520	0.92%	73,022,375	19.44%	121.73%		
2020	49,051,480	29,744,860	78,796,340	2,562,635	3.25%	76,233,705	3.44%	131.49%		
2021	49,763,110	29,938,565	79,691,675	864,795	1.09%	78,826,880	0.04%	139.36%		
Rate Ann%chg	8.57%		10.46%		9.24%		Ag Imprv+Site w/o growth		7.50%	

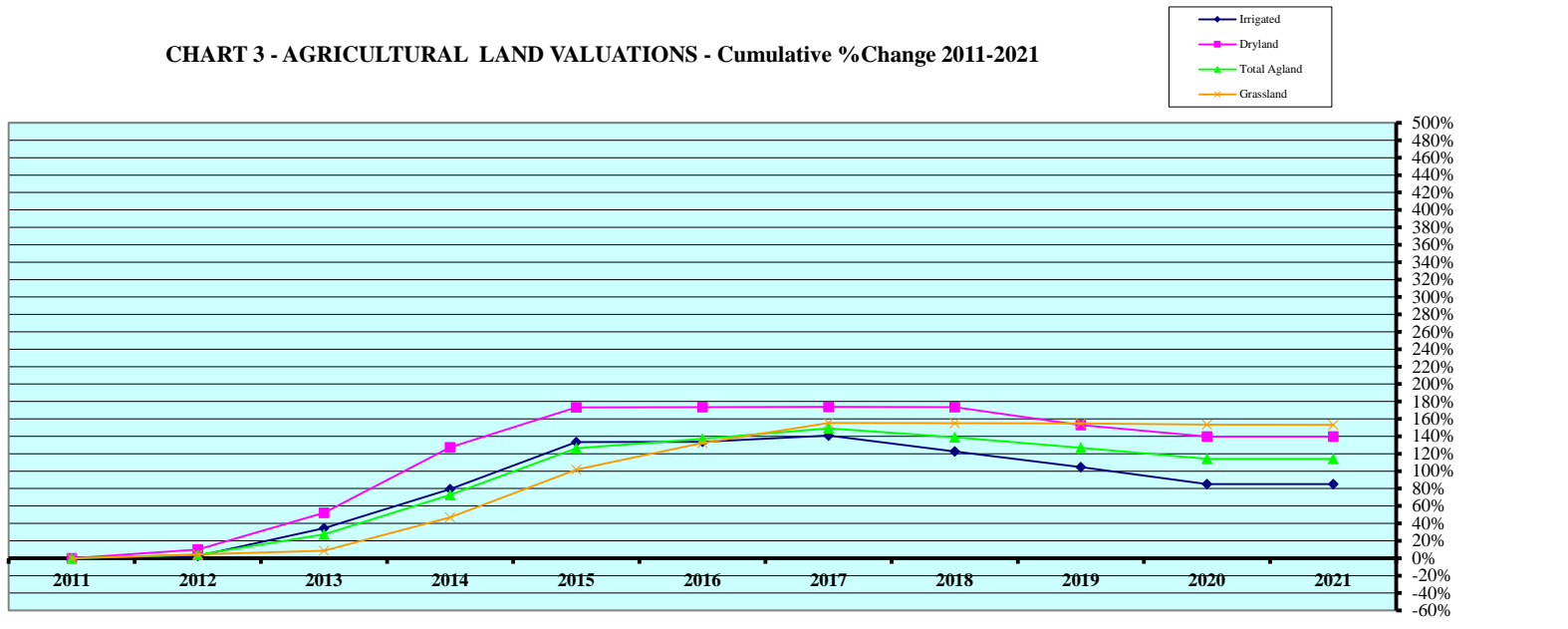
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 82  
County SHERMAN

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	172,429,535	-	-	-	31,141,655	-	-	-	107,539,485	-	-	-
2012	176,741,140	4,311,605	2.50%	2.50%	34,232,035	3,090,380	9.92%	9.92%	112,166,855	4,627,370	4.30%	4.30%
2013	231,856,620	55,115,480	31.18%	34.46%	47,391,400	13,159,365	38.44%	52.18%	116,935,570	4,768,715	4.25%	8.74%
2014	309,054,770	77,198,150	33.30%	79.24%	70,825,240	23,433,840	49.45%	127.43%	157,923,125	40,987,555	35.05%	46.85%
2015	402,528,370	93,473,600	30.24%	133.45%	85,098,460	14,273,220	20.15%	173.26%	216,853,125	58,930,000	37.32%	101.65%
2016	402,857,470	329,100	0.08%	133.64%	85,187,575	89,115	0.10%	173.55%	249,823,945	32,970,820	15.20%	132.31%
2017	415,368,970	12,511,500	3.11%	140.89%	85,285,875	98,300	0.12%	173.86%	274,579,220	24,755,275	9.91%	155.33%
2018	383,674,915	-31,694,055	-7.63%	122.51%	85,190,520	-95,355	-0.11%	173.56%	274,259,450	-319,770	-0.12%	155.03%
2019	353,024,610	-30,650,305	-7.99%	104.74%	78,766,070	-6,424,450	-7.54%	152.93%	273,993,270	-266,180	-0.10%	154.78%
2020	319,012,075	-34,012,535	-9.63%	85.01%	74,687,085	-4,078,985	-5.18%	139.83%	272,545,525	-1,447,745	-0.53%	153.44%
2021	319,330,525	318,450	0.10%	85.19%	74,626,920	-60,165	-0.08%	139.64%	272,399,535	-145,990	-0.05%	153.30%

Rate Ann.%chg: Irrigated **6.36%** Dryland **9.13%** Grassland **9.74%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	30,850	-	-	-	396,545	-	-	-	311,538,070	-	-	-
2012	34,425	3,575	11.59%	11.59%	414,320	17,775	4.48%	4.48%	323,588,775	12,050,705	3.87%	3.87%
2013	34,425	0	0.00%	11.59%	433,065	18,745	4.52%	9.21%	396,651,080	73,062,305	22.58%	27.32%
2014	36,820	2,395	6.96%	19.35%	583,355	150,290	34.70%	47.11%	538,423,310	141,772,230	35.74%	72.83%
2015	66,600	29,780	80.88%	115.88%	732,275	148,920	25.53%	84.66%	705,278,830	166,855,520	30.99%	126.39%
2016	66,600	0	0.00%	115.88%	838,255	105,980	14.47%	111.39%	738,773,845	33,495,015	4.75%	137.14%
2017	65,500	-1,100	-1.65%	112.32%	920,980	82,725	9.87%	132.25%	776,220,545	37,446,700	5.07%	149.16%
2018	66,390	890	1.36%	115.20%	920,980	0	0.00%	132.25%	744,112,255	-32,108,290	-4.14%	138.85%
2019	66,390	0	0.00%	115.20%	920,980	0	0.00%	132.25%	706,771,320	-37,340,935	-5.02%	126.87%
2020	78,135	11,745	17.69%	153.27%	847,670	-73,310	-7.96%	113.76%	667,170,490	-39,600,830	-5.60%	114.15%
2021	78,135	0	0.00%	153.27%	847,670	0	0.00%	113.76%	667,282,785	112,295	0.02%	114.19%

Cnty# **82**  
County **SHERMAN**

Rate Ann.%chg: Total Agric Land **7.91%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	149,135,460	88,062	1,694			31,389,900	44,783	701			81,700,995	133,333	613		
2012	171,444,730	88,666	1,934	14.18%	14.18%	31,121,400	44,410	701	-0.02%	-0.02%	89,688,965	135,300	663	8.18%	9.46%
2013	175,683,975	89,588	1,961	1.42%	15.80%	34,420,640	44,714	770	9.85%	9.82%	89,574,800	130,628	686	3.44%	13.24%
2014	230,928,135	90,599	2,549	29.98%	50.51%	47,712,165	44,358	1,076	39.73%	53.45%	97,239,960	127,646	762	11.09%	25.80%
2015	309,057,025	91,152	3,391	33.02%	100.21%	71,175,290	43,953	1,619	50.55%	131.03%	128,539,130	127,483	1,008	32.36%	66.50%
2016	402,587,680	91,364	4,406	29.96%	160.19%	85,114,480	43,748	1,946	20.14%	177.57%	149,636,865	127,257	1,176	16.62%	94.17%
2017	402,607,600	91,372	4,406	0.00%	160.18%	85,141,850	43,747	1,946	0.04%	177.66%	164,929,515	127,713	1,291	9.83%	113.25%
2018	415,363,580	91,498	4,540	3.03%	168.06%	85,253,730	43,809	1,946	-0.01%	177.63%	174,353,050	127,360	1,369	6.01%	126.06%
2019	383,674,920	91,863	4,177	-8.00%	146.62%	85,229,535	43,797	1,946	0.00%	177.63%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	353,024,610	91,837	3,844	-7.96%	126.98%	78,766,075	44,020	1,789	-8.05%	155.28%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	318,955,940	91,866	3,472	-9.68%	105.01%	74,678,255	43,661	1,710	-4.41%	144.02%	272,486,215	203,483	1,339	3.87%	118.54%

Rate Annual %chg Average Value/Acre: 7.44%

9.33%

8.13%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	30,705	341	90			900	10	90			285,489,595	340,159	839		
2012	30,850	343	90	0.00%	0.00%	0	0				310,842,515	339,815	915	8.99%	8.99%
2013	30,850	343	90	0.00%	0.00%	0	0				322,898,575	339,852	950	3.87%	13.21%
2014	34,425	382	90	0.00%	0.01%	0	0				322,898,575	339,894	1,165	22.66%	38.85%
2015	34,425	382	90	0.00%	0.01%	0	0				538,611,800	339,878	1,585	35.98%	88.82%
2016	66,600	740	90	0.02%	0.03%	0	0				705,325,570	340,012	2,074	30.90%	147.16%
2017	66,600	740	90	0.00%	0.03%	838,255	686	1,223		1258.67%	738,347,650	339,999	2,172	4.69%	158.75%
2018	66,600	740	90	0.00%	0.03%	920,980	686	1,343	9.87%	1392.75%	776,147,230	340,391	2,280	5.00%	171.68%
2019	65,500	728	90	0.00%	0.03%	920,980	686	1,343	0.00%	1392.75%	744,031,980	340,435	2,186	-4.15%	160.40%
2020	66,390	737	90	0.00%	0.02%	920,980	686	1,343	0.00%	1392.75%	706,771,100	340,528	2,076	-5.03%	147.30%
2021	77,395	860	90	0.00%	0.02%	852,655	686	1,244	-7.42%	1282.01%	667,050,460	340,555	1,959	-5.63%	133.38%

82  
**SHERMAN**

Rate Annual %chg Average Value/Acre: 8.84%

(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
2,959	SHERMAN	29,514,297	8,739,170	20,045,617	80,654,725	19,217,115	217,660	30,007,085	667,282,785	50,749,875	30,930,600	0	937,358,929
cnty sectorvalue % of total value:		3.15%	0.93%	2.14%	8.60%	2.05%	0.02%	3.20%	71.19%	5.41%	3.30%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
194	ASHTON	188,175	216,434	3,865	6,454,350	1,711,975	0	0	61,595	0	0	0	8,636,394
6.56%	%sector of county sector	0.64%	2.48%	0.02%	8.00%	8.91%			0.01%				0.92%
	%sector of municipality	2.18%	2.51%	0.04%	74.73%	19.82%			0.71%				100.00%
70	HAZARD	22,997	505,431	1,784,738	3,515,045	273,940	0	0	0	0	0	0	6,102,151
2.37%	%sector of county sector	0.08%	5.78%	8.90%	4.36%	1.43%							0.65%
	%sector of municipality	0.38%	8.28%	29.25%	57.60%	4.49%							100.00%
262	LITCHFIELD	1,079,373	802,731	1,396,153	8,054,900	2,942,315	0	0	0	0	0	0	14,275,472
8.85%	%sector of county sector	3.66%	9.19%	6.96%	9.99%	15.31%							1.52%
	%sector of municipality	7.56%	5.62%	9.78%	56.42%	20.61%							100.00%
1,029	LOUP CITY	1,057,445	1,025,082	155,849	35,840,025	10,888,510	217,660	0	0	0	0	0	49,184,571
34.78%	%sector of county sector	3.58%	11.73%	0.78%	44.44%	58.66%	100.00%						5.25%
	%sector of municipality	2.15%	2.08%	0.32%	72.87%	22.14%	0.44%						100.00%
106	ROCKVILLE	114,580	172,697	4,224	2,028,570	539,850	0	0	0	0	0	0	2,859,921
3.58%	%sector of county sector	0.39%	1.98%	0.02%	2.52%	2.81%							0.31%
	%sector of municipality	4.01%	6.04%	0.15%	70.93%	18.88%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
1,661	Total Municipalities	2,462,570	2,722,375	3,344,829	55,892,890	16,356,590	217,660	0	61,595	0	0	0	81,058,509
56.13%	%all municip.sectors of cnty	8.34%	31.15%	16.69%	69.30%	85.11%	100.00%		0.01%				8.65%

82 SHERMAN

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 : 3,840**

**Value : 938,722,955**

**Growth 2,998,462**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	209	1,028,665	16	281,200	19	236,170	244	1,546,035	
<b>02. Res Improve Land</b>	889	4,948,835	56	2,304,290	91	4,949,845	1,036	12,202,970	
<b>03. Res Improvements</b>	892	61,679,095	57	5,683,240	104	12,456,515	1,053	79,818,850	
<b>04. Res Total</b>	1,101	67,656,595	73	8,268,730	123	17,642,530	1,297	93,567,855	834,577
<b>% of Res Total</b>	84.89	72.31	5.63	8.84	9.48	18.86	33.78	9.97	27.83
<b>05. Com UnImp Land</b>	44	236,885	2	21,535	0	0	46	258,420	
<b>06. Com Improve Land</b>	156	1,313,400	6	175,520	5	171,010	167	1,659,930	
<b>07. Com Improvements</b>	159	18,999,165	6	1,114,525	7	2,206,970	172	22,320,660	
<b>08. Com Total</b>	203	20,549,450	8	1,311,580	7	2,377,980	218	24,239,010	407,525
<b>% of Com Total</b>	93.12	84.78	3.67	5.41	3.21	9.81	5.68	2.58	13.59
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	81,660	0	0	0	0	1	81,660	
<b>11. Ind Improvements</b>	1	187,825	0	0	0	0	1	187,825	
<b>12. Ind Total</b>	1	269,485	0	0	0	0	1	269,485	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	4	173,645	4	173,645	
<b>14. Rec Improve Land</b>	0	0	0	0	293	12,315,665	293	12,315,665	
<b>15. Rec Improvements</b>	0	0	0	0	294	20,930,205	294	20,930,205	
<b>16. Rec Total</b>	0	0	0	0	298	33,419,515	298	33,419,515	376,395
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	7.76	3.56	12.55
<b>Res &amp; Rec Total</b>	1,101	67,656,595	73	8,268,730	421	51,062,045	1,595	126,987,370	1,210,972
<b>% of Res &amp; Rec Total</b>	69.03	53.28	4.58	6.51	26.39	40.21	41.54	13.53	40.39
<b>Com &amp; Ind Total</b>	204	20,818,935	8	1,311,580	7	2,377,980	219	24,508,495	407,525
<b>% of Com &amp; Ind Total</b>	93.15	84.95	3.65	5.35	3.20	9.70	5.70	2.61	13.59
<b>17. Taxable Total</b>	1,305	88,475,530	81	9,580,310	428	53,440,025	1,814	151,495,865	1,618,497
<b>% of Taxable Total</b>	71.94	58.40	4.47	6.32	23.59	35.27	47.24	16.14	53.98

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	551,205	6,416,345	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	551,205	6,416,345
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	551,205	6,416,345

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	162	21	357	540

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	61,595	103	22,041,630	1,149	366,861,485	1,253	388,964,710
28. Ag-Improved Land	0	0	72	18,783,505	680	273,909,725	752	292,693,230
29. Ag Improvements	0	0	74	9,499,625	699	96,069,525	773	105,569,150

30. Ag Total				2,026	787,227,090
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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	2	2.00	29,000	
32. HomeSite Improv Land	0	0.00	0	47	47.65	696,000	
33. HomeSite Improvements	0	0.00	0	50	0.00	6,480,850	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.00	6,000	
36. FarmSite Improv Land	0	0.00	0	63	182.09	544,520	
37. FarmSite Improvements	0	0.00	0	71	0.00	3,018,775	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	110	319.83	0	
40. Other- Non Ag Use	0	0.00	0	1	7.64	3,020	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	22.00	319,000	24	24.00	348,000	
32. HomeSite Improv Land	386	400.09	5,793,500	433	447.74	6,489,500	
33. HomeSite Improvements	410	0.00	48,195,390	460	0.00	54,676,240	955,150
34. HomeSite Total				<b>484</b>	<b>471.74</b>	<b>61,513,740</b>	
35. FarmSite UnImp Land	54	99.54	216,120	56	101.54	222,120	
36. FarmSite Improv Land	582	2,079.50	6,198,750	645	2,261.59	6,743,270	
37. FarmSite Improvements	659	0.00	47,874,135	730	0.00	50,892,910	424,815
38. FarmSite Total				<b>786</b>	<b>2,363.13</b>	<b>57,858,300</b>	
39. Road & Ditches	1,433	4,972.19	0	1,543	5,292.02	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				<b>1,270</b>	<b>8,136.57</b>	<b>119,375,865</b>	<b>1,379,965</b>



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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	435.25	943,825	2	435.25	943,825
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	10,858.30	11.76%	39,849,950	12.44%	3,670.00
46. 1A	12,663.91	13.72%	46,476,555	14.50%	3,670.00
47. 2A1	12,059.94	13.07%	42,692,240	13.32%	3,540.00
48. 2A	9,225.09	9.99%	32,656,830	10.19%	3,540.00
49. 3A1	2,150.98	2.33%	7,345,630	2.29%	3,415.02
50. 3A	645.04	0.70%	2,202,840	0.69%	3,415.04
51. 4A1	20,803.23	22.54%	69,482,800	21.68%	3,340.00
52. 4A	23,893.16	25.89%	79,738,750	24.88%	3,337.30
53. Total	92,299.65	100.00%	320,445,595	100.00%	3,471.80
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,513.56	17.27%	14,350,960	19.28%	1,910.01
56. 2D1	4,104.67	9.43%	7,429,475	9.98%	1,810.01
57. 2D	5,223.42	12.00%	9,454,365	12.70%	1,810.00
58. 3D1	758.51	1.74%	1,297,050	1.74%	1,710.00
59. 3D	481.76	1.11%	823,805	1.11%	1,709.99
60. 4D1	12,389.32	28.47%	20,008,955	26.88%	1,615.02
61. 4D	13,040.09	29.97%	21,064,425	28.30%	1,615.36
62. Total	43,511.33	100.00%	74,429,035	100.00%	1,710.57
<b>Grass</b>					
63. 1G1	18,435.15	9.07%	25,733,175	9.46%	1,395.88
64. 1G	1,468.35	0.72%	2,048,405	0.75%	1,395.04
65. 2G1	102,196.98	50.30%	137,520,260	50.55%	1,345.64
66. 2G	61,119.70	30.08%	82,472,595	30.32%	1,349.36
67. 3G1	19,524.99	9.61%	23,822,500	8.76%	1,220.10
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	422.57	0.21%	448,360	0.16%	1,061.03
71. Total	203,167.74	100.00%	272,045,295	100.00%	1,339.02
<b>Irrigated Total</b>					
Irrigated Total	92,299.65	27.10%	320,445,595	47.98%	3,471.80
<b>Dry Total</b>					
Dry Total	43,511.33	12.78%	74,429,035	11.14%	1,710.57
<b>Grass Total</b>					
Grass Total	203,167.74	59.66%	272,045,295	40.73%	1,339.02
72. Waste	873.60	0.26%	78,645	0.01%	90.02
73. Other	685.52	0.20%	852,655	0.13%	1,243.81
74. Exempt	2.31	0.00%	9,085	0.00%	3,932.90
75. Market Area Total	340,537.84	100.00%	667,851,225	100.00%	1,961.17

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	16.65	61,105	6,135.73	21,542,295	86,147.27	298,842,195	92,299.65	320,445,595
<b>77. Dry Land</b>	0.00	0	3,186.23	5,508,955	40,325.10	68,920,080	43,511.33	74,429,035
<b>78. Grass</b>	0.35	490	9,147.06	12,357,710	194,020.33	259,687,095	203,167.74	272,045,295
<b>79. Waste</b>	0.00	0	122.94	11,065	750.66	67,580	873.60	78,645
<b>80. Other</b>	0.00	0	101.85	126,570	583.67	726,085	685.52	852,655
<b>81. Exempt</b>	0.40	6,420	0.00	0	1.91	2,665	2.31	9,085
<b>82. Total</b>	<b>17.00</b>	<b>61,595</b>	<b>18,693.81</b>	<b>39,546,595</b>	<b>321,827.03</b>	<b>628,243,035</b>	<b>340,537.84</b>	<b>667,851,225</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	92,299.65	27.10%	320,445,595	47.98%	3,471.80
<b>Dry Land</b>	43,511.33	12.78%	74,429,035	11.14%	1,710.57
<b>Grass</b>	203,167.74	59.66%	272,045,295	40.73%	1,339.02
<b>Waste</b>	873.60	0.26%	78,645	0.01%	90.02
<b>Other</b>	685.52	0.20%	852,655	0.13%	1,243.81
<b>Exempt</b>	2.31	0.00%	9,085	0.00%	3,932.90
<b>Total</b>	<b>340,537.84</b>	<b>100.00%</b>	<b>667,851,225</b>	<b>100.00%</b>	<b>1,961.17</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	0	1	21,360	3	393,155	4	414,515	215,540
83.2 Acreage	38	691,015	151	7,539,250	163	18,402,945	201	26,633,210	225,806
83.3 Ashton	45	171,620	124	469,245	124	6,705,720	169	7,346,585	78,571
83.4 Hazard	18	161,235	46	346,780	47	4,039,985	65	4,548,000	29,265
83.5 Litchfield	24	112,965	130	842,350	132	8,608,520	156	9,563,835	10,465
83.6 Loup City	91	476,575	518	2,968,945	518	39,268,025	609	42,713,545	274,930
83.7 Rockville	31	106,270	69	200,205	70	2,706,385	101	3,012,860	0
83.8 Sherman Lake	0	0	290	12,130,500	290	20,624,320	290	32,754,820	376,395
84 Residential Total	248	1,719,680	1,329	24,518,635	1,347	100,749,055	1,595	126,987,370	1,210,972

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Ashton	10	34,925	17	75,740	18	2,403,365	28	2,514,030	4,960
85.2 Hazard	4	21,300	5	31,490	6	316,890	10	369,680	0
85.3 Litchfield	16	83,545	30	153,415	31	3,523,530	47	3,760,490	0
85.4 Loup City	11	86,515	95	1,091,105	95	12,392,540	106	13,570,160	402,565
85.5 Rockville	3	10,600	10	43,310	10	550,665	13	604,575	0
85.6 Rural Comm	2	21,535	11	346,530	13	3,321,495	15	3,689,560	0
86 Commercial Total	46	258,420	168	1,741,590	173	22,508,485	219	24,508,495	407,525

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	18,121.17	9.11%	25,279,475	9.50%	1,395.02
88. 1G	1,468.35	0.74%	2,048,405	0.77%	1,395.04
89. 2G1	101,436.59	50.99%	136,432,895	51.29%	1,345.01
90. 2G	57,990.69	29.15%	77,998,115	29.32%	1,345.01
91. 3G1	19,495.69	9.80%	23,784,700	8.94%	1,220.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	422.57	0.21%	448,360	0.17%	1,061.03
95. Total	198,935.06	100.00%	265,991,950	100.00%	1,337.08
<b>CRP</b>					
96. 1C1	313.98	7.42%	453,700	7.50%	1,445.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	760.39	17.96%	1,087,365	17.96%	1,430.01
99. 2C	3,129.01	73.93%	4,474,480	73.92%	1,430.00
100. 3C1	29.30	0.69%	37,800	0.62%	1,290.10
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	4,232.68	100.00%	6,053,345	100.00%	1,430.14
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	198,935.06	97.92%	265,991,950	97.77%	1,337.08
CRP Total	4,232.68	2.08%	6,053,345	2.23%	1,430.14
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	203,167.74	100.00%	272,045,295	100.00%	1,339.02

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

82 Sherman

	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	80,654,725	93,567,855	12,913,130	16.01%	834,577	14.98%
02. Recreational	30,007,085	33,419,515	3,412,430	11.37%	376,395	10.12%
03. Ag-Homesite Land, Ag-Res Dwelling	50,749,875	61,513,740	10,763,865	21.21%	955,150	19.33%
<b>04. Total Residential (sum lines 1-3)</b>	<b>161,411,685</b>	<b>188,501,110</b>	<b>27,089,425</b>	<b>16.78%</b>	<b>2,166,122</b>	<b>15.44%</b>
05. Commercial	19,217,115	24,239,010	5,021,895	26.13%	407,525	24.01%
06. Industrial	217,660	269,485	51,825	23.81%	0	23.81%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>19,434,775</b>	<b>24,508,495</b>	<b>5,073,720</b>	<b>26.11%</b>	<b>407,525</b>	<b>24.01%</b>
08. Ag-Farmsite Land, Outbuildings	30,926,775	57,858,300	26,931,525	87.08%	424,815	85.71%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,825	3,825	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>30,930,600</b>	<b>57,862,125</b>	<b>26,931,525</b>	<b>87.07%</b>	<b>424,815</b>	<b>85.70%</b>
12. Irrigated	319,330,525	320,445,595	1,115,070	0.35%		
13. Dryland	74,626,920	74,429,035	-197,885	-0.27%		
14. Grassland	272,399,535	272,045,295	-354,240	-0.13%		
15. Wasteland	78,135	78,645	510	0.65%		
16. Other Agland	847,670	852,655	4,985	0.59%		
<b>17. Total Agricultural Land</b>	<b>667,282,785</b>	<b>667,851,225</b>	<b>568,440</b>	<b>0.09%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>879,059,845</b>	<b>938,722,955</b>	<b>59,663,110</b>	<b>6.79%</b>	<b>2,998,462</b>	<b>6.45%</b>

## 2022 Assessment Survey for Sherman County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	The part-time employee is sometimes shared with the county treasurer office
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$202,720.33
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$57,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$11,350
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$31,331



## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes, but not as much as before
5.	<b>If so, who maintains the Cadastral Maps?</b>
	The county assessor and the deputy assessor
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="https://sherman.gworks.com/">https://sherman.gworks.com/</a>
8.	<b>Who maintains the GIS software and maps?</b>
	The maintenance of the GIS system is shared between the county assessor, deputy assessor, and the vendor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Lake Mack - Bryan Hill
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Lake Mack - Bryan Hill
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2022 Residential Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	The county assessor and deputy assessor														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</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	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.	2	Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels	AG OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
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15	Acreage - rural residential parcels														
AG OB	Agricultural Outbuildings														
AG DW	Agricultural Dwellings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Only the cost approach is used in estimating market value of the residential class.														
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Yes, depreciation tables are developed using local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Residential lot values are determined through the square foot method.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	The county determined costs to develop amenities in the county and added that value to site cost. Surrounding counties site values are also looked at.														
<b>8.</b>	<b>Are there form 191 applications on file?</b>														

no

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

Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	6/2021	2021	2016-2017
2	2021	6/2021	2021	2016
10	2021	6/2021	2021	2017
15	2021	6/2021	2021	2016-2020
AG OB	2017	6/2021	2017	2016-2020
AG DW	2017	6/2021	2017	2016-2020

## 2022 Commercial Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	The county assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.													
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><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>There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.													
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.													
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>													
	Depreciation studies are developed using local market information.													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>													
	N/A													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	All lots are valued by the square foot or by the acre, based on sales and similar properties.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2021	2021	2017
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2021	2021	2021	2017										

## 2022 Agricultural Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	The county assessor and deputy assessor.						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No discernible differences have been determined for agricultural land.	2022					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Annually sales are plotted, topography and geographic characteristics are reviewed.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	No separate analysis has been done on intensive use.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	N/A						
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>						
	N/A						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>						
	2 applications						
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	N/A						
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>						
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>						

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

**2021  
PLAN OF ASSESSMENT  
FOR  
SHERMAN COUNTY  
By Sherie Kuszak  
Sherman County Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).



General Description of Real Property in Sherman County:

Per the 2021 County Abstract, Sherman County consists of 3,829 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1295	34.00%	9.17%
Commercial	218	5.70%	2.23%
Industrial	1	.03%	.02%
Recreational	299	7.82 %	3.42%
Agricultural	2016	52.65%	85.15%
Special Value	-	---	---

Agricultural land - taxable acres 340,623.34 with a value of 667,369,905

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy Assessor and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County also has GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. GIS and Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1<sup>st</sup>. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

**Level of Value, Quality, and Uniformity for Assessment Year 2021:**

<u>Property Class</u>	<u>Median</u>
Residential	92.00
Commercial	100.00
Agricultural Land	74.00
Special Value Agland	N/A

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

**Assessment Actions Planned for Assessment Year 2022:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Work on our depreciation tables for our towns and villages. Add new costing to them.

We also will review and take new pictures of the Cabins and the Marina area.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Work on a revalue for the Commercial properties. With new pictures and new depreciation tables and costing.

Property reviews with new photos for all Commercial in the County.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new pictures will be in place for the Townships of Harrison, Clay, Rockville. We will enter all data from the reviews of the rural improvements and out buildings

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Property reviews will be done in office to correct errors in the working file from the conversion. All 13 township properties will be reviewed.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2023:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Ashton Village and Rockville Village with new pictures and update any information we find out on review.

Property reviews with new photos will be in place for the acreages. We also will review and take new pictures of the Cabin and Marina area.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new pictures will be in place for the Townships of Scott, Hazard and Bristol. We will enter all data from the reviews of the rural improvements and out buildings

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for

proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2024:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Review Hazard Village, Litchfield and Loup City with new pictures and update any information we find out on review.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for

proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 640 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 196 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and



allocation of ad valorem tax. Tax Year 2021 finds 2 TIF's in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 6,150,265

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK  
SHERMAN COUNTY ASSESSOR

Copy distribution: Submit the plan to County Board of Equalization.  
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment  
Division on or before October 31 of each year.