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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CHEYENNE COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Cheyenne 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 Cheyenne 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,

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Jordan Hajek, Cheyenne County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually 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 to be considered 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 teammates 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 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 the recognition by IAAO 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.

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.

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 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, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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.

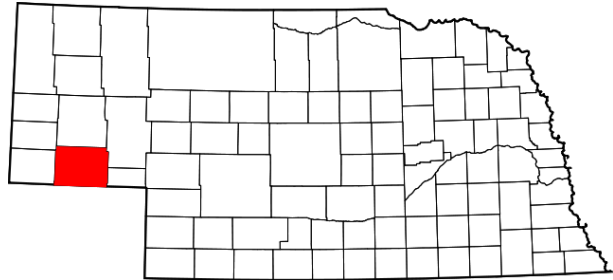
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

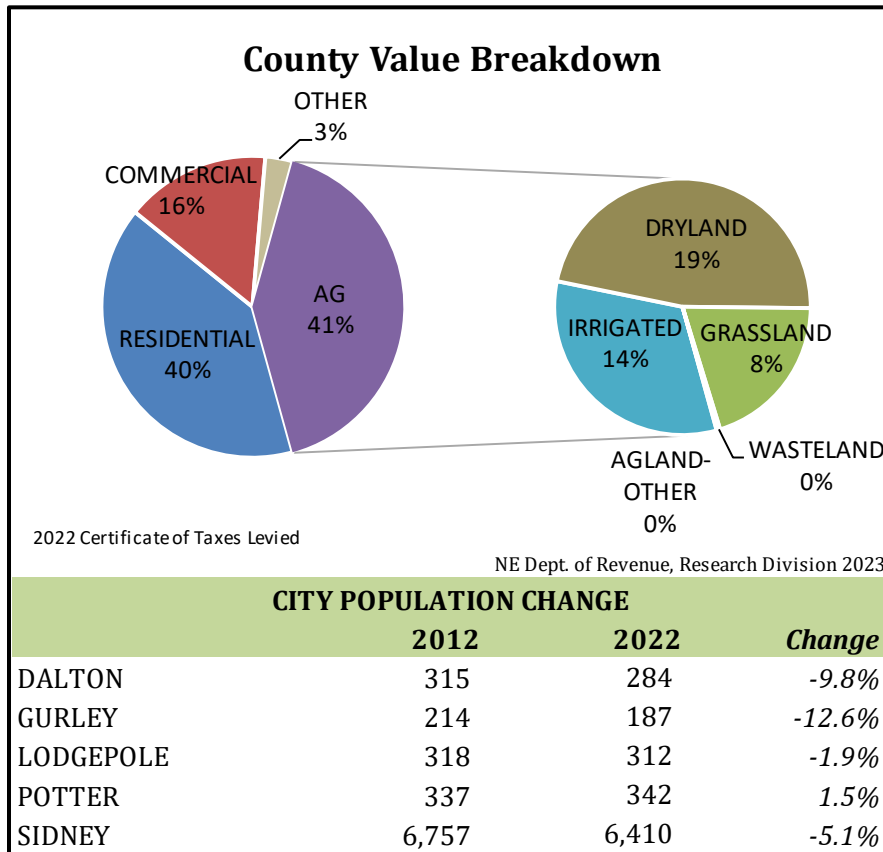
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,196 square miles, Cheyenne County has 9,529 residents, per the Census Bureau Quick Facts for 2021, a slight population increase from the 2020 U.S. Census. Reports indicate that 65% of county residents are homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$107,754 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cheyenne County are located in and around Sidney, the county seat. According to the latest information available from the U.S. Census Bureau, there are 275 employer establishments with total employment of 2,919, a 32% decrease overall.



Agricultural land makes up 45% of the valuation base in the county. Dryland makes up a majority of the land in the county, accounting for 21% of the county's total value. Cheyenne County is included in the South Platte Natural Resources District (NRD).

Since the sale of Cabela's to competitor Bass Pro Shops in 2017, Sidney has undergone considerable restructuring to adjust to the loss of jobs, the influx of homes for sale or abandoned and the disposition of the buildings

that Cabela's had occupied. New employers have entered the market, the unemployment rate is currently low, and some of the Cabela's properties have been converted to other use. The real estate market in Sidney has significantly recovered from the loss of the largest employer.

2023 Residential Correlation for Cheyenne County

Assessment Actions

For the current assessment year, the county assessor increased improvements in Valuation Groups 10, 11, and 40 by 10% to 11%. New depreciation tables were applied to the Village of Dalton and Valuation Group 80.

Assessment Practice Review

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

The sales qualification and verification process for all three property classes begins with a questionnaire sent to the buyer listed in the sales transaction. The current response rate is relatively low (about 30%). A telephone follow-up is utilized for additional questions regarding the sales transaction. A review of the disqualified sales indicates comments and reasons for their disqualification. The residential sales usability rate is comparable to the statewide average. Therefore, all arm's-length residential sales were available for current measurement purposes.

Cheyenne County has delineated residential property within the county by four valuation groups, based on market activity. Costing and depreciation tables are dated 2021, with the exception of the update in Valuation Group 80 depreciation is dated 2022. The last residential lot studies were completed in 2020 and 2021 for three of the four valuation groups—with the exception being Valuation Group 40 that had a last lot study in 2019.

The Cheyenne County Assessor is current in the required six-year inspection and review cycle. The residential cycle followed by the prior county assessor was Sidney south, Sidney north, Rural and Villages. The new county assessor will modify this when developing the three-year plan.

No written valuation methodology has been submitted by the Cheyenne County Assessor; however the current county assessor has only been in office since January 2023, but is aware of the need for one and will begin working on it before protest hearings.

2023 Residential Correlation for Cheyenne County

Description of Analysis

Four valuation groups based on market activity and geographic location are used to describe the residential property class in Cheyenne County.

Valuation Group	Description
10	Sidney
11	Subdivisions in Northern Sidney
40	Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol
80	Rural

A review of the statistical profile reveals 336 sales comprise the residential sample. The overall median and mean measures of central tendency are within acceptable range, and the weighted mean is three percentage points below the minimum. The COD supports the overall median, and the PRD is slightly above the recommended range. Further examination of the sales by sale price range show that the PRD is impacted by low dollar sales. Closer scrutiny of five lower dollar sales reveal that they sold twice within the study period, and the newer sale price does not produce an extreme ratio. This can also be seen with sales in higher price ranges. This analysis of these re-sales suggests that the change in the market during the study period may be having an impact on the PRD, the date of sale substrata indicates that the median has dropped 25 percentage points in the study period. It is not clear whether assessments in the county are truly regressive.

Examination by valuation group reveals that all have sufficient sales, and all have at least two of the three measures of central tendency within range. The COD's for the two groups with the most sales have supportive COD's and the PRD's are impacted by older and low dollar sales as previously discussed.

Comparison of the change in value for the residential statistics indicates a 10% change to the sample. A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows an 8% change to the residential base, and both reflect the assessment actions taken by the county assessor.

Equalization and Quality of Assessment

The preceding analysis of the residential sales statistical profile coupled with the evaluation of the assessment practices of the county supports that the residential property class is equalized. The assessment of the residential property class complies with generally accepted mass appraisal techniques.

2023 Residential Correlation for Cheyenne County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	248	92.12	93.58	88.83	18.75	105.35
11	26	92.39	98.38	91.60	24.06	107.40
40	41	95.88	95.97	87.72	20.52	109.40
80	21	94.84	94.79	90.82	17.86	104.37
____ALL____	336	92.36	94.32	89.06	19.46	105.91

Level of Value

Based on analysis of all available information, the level of value for the residential property in Cheyenne County is 92%.

2023 Commercial Correlation for Cheyenne County

Assessment Actions

For the current assessment year, the Cheyenne County Assessor addressed the commercial property class by increasing improvements in Sidney by 12% and increasing all multi-family and industrial improvements by 2%.

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.

Commercial sales qualification and verification begins with a questionnaire sent to the buyer listed in the sales transaction. The current response rate is relatively low (about 30%). Telephone follow-up is utilized for additional questions regarding the sales transaction. A review of the disqualified sales indicates comments and reasons for their disqualification. The commercial sales usability rate is comparable to the statewide average. Therefore, all arm's-length commercial sales were available for current measurement purposes.

The last commercial lot study was completed in 2021. The costing and depreciation tables that are used are dated 2019. The county assessor is in compliance with the required six-year inspection and review cycle.

Three different commercial valuation groups are used in Cheyenne County. They are comprised of Sidney and rural commercial properties as a single valuation group; Sioux Meadows properties is another valuation group, and the properties in the small towns and villages constitute the third valuation group in the county. Review indicates that the three valuation groups have unique, market value driven characteristics.

Description of Analysis

As noted above, there are three unique commercial valuation groups utilized to describe all commercial property within the county.

Valuation Group	Description
10	Sidney and rural commercial
30	Sioux Meadows
40	Small towns/villages

An examination of the commercial statistical profile indicates 41 qualified sales with a median of 92%, a mean of 95%, and a weighted mean of 90%. The COD is 25% and the PRD is 105%. The qualitative statistics are skewed by an extreme outlying sale. The hypothetical removal of this

2023 Commercial Correlation for Cheyenne County

would leave both median and mean measures within range, the weighted mean would be virtually unchanged, but the COD would be lowered to 23% and the PRD to 103%.

By valuation group, only Valuation Group 10 has a sample of sales that can be measurable, and all three measures of central tendency are within the acceptable range. The COD supports the median and the PRD is less than one point over the acceptable range.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows a 7% increase in the total commercial and industrial valuation and is consistent with the assessment actions of the county assessor.

Equalization and Quality of Assessment

A review of the assessment practices of the county assessor combined with the statistical analysis of the commercial class indicates that commercial properties are equitably assessed. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	36	91.62	95.45	92.09	20.98	103.65
40	5	96.59	92.38	45.63	48.05	202.45
____ALL____	41	91.63	95.08	90.44	24.73	105.13

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cheyenne County is 92%.

2023 Agricultural Correlation for Cheyenne County

Assessment Actions

Assessment actions taken to address the agricultural land class included the increase to all dryland in Market Area 1 by 8%, and dryland was increased in Market Area 3 by 9%.

Assessment Practice Review

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

The sales qualification and verification process begins with a questionnaire sent to the buyer listed in the sales transaction. The current response rate is relatively low (about 30%). Telephone follow-up is utilized for additional questions regarding the sales transaction. A review of the disqualified agricultural sales indicates compelling reasons for the disqualification. The agricultural sales usability rate is lower than the statewide average. However, all arm's-length agricultural sales were available for current measurement purposes.

Three market areas are designated to value the agricultural market. Market Area 1 is in the southern portion of the county. Market Area 3 is in the northern portion. Market Area 5 is located around Sidney. There are no special valuation applications on file. The county assessor does not recognize a non-agricultural influence in the market at the present time.

The last land use review was completed in 2021 and is therefore relatively current. The Cheyenne County Assessor has identified the feedlots as agricultural intensive use.

Description of Analysis

A review of the statistical profile indicates there are 57 qualified agricultural sales during the three-year timeframe of the study period. The median is within the acceptable range at 70%, the mean is at 72%, and the weighted mean is above the acceptable range at 77%. The COD supports the median at 21%. Both Market Areas 1 and 3 indicate medians in the acceptable range.

Analysis of the 80% Majority Land Use (MLU) produced 29 sales in the dryland subclass with an overall median of 70%. The 29 sales by market area again show medians within the acceptable range. The grassland subclass has an overall median of 64% with 17 sales. Further review shows that 12 of the 17 sales occurred in Market Area 1, with all three measures of central tendency within the acceptable range. Market Area 3 includes five grassland sales with a median of 59%. The sample is too small to draw a significant conclusion regarding grass values.

A review of the Cheyenne County 2023 Average Acre Value Comparison chart reveals that the Market Area 3 weighted average grassland values are higher than three of the four surrounding counties. The difference between the Cheyenne County weighted average grassland value and neighboring Garden County is \$40 per acre. Thus, in comparison to neighboring value trends an acceptable level of grassland market value has been attained for the current study period.

2023 Agricultural Correlation for Cheyenne County

Examination of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the assessment actions of raising dryland in both agricultural market areas.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same appraisal practices as those applied to rural residential parcels. The county assessor also values farm home sites at the same value as rural residential home sites. Based on the review of these items and all available information, the quality of assessment for the agricultural land class is in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	5	79.81	89.15	83.66	34.97	106.56
1	1	42.71	42.71	42.71	00.00	100.00
3	4	99.13	100.76	100.92	25.83	99.84
<u> Dry </u>						
County	29	69.79	69.04	65.63	14.51	105.20
1	16	70.12	68.74	64.26	13.89	106.97
3	13	69.71	69.41	67.26	15.23	103.20
<u> Grass </u>						
County	17	64.37	69.72	66.25	22.43	105.24
1	12	73.82	73.53	70.97	21.35	103.61
3	5	59.08	60.57	58.14	09.34	104.18
<u> ALL </u>	57	70.49	72.28	76.85	20.61	94.05

Level of Value

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

2023 Opinions of the Property Tax Administrator for Cheyenne County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Cheyenne County

Residential Real Property - Current

Number of Sales	336	Median	92.36
Total Sales Price	\$46,828,696	Mean	94.32
Total Adj. Sales Price	\$46,828,696	Wgt. Mean	89.06
Total Assessed Value	\$41,706,424	Average Assessed Value of the Base	\$92,001
Avg. Adj. Sales Price	\$139,371	Avg. Assessed Value	\$124,126

Confidence Interval - Current

95% Median C.I	89.54 to 95.23
95% Wgt. Mean C.I	86.80 to 91.33
95% Mean C.I	91.74 to 96.90
% of Value of the Class of all Real Property Value in the County	36.41
% of Records Sold in the Study Period	6.82
% of Value Sold in the Study Period	9.20

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	363	97	97.35
2021	358	97	97.38
2020	395	94	94.09
2019	299	93	92.86

2023 Commission Summary for Cheyenne County

Commercial Real Property - Current

Number of Sales	41	Median	91.63
Total Sales Price	\$9,307,616	Mean	95.08
Total Adj. Sales Price	\$9,307,616	Wgt. Mean	90.44
Total Assessed Value	\$8,417,609	Average Assessed Value of the Base	\$230,159
Avg. Adj. Sales Price	\$227,015	Avg. Assessed Value	\$205,308

Confidence Interval - Current

95% Median C.I	84.24 to 97.00
95% Wgt. Mean C.I	69.73 to 111.15
95% Mean C.I	84.61 to 105.55
% of Value of the Class of all Real Property Value in the County	15.66
% of Records Sold in the Study Period	4.84
% of Value Sold in the Study Period	4.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	44	97	97.00
2021	38	97	96.71
2020	28	100	100.76
2019	24	100	96.59

**17 Cheyenne
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 336
 Total Sales Price : 46,828,696
 Total Adj. Sales Price : 46,828,696
 Total Assessed Value : 41,706,424
 Avg. Adj. Sales Price : 139,371
 Avg. Assessed Value : 124,126

MEDIAN : 92
 WGT. MEAN : 89
 MEAN : 94
 COD : 19.46
 PRD : 105.91

COV : 25.55
 STD : 24.10
 Avg. Abs. Dev : 17.97
 MAX Sales Ratio : 220.79
 MIN Sales Ratio : 29.97

95% Median C.I. : 89.54 to 95.23
 95% Wgt. Mean C.I. : 86.80 to 91.33
 95% Mean C.I. : 91.74 to 96.90

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	47	103.38	106.91	104.62	10.48	102.19	87.09	156.53	100.51 to 107.85	126,417	132,252
01-JAN-21 To 31-MAR-21	41	99.74	102.99	100.76	12.70	102.21	70.59	145.44	94.64 to 108.77	115,773	116,649
01-APR-21 To 30-JUN-21	50	92.46	98.51	92.48	19.84	106.52	65.82	205.16	86.51 to 98.13	150,318	139,010
01-JUL-21 To 30-SEP-21	42	91.53	94.25	89.62	20.27	105.17	58.97	172.45	79.50 to 100.73	157,556	141,206
01-OCT-21 To 31-DEC-21	45	84.60	90.03	83.28	22.17	108.11	42.83	220.79	77.30 to 94.69	144,771	120,560
01-JAN-22 To 31-MAR-22	29	81.96	86.44	82.36	21.45	104.95	29.97	131.60	73.67 to 98.78	127,271	104,826
01-APR-22 To 30-JUN-22	37	83.55	84.68	80.23	16.46	105.55	49.69	117.58	75.90 to 92.91	155,762	124,965
01-JUL-22 To 30-SEP-22	45	78.58	85.98	78.46	24.83	109.58	52.91	156.49	70.92 to 87.85	134,186	105,289
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	180	97.98	100.73	96.20	16.40	104.71	58.97	205.16	94.84 to 101.94	137,897	132,664
01-OCT-21 To 30-SEP-22	156	83.35	86.92	81.00	21.24	107.31	29.97	220.79	78.58 to 85.94	141,072	114,275
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	178	92.89	96.39	90.92	19.16	106.02	42.83	220.79	90.92 to 95.35	142,667	129,713
<u>ALL</u>	336	92.36	94.32	89.06	19.46	105.91	29.97	220.79	89.54 to 95.23	139,371	124,126

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	248	92.12	93.58	88.83	18.75	105.35	29.97	178.73	88.16 to 94.84	146,801	130,398
11	26	92.39	98.38	91.60	24.06	107.40	53.23	220.79	81.96 to 108.83	69,551	63,708
40	41	95.88	95.97	87.72	20.52	109.40	42.83	205.16	83.91 to 106.26	87,918	77,120
80	21	94.84	94.79	90.82	17.86	104.37	49.69	145.44	85.94 to 107.03	238,529	216,632
<u>ALL</u>	336	92.36	94.32	89.06	19.46	105.91	29.97	220.79	89.54 to 95.23	139,371	124,126

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	336	92.36	94.32	89.06	19.46	105.91	29.97	220.79	89.54 to 95.23	139,371	124,126
06											
07											
<u>ALL</u>	336	92.36	94.32	89.06	19.46	105.91	29.97	220.79	89.54 to 95.23	139,371	124,126

**17 Cheyenne
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 336
 Total Sales Price : 46,828,696
 Total Adj. Sales Price : 46,828,696
 Total Assessed Value : 41,706,424
 Avg. Adj. Sales Price : 139,371
 Avg. Assessed Value : 124,126

MEDIAN : 92
 WGT. MEAN : 89
 MEAN : 94
 COD : 19.46
 PRD : 105.91

COV : 25.55
 STD : 24.10
 Avg. Abs. Dev : 17.97
 MAX Sales Ratio : 220.79
 MIN Sales Ratio : 29.97

95% Median C.I. : 89.54 to 95.23
 95% Wgt. Mean C.I. : 86.80 to 91.33
 95% Mean C.I. : 91.74 to 96.90

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	118.20	118.20	118.20	00.00	100.00	118.20	118.20	N/A	12,000	14,184
Less Than 30,000	13	128.37	125.37	126.10	20.46	99.42	29.97	220.79	102.69 to 146.12	19,596	24,710
Ranges Excl. Low \$											
Greater Than 4,999	336	92.36	94.32	89.06	19.46	105.91	29.97	220.79	89.54 to 95.23	139,371	124,126
Greater Than 14,999	335	92.31	94.25	89.05	19.45	105.84	29.97	220.79	89.54 to 94.95	139,751	124,454
Greater Than 29,999	323	91.90	93.07	88.86	18.47	104.74	42.83	205.16	88.16 to 94.69	144,192	128,128
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	118.20	118.20	118.20	00.00	100.00	118.20	118.20	N/A	12,000	14,184
15,000 TO 29,999	12	129.99	125.97	126.49	21.23	99.59	29.97	220.79	102.69 to 146.12	20,229	25,588
30,000 TO 59,999	48	107.50	110.12	108.22	18.82	101.76	62.52	205.16	96.61 to 116.75	45,479	49,215
60,000 TO 99,999	82	99.56	99.40	98.46	18.85	100.95	53.23	178.73	91.90 to 106.76	78,719	77,503
100,000 TO 149,999	63	89.48	88.93	89.12	14.74	99.79	56.81	124.03	84.45 to 95.39	125,806	112,121
150,000 TO 249,999	83	84.23	84.17	84.12	14.60	100.06	42.83	123.80	79.36 to 87.19	184,765	155,417
250,000 TO 499,999	47	85.72	85.90	86.57	16.89	99.23	49.69	144.23	75.93 to 93.15	312,228	270,305
500,000 TO 999,999											
1,000,000 +											
ALL	336	92.36	94.32	89.06	19.46	105.91	29.97	220.79	89.54 to 95.23	139,371	124,126

**17 Cheyenne
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 41
 Total Sales Price : 9,307,616
 Total Adj. Sales Price : 9,307,616
 Total Assessed Value : 8,417,609
 Avg. Adj. Sales Price : 227,015
 Avg. Assessed Value : 205,308

MEDIAN : 92
 WGT. MEAN : 90
 MEAN : 95
 COD : 24.73
 PRD : 105.13

COV : 35.98
 STD : 34.21
 Avg. Abs. Dev : 22.66
 MAX Sales Ratio : 202.99
 MIN Sales Ratio : 25.78

95% Median C.I. : 84.24 to 97.00
 95% Wgt. Mean C.I. : 69.73 to 111.15
 95% Mean C.I. : 84.61 to 105.55

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	8	94.54	90.57	70.28	37.55	128.87	25.78	191.15	25.78 to 191.15	151,816	106,689	
01-JAN-20 To 31-MAR-20	3	74.58	115.59	105.89	59.80	109.16	69.19	202.99	N/A	126,667	134,127	
01-APR-20 To 30-JUN-20	5	97.00	92.27	99.89	11.98	92.37	68.87	111.20	N/A	158,500	158,328	
01-JUL-20 To 30-SEP-20	2	108.73	108.73	101.04	17.38	107.61	89.83	127.62	N/A	245,250	247,790	
01-OCT-20 To 31-DEC-20	3	94.90	97.90	95.89	03.19	102.10	94.86	103.95	N/A	134,167	128,657	
01-JAN-21 To 31-MAR-21	4	101.40	98.11	80.25	12.57	122.26	75.44	114.19	N/A	204,349	163,982	
01-APR-21 To 30-JUN-21	2	113.37	113.37	100.51	30.10	112.79	79.25	147.49	N/A	105,313	105,848	
01-JUL-21 To 30-SEP-21	2	108.12	108.12	95.00	17.91	113.81	88.76	127.47	N/A	77,500	73,628	
01-OCT-21 To 31-DEC-21	4	89.17	80.93	68.60	11.83	117.97	53.76	91.63	N/A	626,079	429,462	
01-JAN-22 To 31-MAR-22	5	90.12	92.09	124.13	26.46	74.19	60.29	148.19	N/A	396,050	491,626	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	3	80.69	78.22	82.68	12.07	94.61	62.38	91.60	N/A	120,000	99,221	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	18	94.54	97.23	88.38	31.50	110.01	25.78	202.99	69.19 to 111.20	159,863	141,284	
01-OCT-20 To 30-SEP-21	11	95.27	102.65	88.35	15.98	116.19	75.44	147.49	79.25 to 127.47	144,138	127,350	
01-OCT-21 To 30-SEP-22	12	88.56	84.90	92.34	18.83	91.94	53.76	148.19	62.38 to 91.63	403,714	372,804	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	13	94.90	101.48	100.49	21.17	100.99	68.87	202.99	74.58 to 111.20	158,885	159,660	
01-JAN-21 To 31-DEC-21	12	91.49	96.59	74.11	18.95	130.33	53.76	147.49	79.25 to 114.19	307,278	227,727	
<u>ALL</u>	41	91.63	95.08	90.44	24.73	105.13	25.78	202.99	84.24 to 97.00	227,015	205,308	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
10	36	91.62	95.45	92.09	20.98	103.65	53.76	202.99	84.24 to 97.00	249,352	229,628	
40	5	96.59	92.38	45.63	48.05	202.45	25.78	191.15	N/A	66,188	30,200	
<u>ALL</u>	41	91.63	95.08	90.44	24.73	105.13	25.78	202.99	84.24 to 97.00	227,015	205,308	

**17 Cheyenne
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 41
 Total Sales Price : 9,307,616
 Total Adj. Sales Price : 9,307,616
 Total Assessed Value : 8,417,609
 Avg. Adj. Sales Price : 227,015
 Avg. Assessed Value : 205,308

MEDIAN : 92
 WGT. MEAN : 90
 MEAN : 95
 COD : 24.73
 PRD : 105.13

COV : 35.98
 STD : 34.21
 Avg. Abs. Dev : 22.66
 MAX Sales Ratio : 202.99
 MIN Sales Ratio : 25.78

95% Median C.I. : 84.24 to 97.00
 95% Wgt. Mean C.I. : 69.73 to 111.15
 95% Mean C.I. : 84.61 to 105.55

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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	4	118.48	124.86	127.22	42.82	98.14	59.51	202.99	N/A	502,563	639,370
03	36	91.62	91.77	79.88	21.92	114.88	25.78	191.15	80.69 to 97.00	197,010	157,379
04	1	94.86	94.86	94.86	00.00	100.00	94.86	94.86	N/A	205,000	194,469
<u>ALL</u>	<u>41</u>	91.63	95.08	90.44	24.73	105.13	25.78	202.99	84.24 to 97.00	227,015	205,308

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	191.15	191.15	191.15	00.00	100.00	191.15	191.15	N/A	13,000	24,850
Less Than 30,000	4	117.50	130.69	126.48	24.37	103.33	96.59	191.15	N/A	18,750	23,716
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	41	91.63	95.08	90.44	24.73	105.13	25.78	202.99	84.24 to 97.00	227,015	205,308
Greater Than 14,999	40	91.62	92.67	90.30	22.64	102.62	25.78	202.99	84.24 to 96.59	232,365	209,819
Greater Than 29,999	37	91.34	91.23	90.15	22.86	101.20	25.78	202.99	80.69 to 94.91	249,530	224,939
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	191.15	191.15	191.15	00.00	100.00	191.15	191.15	N/A	13,000	24,850
15,000 TO 29,999	3	107.53	110.53	112.92	09.57	97.88	96.59	127.47	N/A	20,667	23,338
30,000 TO 59,999	5	100.03	101.52	101.41	05.74	100.11	94.17	114.19	N/A	53,417	54,169
60,000 TO 99,999	8	87.94	91.07	89.03	20.39	102.29	62.38	147.49	62.38 to 147.49	76,953	68,515
100,000 TO 149,999	8	84.01	100.16	99.41	40.79	100.75	40.85	202.99	40.85 to 202.99	117,479	116,786
150,000 TO 249,999	6	91.47	77.95	78.01	17.32	99.92	25.78	94.90	25.78 to 94.90	177,519	138,476
250,000 TO 499,999	6	89.98	84.31	84.75	16.04	99.48	59.51	111.20	59.51 to 111.20	340,000	288,160
500,000 TO 999,999	2	81.22	81.22	81.92	07.12	99.15	75.44	87.00	N/A	779,856	638,856
1,000,000 TO 1,999,999	2	100.98	100.98	99.52	46.76	101.47	53.76	148.19	N/A	1,372,626	1,365,987
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>41</u>	91.63	95.08	90.44	24.73	105.13	25.78	202.99	84.24 to 97.00	227,015	205,308

**17 Cheyenne
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 41
 Total Sales Price : 9,307,616
 Total Adj. Sales Price : 9,307,616
 Total Assessed Value : 8,417,609
 Avg. Adj. Sales Price : 227,015
 Avg. Assessed Value : 205,308

MEDIAN : 92
 WGT. MEAN : 90
 MEAN : 95
 COD : 24.73
 PRD : 105.13

COV : 35.98
 STD : 34.21
 Avg. Abs. Dev : 22.66
 MAX Sales Ratio : 202.99
 MIN Sales Ratio : 25.78

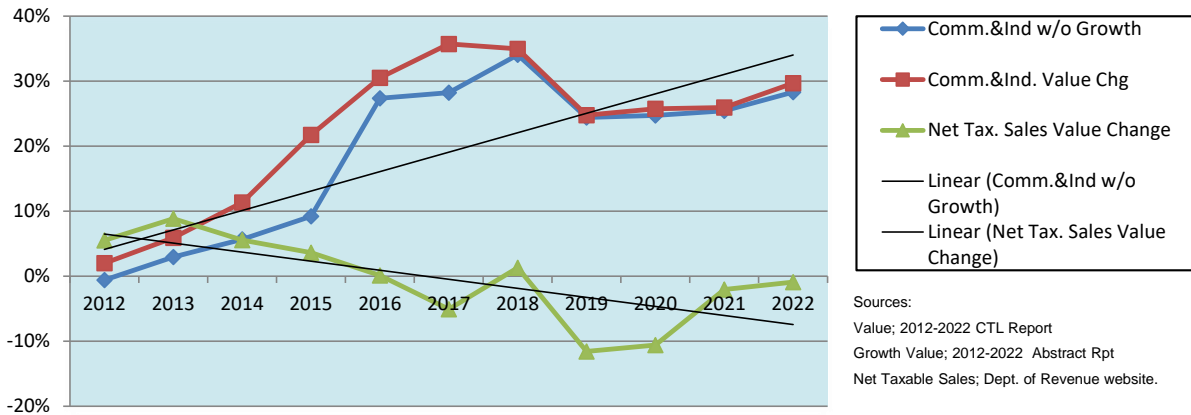
95% Median C.I. : 84.24 to 97.00
 95% Wgt. Mean C.I. : 69.73 to 111.15
 95% Mean C.I. : 84.61 to 105.55

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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	5	90.12	100.02	89.93	31.13	111.22	60.29	147.49	N/A	172,225	154,876
336	2	114.44	114.44	144.36	29.49	79.27	80.69	148.19	N/A	705,126	1,017,940
340	1	107.53	107.53	107.53	00.00	100.00	107.53	107.53	N/A	22,000	23,657
341	2	93.26	93.26	93.44	01.78	99.81	91.60	94.91	N/A	225,000	210,240
344	8	79.51	81.07	81.58	18.43	99.37	62.38	103.95	62.38 to 103.95	131,761	107,487
346	1	40.85	40.85	40.85	00.00	100.00	40.85	40.85	N/A	103,330	42,213
349	2	70.38	70.38	66.45	23.61	105.91	53.76	87.00	N/A	1,144,658	760,645
351	1	118.36	118.36	118.36	00.00	100.00	118.36	118.36	N/A	100,000	118,356
352	3	88.76	117.09	86.20	53.89	135.84	59.51	202.99	N/A	226,667	195,384
353	3	127.47	139.55	119.82	23.83	116.47	100.03	191.15	N/A	31,500	37,745
391	1	84.24	84.24	84.24	00.00	100.00	84.24	84.24	N/A	90,000	75,812
406	8	95.73	86.99	89.32	14.81	97.39	25.78	111.20	25.78 to 111.20	162,202	144,877
471	2	104.73	104.73	104.73	09.03	100.00	95.27	114.19	N/A	55,000	57,602
528	1	91.63	91.63	91.63	00.00	100.00	91.63	91.63	N/A	60,000	54,979
531	1	75.44	75.44	75.44	00.00	100.00	75.44	75.44	N/A	685,396	517,066
<u>ALL</u>	41	91.63	95.08	90.44	24.73	105.13	25.78	202.99	84.24 to 97.00	227,015	205,308

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	\$ 139,980,566	\$ 2,520,509	1.80%	\$ 137,460,057		\$ 146,343,448	
2012	\$ 142,767,192	\$ 3,618,342	2.53%	\$ 139,148,850	-0.59%	\$ 154,387,625	5.50%
2013	\$ 148,274,704	\$ 4,182,185	2.82%	\$ 144,092,519	0.93%	\$ 159,293,913	3.18%
2014	\$ 155,851,447	\$ 7,927,786	5.09%	\$ 147,923,661	-0.24%	\$ 154,467,246	-3.03%
2015	\$ 170,399,410	\$ 17,520,507	10.28%	\$ 152,878,903	-1.91%	\$ 151,666,932	-1.81%
2016	\$ 182,707,149	\$ 4,407,087	2.41%	\$ 178,300,062	4.64%	\$ 146,503,616	-3.40%
2017	\$ 189,994,778	\$ 10,484,398	5.52%	\$ 179,510,380	-1.75%	\$ 138,915,951	-5.18%
2018	\$ 188,941,415	\$ 1,300,244	0.69%	\$ 187,641,171	-1.24%	\$ 148,246,047	6.72%
2019	\$ 174,666,392	\$ 520,965	0.30%	\$ 174,145,427	-7.83%	\$ 129,412,110	-12.70%
2020	\$ 176,008,820	\$ 1,393,898	0.79%	\$ 174,614,922	-0.03%	\$ 130,835,007	1.10%
2021	\$ 176,298,952	\$ 693,800	0.39%	\$ 175,605,152	-0.23%	\$ 143,376,157	9.59%
2022	\$ 181,554,082	\$ 1,925,488	1.06%	\$ 179,628,594	1.89%	\$ 145,039,179	1.16%
Ann %chg	2.43%			Average	-0.58%	-0.62%	0.10%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.59%	1.99%	5.50%
2013	2.94%	5.93%	8.85%
2014	5.67%	11.34%	5.55%
2015	9.21%	21.73%	3.64%
2016	27.37%	30.52%	0.11%
2017	28.24%	35.73%	-5.08%
2018	34.05%	34.98%	1.30%
2019	24.41%	24.78%	-11.57%
2020	24.74%	25.74%	-10.60%
2021	25.45%	25.95%	-2.03%
2022	28.32%	29.70%	-0.89%

County Number	17
County Name	Cheyenne

17 Cheyenne
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 57
Total Sales Price : 17,973,915
Total Adj. Sales Price : 17,973,915
Total Assessed Value : 13,813,615
Avg. Adj. Sales Price : 315,332
Avg. Assessed Value : 242,344

MEDIAN : 70
WGT. MEAN : 77
MEAN : 72
COD : 20.61
PRD : 94.05

COV : 27.30
STD : 19.73
Avg. Abs. Dev : 14.53
MAX Sales Ratio : 134.31
MIN Sales Ratio : 38.41

95% Median C.I. : 65.57 to 77.13
95% Wgt. Mean C.I. : 62.86 to 90.84
95% Mean C.I. : 67.16 to 77.40

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	82.52	82.53	83.05	02.36	99.37	79.61	85.47	N/A	210,700	174,997
01-JAN-20 To 31-MAR-20	2	94.88	94.88	110.98	32.16	85.49	64.37	125.39	N/A	720,000	799,090
01-APR-20 To 30-JUN-20	3	71.42	71.42	75.91	07.84	94.09	63.02	79.81	N/A	213,667	162,195
01-JUL-20 To 30-SEP-20	3	85.72	72.75	70.30	16.69	103.49	44.80	87.72	N/A	98,250	69,065
01-OCT-20 To 31-DEC-20	2	75.22	75.22	75.21	01.56	100.01	74.05	76.39	N/A	104,250	78,408
01-JAN-21 To 31-MAR-21	3	96.59	94.51	90.37	05.49	104.58	85.52	101.42	N/A	198,333	179,238
01-APR-21 To 30-JUN-21	9	76.72	82.87	89.56	17.45	92.53	61.07	134.31	65.57 to 102.82	284,091	254,435
01-JUL-21 To 30-SEP-21	6	64.27	67.18	65.43	15.64	102.67	54.74	83.62	54.74 to 83.62	291,377	190,643
01-OCT-21 To 31-DEC-21	3	59.30	78.94	77.77	33.37	101.50	59.08	118.44	N/A	339,333	263,895
01-JAN-22 To 31-MAR-22	4	58.89	60.56	58.92	08.58	102.78	53.10	71.35	N/A	150,079	88,434
01-APR-22 To 30-JUN-22	9	53.78	58.25	71.30	31.05	81.70	38.41	92.53	38.44 to 77.68	680,795	485,384
01-JUL-22 To 30-SEP-22	10	67.38	66.39	64.13	11.67	103.52	48.52	83.42	53.27 to 79.90	211,202	135,449
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	11	79.81	79.08	93.65	16.35	84.44	44.80	125.39	63.02 to 87.72	273,441	256,086
01-OCT-20 To 30-SEP-21	20	76.67	79.14	80.81	16.75	97.93	54.74	134.31	66.90 to 83.62	255,429	206,415
01-OCT-21 To 30-SEP-22	26	62.81	64.12	69.68	20.90	92.02	38.41	118.44	53.78 to 70.44	379,134	264,168
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	10	75.22	77.27	94.76	18.27	81.54	44.80	125.39	63.02 to 87.72	258,425	244,878
01-JAN-21 To 31-DEC-21	21	76.72	79.49	80.49	20.52	98.76	54.74	134.31	61.64 to 85.52	281,813	226,818
<u>ALL</u>	57	70.49	72.28	76.85	20.61	94.05	38.41	134.31	65.57 to 77.13	315,332	242,344

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	31	69.79	68.74	63.71	18.86	107.90	38.41	102.82	61.07 to 77.68	221,098	140,865
3	26	73.87	76.49	84.95	21.77	90.04	38.44	134.31	65.77 to 79.90	427,688	363,338
<u>ALL</u>	57	70.49	72.28	76.85	20.61	94.05	38.41	134.31	65.57 to 77.13	315,332	242,344

17 Cheyenne
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 57
 Total Sales Price : 17,973,915
 Total Adj. Sales Price : 17,973,915
 Total Assessed Value : 13,813,615
 Avg. Adj. Sales Price : 315,332
 Avg. Assessed Value : 242,344

MEDIAN : 70
 WGT. MEAN : 77
 MEAN : 72
 COD : 20.61
 PRD : 94.05

COV : 27.30
 STD : 19.73
 Avg. Abs. Dev : 14.53
 MAX Sales Ratio : 134.31
 MIN Sales Ratio : 38.41

95% Median C.I. : 65.57 to 77.13
 95% Wgt. Mean C.I. : 62.86 to 90.84
 95% Mean C.I. : 67.16 to 77.40

Printed:3/28/2023 7:39:46AM

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
<u> Dry </u>											
County	23	71.35	69.67	65.42	15.02	106.50	38.41	96.59	63.02 to 79.61	218,300	142,806
1	11	71.42	69.63	63.49	14.31	109.67	38.41	87.72	61.07 to 83.42	228,499	145,080
3	12	70.53	69.72	67.35	15.84	103.52	38.44	96.59	59.85 to 79.90	208,951	140,722
<u> Grass </u>											
County	16	61.84	69.64	66.00	24.13	105.52	44.80	102.82	54.74 to 85.52	247,559	163,399
1	11	76.61	73.76	70.96	21.77	103.95	44.80	102.82	53.78 to 101.42	220,858	156,721
3	5	59.08	60.57	58.14	09.34	104.18	53.10	76.39	N/A	306,300	178,089
<u> ALL </u>	57	70.49	72.28	76.85	20.61	94.05	38.41	134.31	65.57 to 77.13	315,332	242,344

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
<u> Irrigated </u>											
County	5	79.81	89.15	83.66	34.97	106.56	42.71	134.31	N/A	520,787	435,694
1	1	42.71	42.71	42.71	00.00	100.00	42.71	42.71	N/A	772,153	329,810
3	4	99.13	100.76	100.92	25.83	99.84	70.49	134.31	N/A	457,945	462,165
<u> Dry </u>											
County	29	69.79	69.04	65.63	14.51	105.20	38.41	96.59	63.02 to 77.68	201,051	131,945
1	16	70.12	68.74	64.26	13.89	106.97	38.41	87.72	61.07 to 80.55	198,192	127,360
3	13	69.71	69.41	67.26	15.23	103.20	38.44	96.59	59.85 to 79.90	204,570	137,587
<u> Grass </u>											
County	17	64.37	69.72	66.25	22.43	105.24	44.80	102.82	54.74 to 85.52	244,841	162,200
1	12	73.82	73.53	70.97	21.35	103.61	44.80	102.82	54.74 to 85.72	219,233	155,580
3	5	59.08	60.57	58.14	09.34	104.18	53.10	76.39	N/A	306,300	178,089
<u> ALL </u>	57	70.49	72.28	76.85	20.61	94.05	38.41	134.31	65.57 to 77.13	315,332	242,344

Cheyenne County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	2,440	2,427	2,421	2,406	2,410	2,310	2,077	1,929	2,393
Deuel	1	2,241	2,239	2,179	2,138	2,200	1,987	1,954	1,709	2,195
Kimball	1	1,650	1,650	1,645	1,640	1,625	1,625	1,500	1,500	1,603
Cheyenne	3	2,752	2,747	n/a	2,739	2,734	2,571	2,497	2,453	2,728
Morrill	3	2,200	2,200	2,175	2,175	2,075	2,075	2,075	2,075	2,146
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
Kimball	2	1,975	1,975	1,975	1,625	n/a	1,625	1,625	1,500	1,703
Banner	1	2,000	2,000	1,900	1,800	1,800	1,800	1,600	1,234	1,781

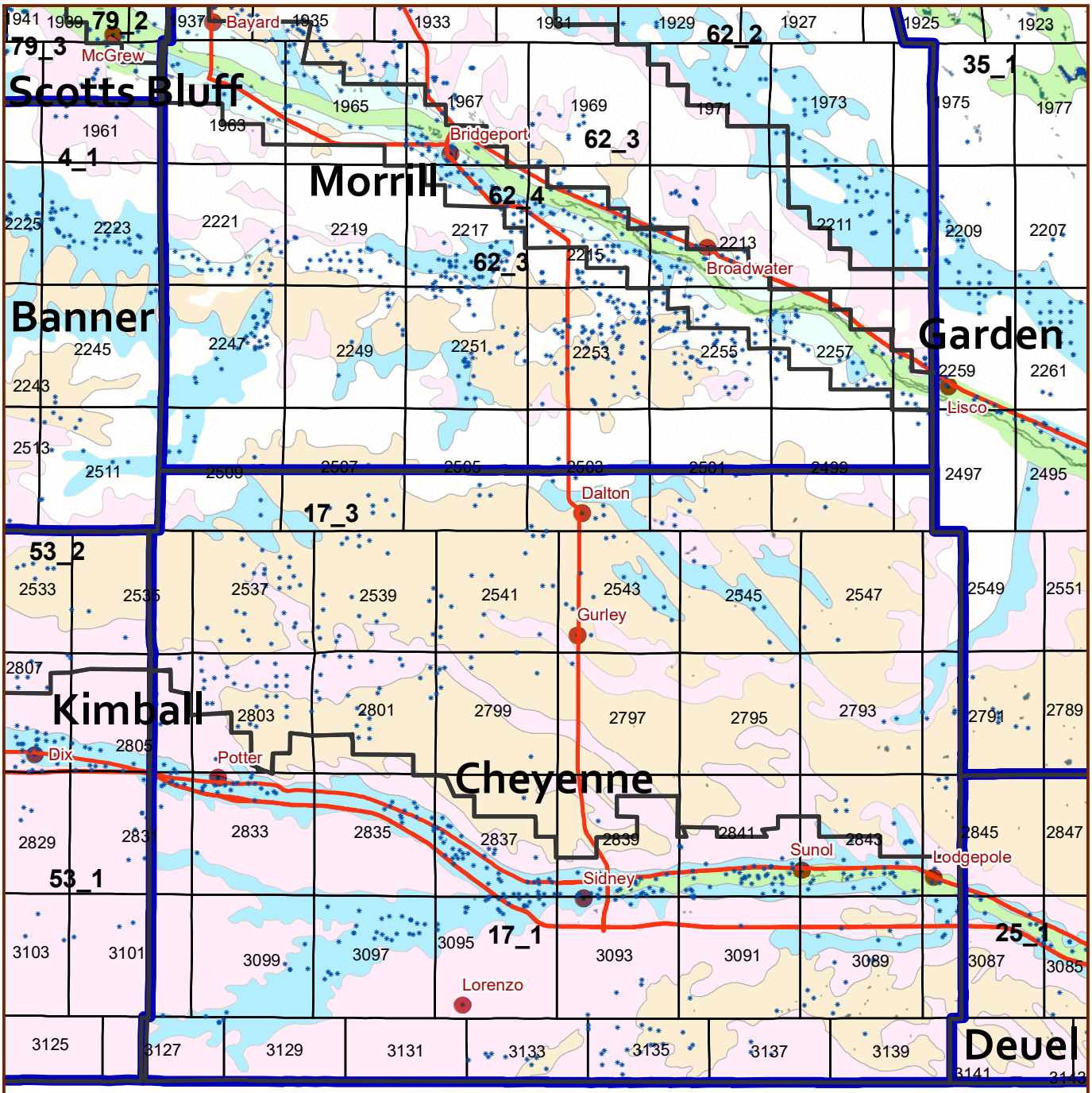
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	508	416	485	481	484	412	386	488
Deuel	1	n/a	686	675	638	635	n/a	613	634	669
Kimball	1	n/a	510	475	440	375	n/a	330	330	405
Cheyenne	3	n/a	676	660	665	663	n/a	659	654	673
Morrill	3	n/a	535	535	480	480	480	480	480	494
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
Kimball	2	n/a	595	550	530	435	n/a	370	365	481
Banner	1	n/a	510	510	485	485	485	460	435	486

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	442	435	n/a	390	n/a	379	369	343	359
Deuel	1	405	n/a	405	405	n/a	405	405	405	405
Kimball	1	n/a	n/a	n/a	380	n/a	335	335	335	335
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	359	426
Morrill	3	510	510	n/a	440	400	400	395	395	398
Garden	1	475	n/a	478	475	465	465	465	465	466
Kimball	2	n/a	n/a	n/a	n/a	n/a	315	315	315	315
Banner	1	n/a	485	n/a	460	440	435	430	391	405

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	377	n/a	100
Deuel	1	588	n/a	n/a
Kimball	1	375	n/a	n/a
Cheyenne	3	480	n/a	100
Morrill	3	480	n/a	30
Garden	1	680	n/a	50
Kimball	2	345	n/a	n/a
Banner	1	430	n/a	235

Source: 2023 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.

CHEYENNE COUNTY



Legend

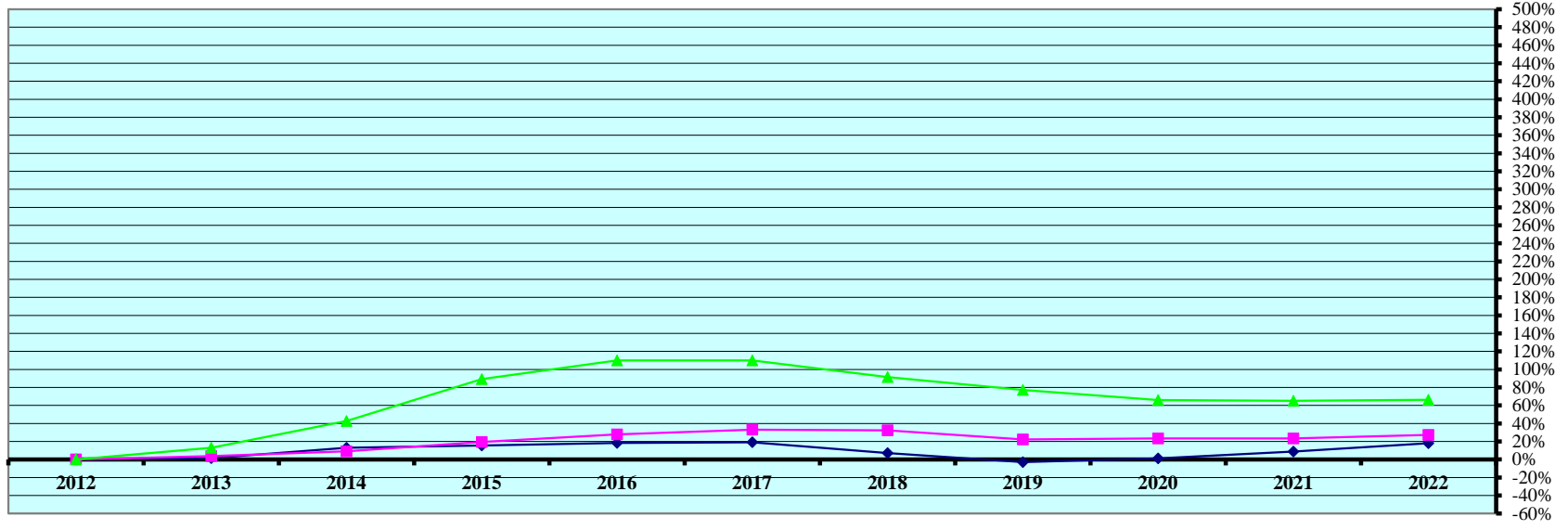
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2012 - 2022

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	354,713,576	-	-	-	142,767,192	-	-	-	290,491,283	-	-	-
2013	359,944,831	5,231,255	1.47%	1.47%	148,274,704	5,507,512	3.86%	3.86%	328,421,317	37,930,034	13.06%	13.06%
2014	400,784,368	40,839,537	11.35%	12.99%	155,851,447	7,576,743	5.11%	9.16%	414,740,203	86,318,886	26.28%	42.77%
2015	410,180,482	9,396,114	2.34%	15.64%	170,399,410	14,547,963	9.33%	19.35%	549,512,949	134,772,746	32.50%	89.17%
2016	419,384,459	9,203,977	2.24%	18.23%	182,707,149	12,307,739	7.22%	27.98%	609,850,824	60,337,875	10.98%	109.94%
2017	422,333,828	2,949,369	0.70%	19.06%	189,994,778	7,287,629	3.99%	33.08%	610,048,533	197,709	0.03%	110.01%
2018	379,491,863	-42,841,965	-10.14%	6.99%	188,941,415	-1,053,363	-0.55%	32.34%	556,047,808	-54,000,725	-8.85%	91.42%
2019	344,346,390	-35,145,473	-9.26%	-2.92%	174,666,392	-14,275,023	-7.56%	22.34%	514,413,013	-41,634,795	-7.49%	77.08%
2020	359,055,535	14,709,145	4.27%	1.22%	176,008,820	1,342,428	0.77%	23.28%	482,163,330	-32,249,683	-6.27%	65.98%
2021	386,361,429	27,305,894	7.60%	8.92%	176,298,952	290,132	0.16%	23.49%	480,115,289	-2,048,041	-0.42%	65.28%
2022	418,335,941	31,974,512	8.28%	17.94%	181,656,790	5,357,838	3.04%	27.24%	482,991,698	2,876,409	0.60%	66.27%

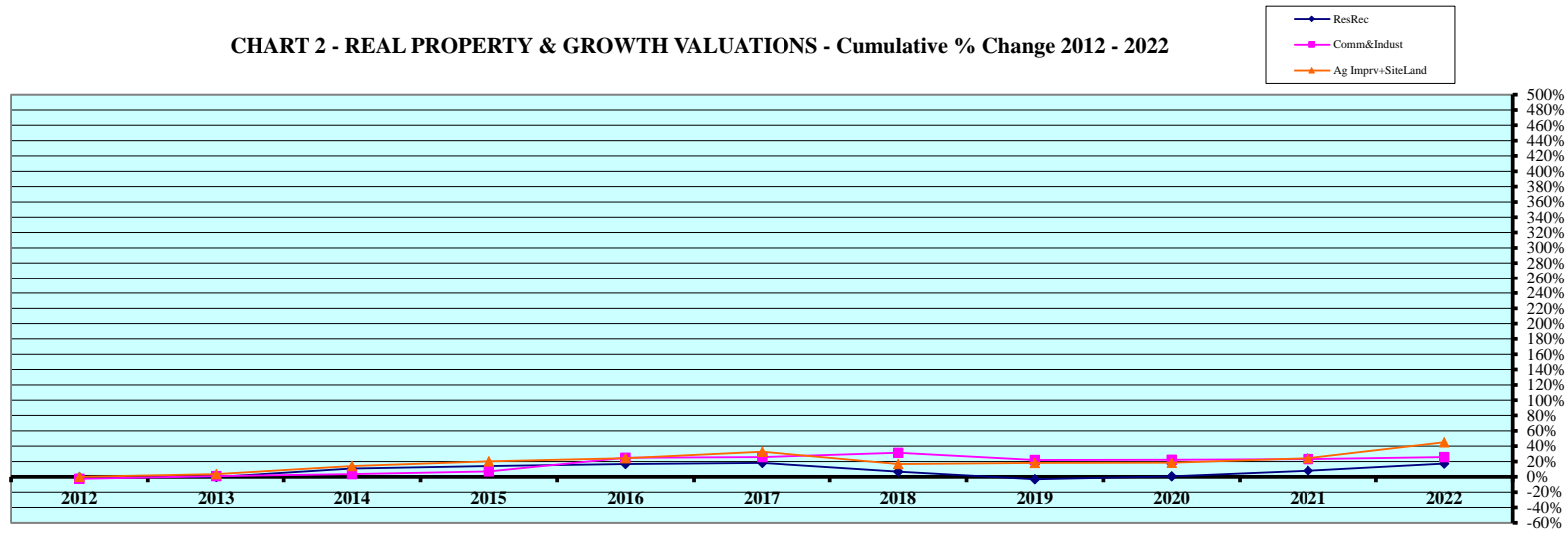
Rate Annual %chg: Residential & Recreational **1.66%** Commercial & Industrial **2.44%** Agricultural Land **5.22%**

Cnty# **17**
County **CHEYENNE**

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 2012 - 2022



Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
Tax Year	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
2012	354,713,576	1,940,446	0.55%	352,773,130	-	-0.55%	142,767,192	3,618,342	2.53%	139,148,850	-	-2.53%
2013	359,944,831	5,684,476	1.58%	354,260,355	-0.13%	-0.13%	148,274,704	4,182,185	2.82%	144,092,519	0.93%	0.93%
2014	400,784,368	7,285,074	1.82%	393,499,294	9.32%	10.93%	155,851,447	7,927,786	5.09%	147,923,661	-0.24%	3.61%
2015	410,180,482	5,701,008	1.39%	404,479,474	0.92%	14.03%	170,399,410	17,520,507	10.28%	152,878,903	-1.91%	7.08%
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	16.65%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	24.89%
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	18.20%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	25.74%
2018	379,491,863	769,442	0.20%	378,722,421	-10.33%	6.77%	188,941,415	1,300,244	0.69%	187,641,171	-1.24%	31.43%
2019	344,346,390	707,575	0.21%	343,638,815	-9.45%	-3.12%	174,666,392	520,965	0.30%	174,145,427	-7.83%	21.98%
2020	359,055,535	2,191,148	0.61%	356,864,387	3.64%	0.61%	176,008,820	1,393,898	0.79%	174,614,922	-0.03%	22.31%
2021	386,361,429	3,072,317	0.80%	383,289,112	6.75%	8.06%	176,298,952	693,800	0.39%	175,605,152	-0.23%	23.00%
2022	418,335,941	2,376,429	0.57%	415,959,512	7.66%	17.27%	181,656,790	1,925,488	1.06%	179,731,302	1.95%	25.89%
Rate Ann%chg	1.66%			Resid & Recreat w/o growth	0.92%		2.44%			C & I w/o growth	-0.57%	

Ag Improvements & Site Land ⁽¹⁾								
Tax Year	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	37,785,341	14,285,814	52,071,155	1,146,481	2.20%	50,924,674	--	--
2013	41,082,786	15,699,543	56,782,329	2,867,339	5.05%	53,914,990	3.54%	3.54%
2014	45,757,468	17,228,210	62,985,678	3,527,519	5.60%	59,458,159	4.71%	14.19%
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	-0.64%	20.18%
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	24.25%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	32.76%
2018	43,035,950	18,146,188	61,182,138	410,949	0.67%	60,771,189	-13.41%	16.71%
2019	41,657,911	19,980,062	61,637,973	167,602	0.27%	61,470,371	0.47%	18.05%
2020	42,872,847	19,482,129	62,354,976	647,238	1.04%	61,707,738	0.11%	18.51%
2021	44,389,773	21,522,162	65,911,935	1,136,305	1.72%	64,775,630	3.88%	24.40%
2022	49,539,202	27,088,557	76,627,759	1,050,449	1.37%	75,577,310	14.66%	45.14%
Rate Ann%chg	2.75%	6.61%	3.94%			Ag Imprv+Site w/o growth	1.71%	

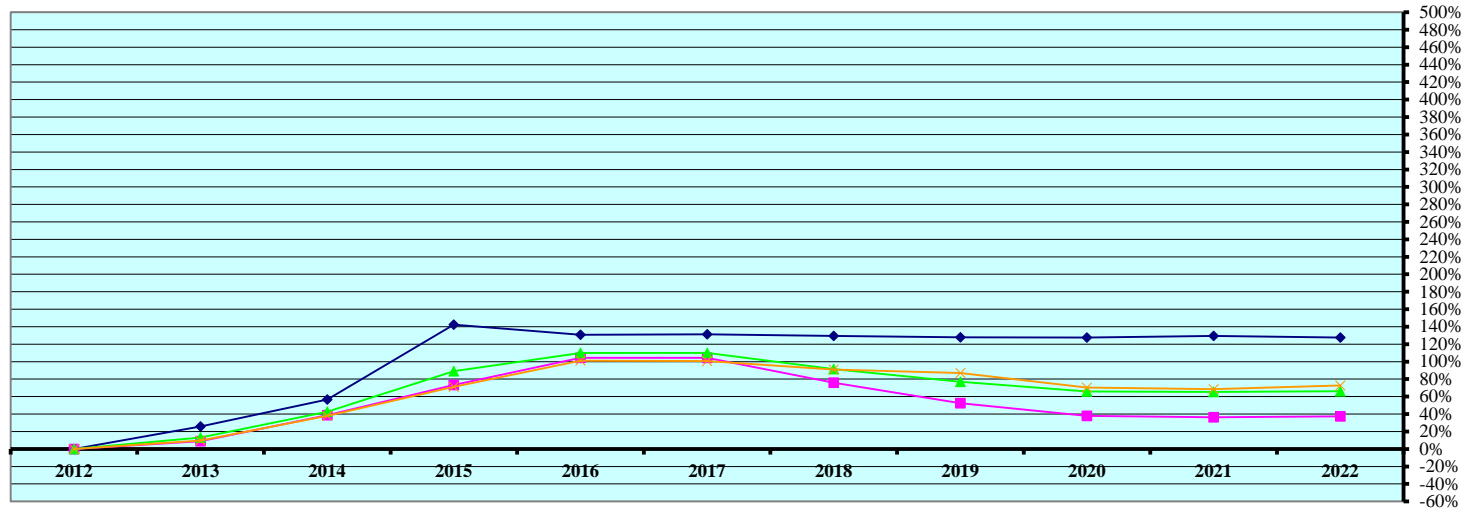
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 17
County CHEYENNE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	68,970,538	-	-	-	165,044,707	-	-	-	56,174,470	-	-	-
2013	86,681,359	17,710,821	25.68%	25.68%	179,801,809	14,757,102	8.94%	8.94%	61,638,595	5,464,125	9.73%	9.73%
2014	108,100,582	21,419,223	24.71%	56.73%	228,913,897	49,112,088	27.31%	38.70%	77,422,109	15,783,514	25.61%	37.82%
2015	167,140,918	59,040,336	54.62%	142.34%	285,842,105	56,928,208	24.87%	73.19%	96,075,106	18,652,997	24.09%	71.03%
2016	159,175,288	-7,965,630	-4.77%	130.79%	337,249,190	51,407,085	17.98%	104.34%	112,969,043	16,893,937	17.58%	101.10%
2017	159,556,606	381,318	0.24%	131.34%	337,288,010	38,820	0.01%	104.36%	112,749,080	-219,963	-0.19%	100.71%
2018	158,247,668	-1,308,938	-0.82%	129.44%	290,129,608	-47,158,402	-13.98%	75.79%	107,216,726	-5,532,354	-4.91%	90.86%
2019	157,243,131	-1,004,537	-0.63%	127.99%	251,587,551	-38,542,057	-13.28%	52.44%	105,103,751	-2,112,975	-1.97%	87.10%
2020	156,983,998	-259,133	-0.16%	127.61%	227,618,846	-23,968,705	-9.53%	37.91%	95,722,459	-9,381,292	-8.93%	70.40%
2021	158,178,294	1,194,296	0.76%	129.34%	225,010,914	-2,607,932	-1.15%	36.33%	94,735,095	-987,364	-1.03%	68.64%
2022	157,010,810	-1,167,484	-0.74%	127.65%	226,827,012	1,816,098	0.81%	37.43%	96,996,521	2,261,426	2.39%	72.67%

Rate Ann.%chg: Irrigated **8.57%** Dryland **3.23%** Grassland **5.61%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	279,644	-	-	-	21,924	-	-	-	290,491,283	-	-	-
2013	278,454	-1,190	-0.43%	-0.43%	21,100	-824	-3.76%	-3.76%	328,421,317	37,930,034	13.06%	13.06%
2014	282,092	3,638	1.31%	0.88%	21,523	423	2.00%	-1.83%	414,740,203	86,318,886	26.28%	42.77%
2015	431,837	149,745	53.08%	54.42%	22,983	1,460	6.78%	4.83%	549,512,949	134,772,746	32.50%	89.17%
2016	433,077	1,240	0.29%	54.87%	24,226	1,243	5.41%	10.50%	609,850,824	60,337,875	10.98%	109.94%
2017	350,868	-82,209	-18.98%	25.47%	103,969	79,743	329.16%	374.22%	610,048,533	197,709	0.03%	110.01%
2018	349,673	-1,195	-0.34%	25.04%	104,133	164	0.16%	374.97%	556,047,808	-54,000,725	-8.85%	91.42%
2019	349,179	-494	-0.14%	24.87%	129,401	25,268	24.27%	490.23%	514,413,013	-41,634,795	-7.49%	77.08%
2020	1,660,938	1,311,759	375.67%	493.95%	177,089	47,688	36.85%	707.74%	482,163,330	-32,249,683	-6.27%	65.98%
2021	1,630,318	-30,620	-1.84%	483.00%	560,668	383,579	216.80%	2457.33%	480,115,289	-2,048,041	-0.42%	65.28%
2022	1,591,239	-39,079	-2.40%	469.02%	566,116	5,448	0.97%	2482.17%	482,991,698	2,876,409	0.60%	66.27%

Cnty# **17**
County **CHEYENNE**

Rate Ann.%chg: Total Agric Land **5.22%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	69,135,692	60,239	1,148			165,092,666	402,141	411			55,949,437	263,003	213		
2013	86,720,077	59,988	1,446	25.96%	25.96%	179,880,716	399,871	450	9.58%	9.58%	61,469,280	265,534	231	8.82%	8.82%
2014	108,157,555	60,035	1,802	24.62%	56.97%	228,909,052	399,652	573	27.33%	39.52%	77,340,567	265,593	291	25.79%	36.88%
2015	167,204,299	59,974	2,788	54.75%	142.92%	285,636,519	398,886	716	25.02%	74.43%	96,554,845	266,130	363	24.59%	70.55%
2016	159,214,303	60,198	2,645	-5.13%	130.45%	337,090,392	399,744	843	17.76%	105.41%	112,949,675	264,730	427	17.60%	100.56%
2017	159,556,606	60,337	2,644	-0.02%	130.41%	337,284,167	399,829	844	0.04%	105.48%	112,751,182	264,700	426	-0.16%	100.23%
2018	159,522,588	60,323	2,644	0.00%	130.42%	290,678,325	399,687	727	-13.79%	77.15%	107,357,687	264,806	405	-4.82%	90.58%
2019	158,170,603	60,214	2,627	-0.67%	128.88%	251,751,021	400,975	628	-13.67%	52.93%	105,218,183	262,568	401	-1.16%	88.37%
2020	156,984,310	59,876	2,622	-0.19%	128.44%	227,625,008	400,658	568	-9.51%	38.39%	95,728,071	250,713	382	-4.72%	79.48%
2021	158,201,333	60,390	2,620	-0.08%	128.26%	225,158,554	400,911	562	-1.15%	36.80%	94,597,320	248,781	380	-0.41%	78.74%
2022	157,087,431	60,591	2,593	-1.03%	125.90%	226,795,825	401,503	565	0.58%	37.59%	97,000,960	248,173	391	2.79%	83.73%

Rate Annual %chg Average Value/Acre: 8.49%

3.24%

6.27%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	277,479	2,778	100			154,885	1,563	99			290,610,159	729,724	398		
2013	275,639	2,746	100	0.48%	0.48%	161,521	1,630	99	0.04%	0.04%	328,507,233	729,769	450	13.03%	13.03%
2014	281,302	2,803	100	-0.01%	0.47%	161,091	1,625	99	0.00%	0.04%	414,849,567	729,709	569	26.29%	42.75%
2015	430,695	4,307	100	-0.36%	0.11%	11,324	113	100	0.90%	0.94%	549,837,682	729,410	754	32.59%	89.28%
2016	432,591	4,326	100	0.00%	0.11%	25,618	256	100	0.00%	0.94%	609,712,579	729,254	836	10.91%	109.94%
2017	429,057	4,291	100	0.00%	0.11%	25,780	258	100	0.00%	0.94%	610,046,792	729,415	836	0.03%	110.01%
2018	350,297	3,503	100	0.00%	0.11%	104,645	1,046	100	0.00%	0.94%	558,013,542	729,365	765	-8.52%	92.11%
2019	349,681	3,497	100	0.00%	0.11%	129,436	1,294	100	0.00%	0.94%	515,618,924	728,548	708	-7.49%	77.71%
2020	1,661,042	16,570	100	0.25%	0.36%	177,089	708	250	150.03%	152.37%	482,175,520	728,525	662	-6.48%	66.19%
2021	1,644,634	16,388	100	0.11%	0.47%	572,976	1,378	416	66.35%	319.82%	480,174,817	727,846	660	-0.32%	65.66%
2022	1,589,021	15,873	100	-0.25%	0.22%	566,116	1,350	419	0.81%	323.23%	483,039,353	727,490	664	0.65%	66.73%

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CHEYENNE

Rate Annual %chg Average Value/Acre: 5.24%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,468	CHEYENNE	65,629,180	55,333,505	164,688,307	418,299,211	163,862,163	17,794,627	36,730	482,991,698	49,539,202	27,088,557	6,923,234	1,452,186,414
cnty sectorvalue % of total value:		4.52%	3.81%	11.34%	28.80%	11.28%	1.23%	0.00%	33.26%	3.41%	1.87%	0.48%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
315	DALTON	607,430	668,615	1,042,727	11,806,589	1,121,127	0	0	0	0	0	0	15,246,488
3.33%	%sector of county sector	0.93%	1.21%	0.63%	2.82%	0.68%							1.05%
	%sector of municipality	3.98%	4.39%	6.84%	77.44%	7.35%							100.00%
214	GURLEY	672,978	406,746	603,857	4,694,333	6,095,500	0	0	8,816	0	0	0	12,482,230
2.26%	%sector of county sector	1.03%	0.74%	0.37%	1.12%	3.72%			0.00%				0.86%
	%sector of municipality	5.39%	3.26%	4.84%	37.61%	48.83%			0.07%				100.00%
318	LOGGEPOL	108,829	621,015	3,076,347	11,769,895	1,827,891	0	0	0	0	4,330	0	17,408,307
3.36%	%sector of county sector	0.17%	1.12%	1.87%	2.81%	1.12%			1.12%		0.02%		1.20%
	%sector of municipality	0.63%	3.57%	17.67%	67.61%	10.50%					0.02%		100.00%
337	POTTER	291,091	798,282	4,085,496	13,631,110	2,248,791	1,425,067	0	11,446	0	20,555	0	22,511,838
3.56%	%sector of county sector	0.44%	1.44%	2.48%	3.26%	1.37%	8.01%		0.00%		0.08%		1.55%
	%sector of municipality	1.29%	3.55%	18.15%	60.55%	9.99%	6.33%		0.05%		0.09%		100.00%
6,757	SIDNEY	19,283,514	9,918,057	16,358,516	268,673,931	139,744,887	661,956	0	1,232,712	170,305	50,738	0	456,094,616
71.37%	%sector of county sector	29.38%	17.92%	9.93%	64.23%	85.28%	3.72%		0.26%	0.34%	0.19%		31.41%
	%sector of municipality	4.23%	2.17%	3.59%	58.91%	30.64%	0.15%		0.27%	0.04%	0.01%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
7,942	Total Municipalities	20,963,842	12,412,715	25,166,944	310,575,862	151,038,198	2,087,023	0	1,252,974	170,305	75,623	0	523,743,484
83.88%	%all municip.sectors of cnty	31.94%	22.43%	15.28%	74.25%	92.17%	11.73%		0.26%	0.34%	0.28%		36.07%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 10,086	Value : 1,244,631,076	Growth 3,291,890	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	474	5,206,251	63	1,109,013	523	9,716,835	1,060	16,032,099	
02. Res Improve Land	3,109	35,782,915	82	2,024,400	513	11,296,106	3,704	49,103,421	
03. Res Improvements	3,195	297,441,299	86	14,666,516	584	75,916,180	3,865	388,023,995	
04. Res Total	3,669	338,430,465	149	17,799,929	1,107	96,929,121	4,925	453,159,515	1,512,090
% of Res Total	74.50	74.68	3.03	3.93	22.48	21.39	48.83	36.41	45.93
05. Com UnImp Land	146	5,688,146	4	81,021	35	502,180	185	6,271,347	
06. Com Improve Land	481	22,884,378	23	1,108,698	52	1,368,410	556	25,361,486	
07. Com Improvements	495	128,360,380	24	7,508,050	57	9,642,488	576	145,510,918	
08. Com Total	641	156,932,904	28	8,697,769	92	11,513,078	761	177,143,751	982,730
% of Com Total	84.23	88.59	3.68	4.91	12.09	6.50	7.55	14.23	29.85
09. Ind UnImp Land	3	78,677	1	700,600	34	537,996	38	1,317,273	
10. Ind Improve Land	4	256,944	0	0	44	1,874,578	48	2,131,522	
11. Ind Improvements	4	332,861	0	0	44	14,019,495	48	14,352,356	
12. Ind Total	7	668,482	1	700,600	78	16,432,069	86	17,801,151	0
% of Ind Total	8.14	3.76	1.16	3.94	90.70	92.31	0.85	1.43	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	32,850	1	32,850	
15. Rec Improvements	0	0	0	0	1	4,420	1	4,420	
16. Rec Total	0	0	0	0	1	37,270	1	37,270	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
Res & Rec Total	3,669	338,430,465	149	17,799,929	1,108	96,966,391	4,926	453,196,785	1,512,090
% of Res & Rec Total	74.48	74.68	3.02	3.93	22.49	21.40	48.84	36.41	45.93
Com & Ind Total	648	157,601,386	29	9,398,369	170	27,945,147	847	194,944,902	982,730
% of Com & Ind Total	76.51	80.84	3.42	4.82	20.07	14.33	8.40	15.66	29.85
17. Taxable Total	4,317	496,031,851	178	27,198,298	1,278	124,911,538	5,773	648,141,687	2,494,820
% of Taxable Total	74.78	76.53	3.08	4.20	22.14	19.27	57.24	52.08	75.79

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	23	1,016,251	3,876,391	0	0	0
19. Commercial	20	2,236,240	21,802,434	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	23	1,016,251	3,876,391
19. Commercial	2	49,133	5,859,831	22	2,285,373	27,662,265
20. Industrial	1	15,745	5,495,745	1	15,745	5,495,745
21. Other	0	0	0	0	0	0
22. Total Sch II				46	3,317,369	37,034,401

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	1	0	367	10,138,900	368	10,138,900	0
24. Non-Producing	0	0	0	0	493	279,484	493	279,484	0
25. Total	0	0	1	0	860	10,418,384	861	10,418,384	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	430	63	363	856

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	1,144,650	7	298,850	2,678	379,514,788	2,697	380,958,288
28. Ag-Improved Land	7	138,245	5	561,015	696	136,766,127	708	137,465,387
29. Ag Improvements	9	428,565	6	632,725	740	66,586,040	755	67,647,330

30. Ag Total					3,452	586,071,005
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	2	2.00	59,000	3	4.00	111,000	
33. HomeSite Improvements	2	0.00	340,960	3	0.00	521,895	
34. HomeSite Total							
35. FarmSite UnImp Land	1	2.15	4,300	0	0.00	0	
36. FarmSite Improv Land	7	9.30	28,395	2	14.62	29,030	
37. FarmSite Improvements	9	0.00	87,605	5	0.00	110,830	
38. FarmSite Total							
39. Road & Ditches	4	3.98	0	8	14.90	0	
40. Other- Non Ag Use	0	0.00	0	1	6.70	6,700	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	43	43.92	997,990	43	43.92	997,990	
32. HomeSite Improv Land	348	383.25	9,490,300	353	389.25	9,660,300	
33. HomeSite Improvements	353	0.00	40,025,640	358	0.00	40,888,495	797,070
34. HomeSite Total				401	433.17	51,546,785	
35. FarmSite UnImp Land	206	396.94	674,870	207	399.09	679,170	
36. FarmSite Improv Land	645	2,739.11	5,087,385	654	2,763.03	5,144,810	
37. FarmSite Improvements	727	0.00	26,560,400	741	0.00	26,758,835	0
38. FarmSite Total				948	3,162.12	32,582,815	
39. Road & Ditches	2,747	9,237.35	0	2,759	9,256.23	0	
40. Other- Non Ag Use	114	1,123.67	491,130	115	1,130.37	497,830	
41. Total Section VI				1,349	13,981.89	84,627,430	797,070

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,505.45	22.59%	13,433,260	23.03%	2,439.99
46. 1A	12,539.69	51.46%	30,427,813	52.17%	2,426.52
47. 2A1	651.55	2.67%	1,577,395	2.70%	2,420.99
48. 2A	2,744.87	11.26%	6,603,407	11.32%	2,405.73
49. 3A1	800.90	3.29%	1,930,276	3.31%	2,410.13
50. 3A	23.49	0.10%	54,260	0.09%	2,309.92
51. 4A1	1,606.70	6.59%	3,337,104	5.72%	2,076.99
52. 4A	495.49	2.03%	955,737	1.64%	1,928.87
53. Total	24,368.14	100.00%	58,319,252	100.00%	2,393.26
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	84,368.36	63.73%	42,835,152	66.29%	507.72
56. 2D1	3,575.19	2.70%	1,486,410	2.30%	415.76
57. 2D	19,861.85	15.00%	9,628,514	14.90%	484.77
58. 3D1	7,928.62	5.99%	3,816,605	5.91%	481.37
59. 3D	483.28	0.37%	233,995	0.36%	484.18
60. 4D1	14,570.61	11.01%	6,002,730	9.29%	411.98
61. 4D	1,600.26	1.21%	617,307	0.96%	385.75
62. Total	132,388.17	100.00%	64,620,713	100.00%	488.12
Grass					
63. 1G1	2,831.96	1.71%	1,252,125	2.08%	442.14
64. 1G	197.97	0.12%	87,710	0.15%	443.05
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	678.95	0.41%	279,075	0.46%	411.04
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	27,694.50	16.73%	10,713,819	17.80%	386.86
69. 4G1	50,868.88	30.73%	19,055,253	31.66%	374.60
70. 4G	83,260.14	50.30%	28,805,725	47.86%	345.97
71. Total	165,532.40	100.00%	60,193,707	100.00%	363.64
Irrigated Total					
Irrigated Total	24,368.14	7.24%	58,319,252	31.54%	2,393.26
Dry Total					
Dry Total	132,388.17	39.35%	64,620,713	34.95%	488.12
Grass Total					
Grass Total	165,532.40	49.20%	60,193,707	32.55%	363.64
72. Waste	13,263.38	3.94%	1,326,315	0.72%	100.00
73. Other	914.17	0.27%	457,125	0.25%	500.04
74. Exempt	375.21	0.11%	692,498	0.37%	1,845.63
75. Market Area Total	336,466.26	100.00%	184,917,112	100.00%	549.59

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,467.58	45.95%	45,318,850	46.36%	2,752.00
46. 1A	10,235.10	28.56%	28,115,825	28.76%	2,747.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,162.54	14.41%	14,140,210	14.46%	2,739.00
49. 3A1	1,115.78	3.11%	3,050,555	3.12%	2,734.01
50. 3A	30.39	0.08%	78,125	0.08%	2,570.75
51. 4A1	2,669.98	7.45%	6,666,925	6.82%	2,496.99
52. 4A	156.86	0.44%	384,780	0.39%	2,453.02
53. Total	35,838.23	100.00%	97,755,270	100.00%	2,727.68
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	203,769.67	75.72%	137,748,332	76.09%	676.00
56. 2D1	1.66	0.00%	1,095	0.00%	659.64
57. 2D	29,669.16	11.02%	19,730,292	10.90%	665.01
58. 3D1	12,071.03	4.49%	8,004,509	4.42%	663.12
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	22,785.07	8.47%	15,015,403	8.29%	659.00
61. 4D	813.68	0.30%	532,153	0.29%	654.01
62. Total	269,110.27	100.00%	181,031,784	100.00%	672.70
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	135.90	0.17%	76,620	0.21%	563.80
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	239.31	0.29%	129,307	0.36%	540.33
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	11,738.91	14.28%	6,008,899	16.60%	511.88
69. 4G1	29,809.76	36.27%	14,955,066	41.32%	501.68
70. 4G	40,257.92	48.99%	15,024,473	41.51%	373.21
71. Total	82,181.80	100.00%	36,194,365	100.00%	440.42
Irrigated Total					
Irrigated Total	35,838.23	9.18%	97,755,270	31.00%	2,727.68
Dry Total					
Dry Total	269,110.27	68.96%	181,031,784	57.40%	672.70
Grass Total					
Grass Total	82,181.80	21.06%	36,194,365	11.48%	440.42
72. Waste	2,635.78	0.68%	263,536	0.08%	99.98
73. Other	476.43	0.12%	125,973	0.04%	264.41
74. Exempt	6.30	0.00%	3,695	0.00%	586.51
75. Market Area Total	390,242.51	100.00%	315,370,928	100.00%	808.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	19.94	23.51%	65,800	23.51%	3,299.90
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	38.78	45.73%	127,975	45.73%	3,300.03
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	18.10	21.34%	59,730	21.34%	3,300.00
52. 4A	7.98	9.41%	26,335	9.41%	3,300.13
53. Total	84.80	100.00%	279,840	100.00%	3,300.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	144.07	46.69%	187,290	46.69%	1,299.99
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	84.95	27.53%	110,430	27.53%	1,299.94
58. 3D1	12.42	4.03%	16,150	4.03%	1,300.32
59. 3D	3.37	1.09%	4,380	1.09%	1,299.70
60. 4D1	44.65	14.47%	58,045	14.47%	1,300.00
61. 4D	19.11	6.19%	24,845	6.19%	1,300.10
62. Total	308.57	100.00%	401,140	100.00%	1,300.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	19.47	5.37%	25,315	5.38%	1,300.21
69. 4G1	71.92	19.85%	93,490	19.85%	1,299.92
70. 4G	270.86	74.77%	352,115	74.77%	1,299.99
71. Total	362.25	100.00%	470,920	100.00%	1,299.99
<hr/>					
Irrigated Total	84.80	10.95%	279,840	24.22%	3,300.00
Dry Total	308.57	39.84%	401,140	34.71%	1,300.00
Grass Total	362.25	46.78%	470,920	40.75%	1,299.99
72. Waste	18.81	2.43%	3,635	0.31%	193.25
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	48.33	6.24%	31,615	2.74%	654.15
75. Market Area Total	774.43	100.00%	1,155,535	100.00%	1,492.11

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	116.94	356,705	209.03	502,830	59,965.20	155,494,827	60,291.17	156,354,362
77. Dry Land	502.18	397,645	241.72	117,320	401,063.11	245,538,672	401,807.01	246,053,637
78. Grass	358.53	434,775	248.80	92,545	247,469.12	96,331,672	248,076.45	96,858,992
79. Waste	16.21	2,075	4.42	440	15,897.34	1,590,971	15,917.97	1,593,486
80. Other	0.00	0	0.00	0	1,390.60	583,098	1,390.60	583,098
81. Exempt	40.71	549,668	10.06	1,765	379.07	176,375	429.84	727,808
82. Total	993.86	1,191,200	703.97	713,135	725,785.37	499,539,240	727,483.20	501,443,575

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,291.17	8.29%	156,354,362	31.18%	2,593.32
Dry Land	401,807.01	55.23%	246,053,637	49.07%	612.37
Grass	248,076.45	34.10%	96,858,992	19.32%	390.44
Waste	15,917.97	2.19%	1,593,486	0.32%	100.11
Other	1,390.60	0.19%	583,098	0.12%	419.31
Exempt	429.84	0.06%	727,808	0.15%	1,693.21
Total	727,483.20	100.00%	501,443,575	100.00%	689.29

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 Area 1	90	1,436,638	76	2,096,900	91	16,147,530	181	19,681,068	305,120
83.2 Area 3	92	1,441,560	85	2,181,100	99	13,900,215	191	17,522,875	246,215
83.3 Area 5	0	0	2	97,927	2	444,450	2	542,377	3,425
83.4 Rural Residential	300	6,848,730	331	8,716,842	372	56,050,500	672	71,616,072	553,685
83.5 Sidney	119	2,539,086	2,199	32,964,543	2,258	241,643,502	2,377	277,147,131	320,245
83.6 Sidney (siv)	2	10,855	249	1,042,561	250	13,620,196	252	14,673,612	6,100
83.7 Sioux Meadows	0	0	29	36,181	29	893,520	29	929,701	0
83.8 Unimproved	419	3,662,140	2	31,266	3	5,505	422	3,698,911	3,895
83.9 Villages	38	93,090	732	1,968,951	762	45,322,997	800	47,385,038	73,405
84 Residential Total	1,060	16,032,099	3,705	49,136,271	3,866	388,028,415	4,926	453,196,785	1,512,090

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Area 1	4	60,220	1	5,345	1	1,500	5	67,065	0
85.2	Area 3	2	36,780	3	99,530	4	394,500	6	530,810	0
85.3	Area 5	1	1,385	1	29,080	1	11,635	2	42,100	0
85.4	Rural Commercial	3	727,698	31	510,972	39	6,212,845	42	7,451,515	0
85.5	Sidney	32	1,246,352	395	23,832,817	397	126,597,799	429	151,676,968	982,730
85.6	Sioux Meadows	9	251,640	64	2,422,910	63	14,633,625	72	17,308,175	0
85.7	Unimproved	167	5,255,050	0	0	1	4,360	168	5,259,410	0
85.8	Villages	5	9,495	109	592,354	118	12,007,010	123	12,608,859	0
86	Commercial Total	223	7,588,620	604	27,493,008	624	159,863,274	847	194,944,902	982,730

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	2,788.80	2.27%	1,232,700	2.80%	442.02
88. 1G	59.80	0.05%	26,010	0.06%	434.95
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	298.50	0.24%	116,430	0.26%	390.05
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	17,859.55	14.56%	6,768,867	15.38%	379.01
93. 4G1	38,430.78	31.33%	14,183,084	32.23%	369.06
94. 4G	63,208.57	51.54%	21,680,491	49.27%	343.00
95. Total	122,646.00	100.00%	44,007,582	100.00%	358.82
CRP					
96. 1C1	43.16	0.10%	19,425	0.12%	450.07
97. 1C	138.17	0.32%	61,700	0.38%	446.55
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	380.45	0.89%	162,645	1.00%	427.51
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	9,834.95	22.93%	3,944,952	24.37%	401.12
102. 4C1	12,438.10	29.00%	4,872,169	30.10%	391.71
103. 4C	20,051.57	46.76%	7,125,234	44.02%	355.35
104. Total	42,886.40	100.00%	16,186,125	100.00%	377.42
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	122,646.00	74.09%	44,007,582	73.11%	358.82
CRP Total	42,886.40	25.91%	16,186,125	26.89%	377.42
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	165,532.40	100.00%	60,193,707	100.00%	363.64

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	32.68	0.05%	18,300	0.07%	559.98
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	124.51	0.21%	67,250	0.26%	540.12
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,376.73	12.23%	3,781,315	14.71%	512.60
93. 4G1	20,538.98	34.06%	10,275,130	39.98%	500.27
94. 4G	32,229.35	53.45%	11,555,832	44.97%	358.55
95. Total	60,302.25	100.00%	25,697,827	100.00%	426.15
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	103.22	0.47%	58,320	0.56%	565.01
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	114.80	0.52%	62,057	0.59%	540.57
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,362.18	19.94%	2,227,584	21.22%	510.66
102. 4C1	9,270.78	42.37%	4,679,936	44.59%	504.80
103. 4C	8,028.57	36.69%	3,468,641	33.05%	432.04
104. Total	21,879.55	100.00%	10,496,538	100.00%	479.74
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	60,302.25	73.38%	25,697,827	71.00%	426.15
CRP Total	21,879.55	26.62%	10,496,538	29.00%	479.74
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	82,181.80	100.00%	36,194,365	100.00%	440.42

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	19.47	5.37%	25,315	5.38%	1,300.21
93. 4G1	71.92	19.85%	93,490	19.85%	1,299.92
94. 4G	270.86	74.77%	352,115	74.77%	1,299.99
95. Total	362.25	100.00%	470,920	100.00%	1,299.99
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	362.25	100.00%	470,920	100.00%	1,299.99
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	362.25	100.00%	470,920	100.00%	1,299.99

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

17 Cheyenne

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	418,299,211	453,159,515	34,860,304	8.33%	1,512,090	7.97%
02. Recreational	36,730	37,270	540	1.47%	0	1.47%
03. Ag-Homesite Land, Ag-Res Dwelling	49,539,202	51,546,785	2,007,583	4.05%	797,070	2.44%
04. Total Residential (sum lines 1-3)	467,875,143	504,743,570	36,868,427	7.88%	2,309,160	7.39%
05. Commercial	163,862,163	177,143,751	13,281,588	8.11%	982,730	7.51%
06. Industrial	17,794,627	17,801,151	6,524	0.04%	0	0.04%
07. Total Commercial (sum lines 5-6)	181,656,790	194,944,902	13,288,112	7.31%	982,730	6.77%
08. Ag-Farmsite Land, Outbuildings	26,592,074	32,582,815	5,990,741	22.53%	0	22.53%
09. Minerals	6,923,234	10,418,384	3,495,150	50.48	0	50.48%
10. Non Ag Use Land	496,483	497,830	1,347	0.27%		
11. Total Non-Agland (sum lines 8-10)	34,011,791	43,499,029	9,487,238	27.89%	0	27.89%
12. Irrigated	157,010,810	156,354,362	-656,448	-0.42%		
13. Dryland	226,827,012	246,053,637	19,226,625	8.48%		
14. Grassland	96,996,521	96,858,992	-137,529	-0.14%		
15. Wasteland	1,591,239	1,593,486	2,247	0.14%		
16. Other Agland	566,116	583,098	16,982	3.00%		
17. Total Agricultural Land	482,991,698	501,443,575	18,451,877	3.82%		
18. Total Value of all Real Property (Locally Assessed)	1,166,535,422	1,244,631,076	78,095,654	6.69%	3,291,890	6.41%

2023 Assessment Survey for Cheyenne County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Four
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$333,428
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$37,860
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$2,000. (\$29,793 was for MIPS, paid out of the County General Budget)
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,960
12.	Amount of last year's assessor's budget not used:
	\$6,614.16

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The clerk/deputy maintains as best as they can be maintained as they are very fragile and old.
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://cheyenne.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks with staff sending any updated information on changes in land use, splits or combinations
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and FSA aerial maps obtained from land owners, and google earth pro.
10.	When was the aerial imagery last updated?
	gWorks--2022.

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Limited to the following in number 3.

3.	What municipalities in the county are zoned?
	Sidney, Lodgepole and Potter
4.	When was zoning implemented?
	1980

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal LLC for pickup work; Pritchard & Abbott for oil, mineral and gas appraisal.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal LLC for pickup; Pritchard & Abbott for oil, mineral and gas appraisal.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	They require a general appraisal certification, or a residential certification/licensed assessor.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The Assessor is ultimately responsible for all real property values. The Assessor strongly values the opinions of the Contracted services when setting final values. Pritchard & Abbott provides assessed values for oil, gas and mineral interests (both working and royalty interests).

2023 Residential Assessment Survey for Cheyenne County

1.	Valuation data collection done by:														
	The Assessor and her staff assisted by Stanard Appraisal, LLC.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
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AG DW	Agricultural dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The county uses a sales driven cost approach. Replacement cost new less depreciation.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	The assessor utilizes the tables provided by the CAMA vendor.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	No.														
6.	Describe the methodology used to determine the residential lot values?														
	Residential lot sales are reviewed and the assessor derives a cost per square foot.														
7.	How are rural residential site values developed?														

By using sales comparables for like properties, and adjusting accordingly by distance from Sidney. The parcels less than 3 miles from Sidney have a home site value of \$31,500; within 3 -5 miles of Sidney = \$27,500 per home site; further from Sidney = \$25,000.

8. Are there form 191 applications on file?

Yes

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

A spreadsheet of vacant lot sales is kept for comparison. When the owner desires a number of their lots to be combined for the purpose of valuation a discounted cash-flow of the vacant lots is performed and applied.

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>
10	2021	2021	2020	2020
11	2021	2021	2020	2018
40	2021	2021	2019	2022
80	2022	2021	2021	2021-2022
AG OB	2022	2021	2021	2021-2022
AG DW	2022	2021	2021	2021-2022

2023 Commercial Assessment Survey for Cheyenne County

1.	Valuation data collection done by:																							
	The Assessor and her staff assisted by Stanard Appraisal, LLC.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is what is used for the vast majority. For Section 42 housing, the income approach is utilized.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	For 2023, the assessor uses the contracted appraisal firm (Stanard Appraisal, LLC.) who took into consideration all three approaches to value.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
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5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																							
	No.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	A study of the market (via qualified sales) is used to establish lot values on a square foot basis.																							
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2023 Agricultural Assessment Survey for Cheyenne County

1.	Valuation data collection done by:													
	The assessor and her staff by obtaining FSA maps from property owners and using gWorks soil maps. Also contacted the South Platte NRD for certified irrigated acres.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area is basically the northern portion of the County and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pastureland are roughly similar in their percentage composition.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">5</td> <td>An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This market area lies in the southern portion of the County and has a subclass of slightly lower in quality soil area	2021	3	This area is basically the northern portion of the County and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass pastureland are roughly similar in their percentage composition.	2021	5	An area found within the city limits of Sidney with only a few parcels. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2021
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	Also, Cheyenne County has noted land enrolled in CRP native grass. The payments received for these acres are substantially lower than for CRP crop land.													
3.	Describe the process used to determine and monitor market areas.													
	The Assessor reviews the geography, topography, soil production capability, annual rainfall and the market to determine the unique agricultural market areas.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The County has a policy document that describes the differences: "Cheyenne County is zoned and all acreages and subdivisions containing less than forty acres will be classified as rural residential, recreational or commercial property. Exceptions will be made for contiguous land to current agricultural/horticultural operations." Whether the parcel is to be classified as rural residential rather than recreational is determined by the stated use by the taxpayer and found in the sales verification questionnaire.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes, both home sites carry the same value, because the assessor believes there are very minimal market differences between them.													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													
	Cheyenne County has identified feedlots as intensive use.													
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													

	The assessor has no knowledge of land enrolled in the Wetland Reserve Program within the County.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	Market Area 1 has subclasses for dry and irrigated. This is an area that historically gets less rainfall and has lower productivity.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Survey information provided by property owner.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

MELODY "MEL" KELLER - ASSESSOR

Keller.Assessor@cheyennecounty.net

1000 10th Avenue P.O. BOX 217 SIDNEY, NE 69162-0217

Phone 308-254-2633 Fax 308-254-4774

AMENDED 10/7/2022

2023 THREE YEAR PLAN OF ASSESSMENT FOR CHEYENNE COUNTY, NE ASSESSMENT YEARS 2023, 2024, 2025

DATE: June 7th, 2022

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and 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 Property Assessment Division of the Nebraska Department of Revenue 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 residential real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land, which meets the qualifications for special valuation under 77-1344, and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

General Statistics of Real Property in Cheyenne County from Abstract

	Parcels	% of Total Parcels	% of Total Value	2022-Values-abs
Residential	4913	48.81%	35.77%	\$416,597,631
Commercial	772	7.67%	14.06%	\$163,759,455
Industrial	86	.85%	1.53%	\$17,794,627
Recreational	1	0.01%	0.00%	\$36,730
Producing	366	3.64%	.59%	\$6,920,130
Non-producing	489	4.86%	02%	\$279,264
Agricultural	3438	34.16%	48.02%	\$559,169,635
Total	10065	100.00%	100.00%	\$1,164,557,472

The above table does not include Tax Exempt or State Assessed Parcels

Percent of total agricultural acreage values				
Irrigated	Dry	Grass	Waste	Other
32.52%	46.95%	20.08%	.33%	.12%

Percent of total agricultural acreages				
Irrigated	Dry	Grass	Waste	Other
8.33%	55.19%	34.11%	2.18%	.19%

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

Fall Assessment Years for All Classes

All new permits-new construction, additions, alterations, etc. will be reviewed by the Assessor's Office or a hired appraisal firm and added to the tax rolls. The Cheyenne County Assessor's Office will begin implementing Nebraska State Statute 77- 1318 and 77-1318.01 as of March 19,2020.

Sales verification questionnaires will be sent out for all sales not previously disqualified. Sales will be reviewed using the State sales file to determine if Cheyenne County is within acceptable percentages of market value for all classes and adjustments will be made if needed. TERC will review percentages and sales as well and make recommendations as to whether or not further adjustments need to be made.

Sales rosters will be reviewed and updated annually.

Assessment Actions Planned for Assessment Year 2023

Residential A review of all rural improved properties will conclude in 2023 with permits put on parcels we need to follow up on after January 1 for the next taxing year. Assessor location 11 will be reviewed. All entering of data will conclude by February 28th to allow time for reviewing information and running statistics.

Commercial- The physical review of commercial parcels was completed for the 2019 values. The majority of which was done by Stanard Appraisal.

Agriculture-- Letters will be sent out in October to all agricultural owners with expired or new CRP contracts.

Assessment Actions Planned for Assessment Year 2024

Residential- Pick up work will be reviewed.

Commercial- The physical review of all commercial properties will take place. Entering of data will conclude by February 28th to allow time to review data and running statistics.

Agriculture- Letters will be sent out in October to all agricultural owners with expired or expiring CRP.

Assessment Actions Planned for Assessment Year 2025

Residential- Review of the Assessor location 10, majority of Sidney, will begin and a vacant lot study will take place. Assessor location 10 is a large area and may need to conclude in 2026.

Commercial-The physical review of commercial will have taken place in 2024.

Agricultural- Letters will be sent out in October to all agricultural owners with expired or expiring CRP.

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

- The Assessor's office maintains over 10,600 real property parcel cards. Each card is annually updated with new values. Data sheets as well as an explanation as to any changes that took place for that valuation year are no longer put in each card. These are saved electronically to each parcel's data file in an effort to cut down on paper and printing cost. The cadastral is continuously updated as well as G-works with split outs and new ownership changes.
- Annually prepare and file Assessor Administrative Reports required by law/regulation:

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

- **Real Property Abstract**-This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
- **Three-year plan of assessment**-Each year on or before June 15, each Assessor must outline what they are planning to focus on for the following three valuation years. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Property Assessment Division, receives a copy of this report on or before October 31 of each year.
- **Assessment Survey**- This survey is a report of information regarding each Assessor's office staff, budget, 6 year schedule of assessment, assessment practices etc.
- **Sales information to PAD rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either an arm's length sale or not. For commercial and agricultural sales, an attempt to verify purchase prices and what portion of it may pertain to personal property takes place. Electronic rosters of all sales are reviewed and checked by the Assessor's Assistant assigned by the Property Assessment Division and the final roster in January is used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
- **Change of Value Notices**- On or before June 1st of each year the County Assessor must send out change of value notices to all property owners whose taxable value changed from the previous year's taxable values. These are printed by MIPS on yellow postcards and sent to the Assessor's Office for sorting, posting and mailing.
- **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
- **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
- **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-Filed on or before November 30 of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35. This revenue is reimbursed to the county by the State of Nebraska.
- **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property**-Approximately 1600 personal property schedules are processed each year. Personal property schedules are mailed out the first week of January. Except for the tax year 2021 where postcards were mailed to tax payers inviting them to file their Personal Property Taxes online. After review of the online process, it was determined that it was not well received by the public, was not user friendly, did not save any time or paperwork for the Assessor's staff, and posed more questions than answers. The online filing will not be used in the future. If a schedule is filed without a signature, an unsigned notice is sent out. Per state statute "Depreciable taxable tangible personal property added after May 1 and on or before June 30 of the year the property was required to be reported is subject to a penalty of 10% of the tax due on the value added. Depreciable taxable tangible personal property added on or after July 1 of the year the property was required to be reported is subject to a penalty of 25% of the tax due on the value added".

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

□ **Permissive Exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.

□ **Taxable government owned property**-Each year before March 1 the County Assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.

□ **Homestead Exemptions**-Approximately 600 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required information on February 2 of each year. Every application is examined by the Assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the County Assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the Assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed no later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the County Board, the notice is sent within a reasonable time. Beginning 2021 all homestead applications and income information has to be inputted into the states data base by the Assessor's Office. This information is then reviewed and approved or denied by the Assessor or Deputy Assessor. Once all reviews have taken place the data base updates are forwarded onto the State of Nebraska for final approval. The Assessor's Office is then notified in October of homestead values. The Assessor's Office then must enter the homestead "credits" into the MIPS computer system so as to properly apply the exemptions to the tax rolls.

□ **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.

□ **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney & Potter have seven (11) Tax Increment Financing projects. Reports sent to us from the City of Sidney & Potter for new valuations on TIF projects are also completed.

□ **Tax districts and tax rates**-The Assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, the Assessor's office is responsible for making sure all tax rates are correct when billing for taxes at the end of November. Each taxing entity submits their budget and this is then divided by the assessed value in that political subdivision to calculate the levy.

□ **Tax lists**-On or before November 22 of each year, the County Assessor prepares and certifies the tax list to the County Treasurer for real property, personal property and centrally assessed properties.

□ **Tax list corrections**-The County Assessor prepares tax list correction documents for County Board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.

□ **County Board of Equalization**-The County Assessor attends all County Board of Equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.

THE OFFICE OF THE CHEYENNE COUNTY ASSESSOR

- **TERC appeals**-The Assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
- **TERC statewide equalization**-The Assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass; an abstract has to be re-certified by June 5 of that year.
- **Education**-The Assessor and her deputy must have 60 hours of approved continuing education in a four-year period, to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and Assessor meetings. Whenever possible training will be done via zoom or webinar to save the county money on travel, hotels and food. The Assessor's other staff was all new beginning January 2019 and will receive training through webinars, local conferences, and training by the Assessor and Deputy Assessor

Conclusion

The 2022-2023 budget request for the Assessor's Office is **\$333,428. This will be discussed further at budget hearings and if adjustments are made then an amended 3 year Plan of Assessment will be filed.**

The appraisal budget will also include \$30,000 on a separate line for G-works, the online data system available to the public, and approximately \$20,000 for appraisal pick up work and the continuation of the process of reviewing all exempt buildings within the next two years per order from the Property Assessment Division for the 2023 taxing year. Also included is the approximate budget for Pritchard & Abbott for the working and royalty appraisals \$14,300 and \$1,500 for CoreLogic.

Training will continue for the Assessor and staff members both in person and online. If online training is feasible, this will be the choice to save the county money for meals and hotels.

MIPS, our computer system for assessment, will come out of County General at an approximate cost of \$20,350 per year. There are still several TERC cases pending from the 2019 & 2021 taxing years so that expense as well as any 2022 TERC cases will also need to come from County General.

Amended due to budget change

Respectfully submitted,
Melody Keller, Cheyenne County Assessor

Signature of the Assessor & seal

Melody Keller, Assessor

Date submitted

10-7-2020

Signature of County Board

[Signature]

