

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

FURNAS 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 Furnas 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 Furnas 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: Sherry Thooft, Furnas County Assessor

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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.

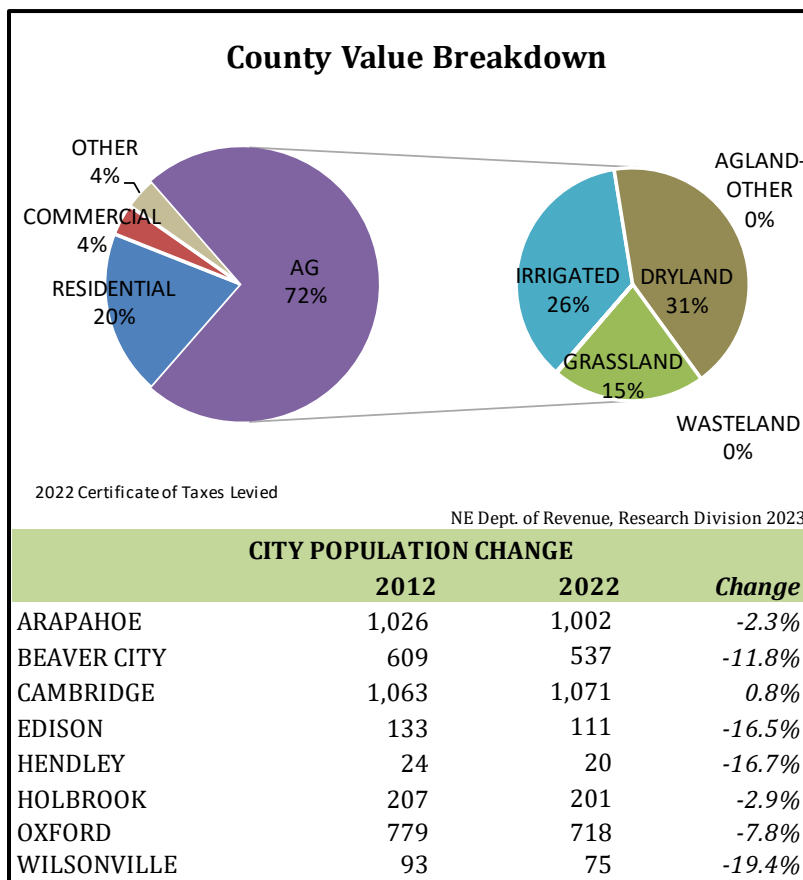
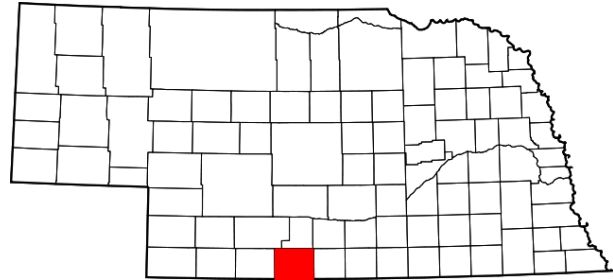
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 719 square miles, Furnas County has 4,604 residents, per the Census Bureau Quick Facts for 2021, a 1% population decline from the 2010 U.S. Census. Reports indicate that 79% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$73,656 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According to information from the U.S. Census Bureau, there are 152 employer establishments with total employment of 1,169, for a 1% employment decline from 2019.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. A mix of dry and grass land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

The ethanol plant located in

Cambridge also contributes to the local agricultural economy.

2023 Residential Correlation for Furnas County

Assessment Actions

This year, four rural precincts (Township/Range 1-22, 1-23, 1-24 and 1-25) were physically reviewed. The assessor developed new depreciation tables for all of the towns and new costing was applied to all residential properties. Land was also reviewed and updated for all residential properties. The first acre for rural residential is now valued at \$35,000. Acres two through five are valued at \$12,500 an acre and over six acres is valued at \$3,000 an acre.

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.

Usability rates of qualified sales in Furnas County are lower than the state average, but a review shows the qualification determinations are made without bias.

There are four valuation groups used to group residential property. Arapahoe and Cambridge are the largest communities in the county, each with a school system, basic medical services and active markets. Beaver City and Oxford are smaller with a consolidated school system and fewer economic opportunities. The small villages comprise Valuation Group 4 with little to no services or amenities and a very slow and unorganized residential market. All residential parcels that are not located within the political boundaries of a town are considered rural residential, which is quite desirable.

The Furnas County Assessor meets the six-year inspection requirement through review of the four residential valuation groups on a rotating schedule. Depreciation tables are dated 2021 for rural residential and 2023 for everything else in residential. The 2023 costing manual was applied to the entire residential class and lot values for all residential parcels were updated this year using a vacant lot study.

The Furnas County Assessor has a written valuation methodology which has been provided to the Property Assessment Division (Division).

Description of Analysis

Residential property in Furnas County is identified by four valuation groups.

Valuation Group	Description
1	Arapahoe and Cambridge
2	Beaver City and Oxford
4	Edison, Hendley, Holbrook, Wilsonville
5	Rural Residential

2023 Residential Correlation for Furnas County

Two of the three measures of central tendency are within the acceptable range for the residential class. Both the COD and PRD are high and are impacted by outliers. Analysis of sales price strata and additional sales analysis does not demonstrate a pattern of assessment regressivity; Sales price data shows that when sales under \$30,000 are excluded, the PRD and COD both improve.

The median is within the acceptable range for all valuation groups. However, the mean and weighted mean are either high or low for all valuation groups except for the weighted mean in Valuation Group 5. The COD is high for Valuation Groups 1 and 2, which have the majority of the residential sales for the county, as well as Valuation Group 5 with fewer sales. The PRD is high for all valuation groups. Valuation Groups 1 and 2 are impacted by the low dollar sales, previously discussed. All sales in Valuation Group 4 are under \$60,000 with five of the seven sales under \$30,000. The sales in Valuation Group 5 are between \$100,000 - \$400,000 and the PRD is affected by the lowest priced sales.

Comparison of the sales in the sample to the population using the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates that the population changed in a similar manner to the sales and the changes are reflective of the stated assessment actions.

Equalization and Quality of Assessment

Based on the statistical sample and the review of assessment practices, the quality of assessment of residential property in Furnas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	78	97.45	108.10	101.17	27.81	106.85
2	40	99.46	109.94	101.04	28.04	108.81
4	7	98.12	90.63	82.28	09.86	110.15
5	11	93.76	106.85	95.21	32.23	112.23
____ALL____	136	97.87	107.64	100.08	27.33	107.55

Level of Value

Based on analysis of all available information, the level of value for the residential property in Furnas County is 98%.

2023 Commercial Correlation for Furnas County

Assessment Actions

The assessor physically reviewed four rural precincts this year. Land values and costing for all commercial properties were updated. A 20% economic depreciation was applied.

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.

Review of both qualified and non-qualified sales in Furnas County revealed that the county qualifies sales at a rate lower than the state average for measurement purposes. No bias has been detected in the qualification process.

There is one valuation group for the commercial class; there are too few sales in a typical study period to warrant stratifying them by location. All commercial properties in the county have been reviewed within the last six years as part of the rotating inspection cycle. Depreciation is dated 2021 and a 2023 costing manual was applied this year. Commercial land values were also updated this year.

Description of Analysis

With few sales, the median is in range for the commercial class of property in Furnas County and the mean is slightly low. The PRD meets the IAAO standard, and the COD is slightly high. The county assessor is planning to reappraise all commercial properties for the 2024 assessment year. It has been several years since all commercial properties have been reviewed in the same year and an appraiser has been contracted to review all commercial properties for the 2024 assessment year. Based on the known need for a data review of the commercial class, the statistics from the small sample of sales will not be used to determine the level of value.

Comparison of the statistics and the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied (CTL) indicated that both the sold commercial properties and abstract changed similarly.

Equalization and Quality of Assessment

While the statistical sample is considered unreliable for measurement purposes, review of the assessment practices demonstrate that commercial valuations are equalized. The quality of assessment for the commercial class of real property in Furnas County complies with generally accepted mass appraisal techniques.

2023 Commercial Correlation for Furnas County

Level of Value

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

2023 Agricultural Correlation for Furnas County

Assessment Actions

The Furnas County Assessor performed market analysis and increased agricultural land values as follows: irrigated land 5%, dryland 12% and grassland 3%. Four rural precincts were inspected with both a physical review and utilizing aerial imagery. Home site values for agricultural homes were increased to \$35,000. Farm site values were adjusted the same as rural residential with acres two through five valued at \$12,500 and over six acres is valued at \$3,000 an acre.

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.

Usability rates show that the Furnas County Assessor qualifies a lower percentage of agricultural sales than the state average, which has been a consistent pattern for the county. Non-qualified sales having sufficient documentation to explain the reason for disqualification. Only one market area is used for agricultural land. There are special value applications on file, but there is no longer a recognized non-agricultural influence in the market.

Agricultural homes and outbuildings have been physically inspected in the last six years. The county assessor reviews three to four precincts yearly both with a physical inspection of agricultural homes and outbuildings as well as land use using aerial imagery. Depreciation tables are dated 2021 and 2023 costing was applied for both agricultural homes and outbuildings. Land values were updated this year for agricultural homes.

Description of Analysis

The median and mean are within the acceptable range for the agricultural class. The weighted mean is slightly low. The COD is within the acceptable range.

The large percentage of mixed-use land parcels results in a small number of sales for analysis by 80% Majority Land Use (MLU). The median is in the acceptable range for irrigated and dryland sales in the study period, with few sales that are at least 80% irrigated land. There are also few sales that are 80% grassland, and those statistics are slightly out of the acceptable range. However, when the sales are reviewed by 60% MLU, both irrigated land and grassland sales have three additional sold parcels, and the median is within acceptable range for both. Additionally, the Average Acre Value Comparison chart demonstrates that the assessed values for irrigated land, dryland and grassland in Furnas County are in line with regional values.

The statistical sample and the 2023 County Abstract of Assessment for Real Property, Form 45, Compared with the 2022 Certificate of Taxes Levied Report (CTL) both reflect the valuation changes reported for the county.

2023 Agricultural Correlation for Furnas County

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential across the county. Agricultural homes and rural residential homes are valued with the same depreciation and costing. Agricultural homes in Furnas County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Furnas County demonstrate comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	4	70.73	70.23	68.02	14.44	103.25
1	4	70.73	70.23	68.02	14.44	103.25
<u> Dry </u>						
County	10	72.90	71.13	71.54	16.15	99.43
1	10	72.90	71.13	71.54	16.15	99.43
<u> Grass </u>						
County	4	75.89	73.29	66.99	10.55	109.40
1	4	75.89	73.29	66.99	10.55	109.40
<u> ALL </u>						
	35	72.76	71.02	68.09	15.50	104.30

Level of Value

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

2023 Opinions of the Property Tax Administrator for Furnas 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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Furnas County

Residential Real Property - Current

Number of Sales	136	Median	97.87
Total Sales Price	\$15,248,131	Mean	107.64
Total Adj. Sales Price	\$15,248,131	Wgt. Mean	100.08
Total Assessed Value	\$15,260,775	Average Assessed Value of the Base	\$69,266
Avg. Adj. Sales Price	\$112,119	Avg. Assessed Value	\$112,212

Confidence Interval - Current

95% Median C.I	94.75 to 102.60
95% Wgt. Mean C.I	94.76 to 105.41
95% Mean C.I	100.93 to 114.35
% of Value of the Class of all Real Property Value in the County	18.56
% of Records Sold in the Study Period	4.85
% of Value Sold in the Study Period	7.86

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	130	96	96.11
2021	129	98	98.28
2020	141	93	92.96
2019	137	95	95.11

2023 Commission Summary for Furnas County

Commercial Real Property - Current

Number of Sales	11	Median	94.51
Total Sales Price	\$694,500	Mean	91.10
Total Adj. Sales Price	\$694,500	Wgt. Mean	88.60
Total Assessed Value	\$615,360	Average Assessed Value of the Base	\$79,485
Avg. Adj. Sales Price	\$63,136	Avg. Assessed Value	\$55,942

Confidence Interval - Current

95% Median C.I	48.33 to 137.20
95% Wgt. Mean C.I	69.70 to 107.51
95% Mean C.I	68.07 to 114.13
% of Value of the Class of all Real Property Value in the County	3.35
% of Records Sold in the Study Period	2.49
% of Value Sold in the Study Period	1.76

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	13	100	93.32
2021	14	100	99.34
2020	7	100	81.50
2019	10	100	89.36

33 Furnas
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 : 136
 Total Sales Price : 15,248,131
 Total Adj. Sales Price : 15,248,131
 Total Assessed Value : 15,260,775
 Avg. Adj. Sales Price : 112,119
 Avg. Assessed Value : 112,212

MEDIAN : 98
 WGT. MEAN : 100
 MEAN : 108
 COD : 27.33
 PRD : 107.55

COV : 37.11
 STD : 39.94
 Avg. Abs. Dev : 26.75
 MAX Sales Ratio : 316.48
 MIN Sales Ratio : 26.75

95% Median C.I. : 94.75 to 102.60
 95% Wgt. Mean C.I. : 94.76 to 105.41
 95% Mean C.I. : 100.93 to 114.35

Printed:3/23/2023 10:28:36AM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	13	95.87	101.94	102.80	20.95	99.16	60.33	151.13	71.62 to 134.44	97,542	100,271
01-JAN-21 To 31-MAR-21	13	99.69	116.23	118.04	26.92	98.47	69.71	206.50	92.14 to 144.46	67,512	79,693
01-APR-21 To 30-JUN-21	18	124.46	142.18	125.31	30.64	113.46	73.79	316.48	112.67 to 150.99	94,278	118,141
01-JUL-21 To 30-SEP-21	18	98.25	102.18	97.67	25.06	104.62	26.75	159.24	92.40 to 126.19	125,167	122,251
01-OCT-21 To 31-DEC-21	17	100.57	114.57	106.81	25.43	107.27	67.95	230.24	91.22 to 132.56	86,547	92,442
01-JAN-22 To 31-MAR-22	20	105.79	107.16	101.29	20.25	105.80	73.02	156.67	86.37 to 121.18	134,377	136,114
01-APR-22 To 30-JUN-22	20	95.09	94.77	91.77	17.34	103.27	44.97	172.77	87.13 to 99.58	116,725	107,121
01-JUL-22 To 30-SEP-22	17	77.32	83.42	81.15	24.90	102.80	44.29	169.76	60.34 to 94.66	156,418	126,940
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	62	102.89	116.69	109.37	30.40	106.69	26.75	316.48	95.63 to 123.58	98,318	107,525
01-OCT-21 To 30-SEP-22	74	94.98	100.06	93.90	23.67	106.56	44.29	230.24	87.98 to 100.22	123,681	116,138
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	66	106.28	119.05	110.09	29.72	108.14	26.75	316.48	98.12 to 123.58	95,439	105,069
<u>ALL</u>	136	97.87	107.64	100.08	27.33	107.55	26.75	316.48	94.75 to 102.60	112,119	112,212

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	78	97.45	108.10	101.17	27.81	106.85	26.75	316.48	93.89 to 108.97	125,290	126,752
2	40	99.46	109.94	101.04	28.04	108.81	44.29	230.24	92.08 to 120.83	79,718	80,547
4	7	98.12	90.63	82.28	09.86	110.15	44.97	103.63	44.97 to 103.63	27,760	22,841
5	11	93.76	106.85	95.21	32.23	112.23	71.34	171.98	73.02 to 169.76	190,227	181,121
<u>ALL</u>	136	97.87	107.64	100.08	27.33	107.55	26.75	316.48	94.75 to 102.60	112,119	112,212

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	136	97.87	107.64	100.08	27.33	107.55	26.75	316.48	94.75 to 102.60	112,119	112,212
06											
07											
<u>ALL</u>	136	97.87	107.64	100.08	27.33	107.55	26.75	316.48	94.75 to 102.60	112,119	112,212

33 Furnas
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 : 136
 Total Sales Price : 15,248,131
 Total Adj. Sales Price : 15,248,131
 Total Assessed Value : 15,260,775
 Avg. Adj. Sales Price : 112,119
 Avg. Assessed Value : 112,212

MEDIAN : 98
 WGT. MEAN : 100
 MEAN : 108
 COD : 27.33
 PRD : 107.55

COV : 37.11
 STD : 39.94
 Avg. Abs. Dev : 26.75
 MAX Sales Ratio : 316.48
 MIN Sales Ratio : 26.75

95% Median C.I. : 94.75 to 102.60
 95% Wgt. Mean C.I. : 94.76 to 105.41
 95% Mean C.I. : 100.93 to 114.35

Printed:3/23/2023 10:28:36AM

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	3	102.23	100.20	100.73	02.90	99.47	94.75	103.63	N/A	11,347	11,430
Less Than 30,000	16	102.93	134.69	141.04	42.70	95.50	60.33	316.48	94.75 to 176.68	20,900	29,478
Ranges Excl. Low \$											
Greater Than 4,999	136	97.87	107.64	100.08	27.33	107.55	26.75	316.48	94.75 to 102.60	112,119	112,212
Greater Than 14,999	133	97.62	107.81	100.08	27.91	107.72	26.75	316.48	94.34 to 103.54	114,392	114,485
Greater Than 29,999	120	96.85	104.04	99.16	25.14	104.92	26.75	276.66	93.89 to 102.60	124,281	123,243
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	3	102.23	100.20	100.73	02.90	99.47	94.75	103.63	N/A	11,347	11,430
15,000 TO 29,999	13	110.00	142.65	145.61	48.02	97.97	60.33	316.48	93.00 to 206.50	23,105	33,643
30,000 TO 59,999	23	106.85	121.05	120.29	30.24	100.63	44.97	276.66	95.63 to 135.99	45,375	54,582
60,000 TO 99,999	31	100.57	108.04	106.53	20.70	101.42	67.95	162.11	92.65 to 120.83	78,855	84,006
100,000 TO 149,999	29	94.34	98.09	96.95	24.77	101.18	44.29	171.98	82.30 to 105.71	123,107	119,348
150,000 TO 249,999	31	91.85	93.91	93.91	23.17	100.00	26.75	154.60	81.32 to 99.98	187,581	176,157
250,000 TO 499,999	6	100.69	99.22	98.39	19.20	100.84	71.34	126.73	71.34 to 126.73	340,083	334,599
500,000 TO 999,999											
1,000,000 +											
ALL	136	97.87	107.64	100.08	27.33	107.55	26.75	316.48	94.75 to 102.60	112,119	112,212

33 Furnas
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 : 11
Total Sales Price : 694,500
Total Adj. Sales Price : 694,500
Total Assessed Value : 615,360
Avg. Adj. Sales Price : 63,136
Avg. Assessed Value : 55,942

MEDIAN : 95
WGT. MEAN : 89
MEAN : 91
COD : 25.73
PRD : 102.82

COV : 37.63
STD : 34.28
Avg. Abs. Dev : 24.32
MAX Sales Ratio : 147.02
MIN Sales Ratio : 37.26

95% Median C.I. : 48.33 to 137.20
95% Wgt. Mean C.I. : 69.70 to 107.51
95% Mean C.I. : 68.07 to 114.13

Printed:3/23/2023 10:28:38AM

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	1	94.77	94.77	94.77	00.00	100.00	94.77	94.77	N/A	55,000	52,125	
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	2	104.30	104.30	103.58	03.55	100.70	100.60	107.99	N/A	81,250	84,158	
01-OCT-20 To 31-DEC-20												
01-JAN-21 To 31-MAR-21												
01-APR-21 To 30-JUN-21	4	115.86	118.04	122.72	20.78	96.19	93.44	147.02	N/A	33,875	41,570	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21												
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22	3	48.33	57.38	68.38	34.00	83.91	37.26	86.54	N/A	102,167	69,858	
01-JUL-22 To 30-SEP-22	1	54.47	54.47	54.47	00.00	100.00	54.47	54.47	N/A	35,000	19,065	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	3	100.60	101.12	101.35	04.38	99.77	94.77	107.99	N/A	72,500	73,480	
01-OCT-20 To 30-SEP-21	4	115.86	118.04	122.72	20.78	96.19	93.44	147.02	N/A	33,875	41,570	
01-OCT-21 To 30-SEP-22	4	51.40	56.65	66.95	26.96	84.62	37.26	86.54	N/A	85,375	57,160	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	2	104.30	104.30	103.58	03.55	100.70	100.60	107.99	N/A	81,250	84,158	
01-JAN-21 To 31-DEC-21	4	115.86	118.04	122.72	20.78	96.19	93.44	147.02	N/A	33,875	41,570	
<u>ALL</u>	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942	
<u>ALL</u>	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942	
04												
<u>ALL</u>	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942	

**33 Furnas
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 : 11
 Total Sales Price : 694,500
 Total Adj. Sales Price : 694,500
 Total Assessed Value : 615,360
 Avg. Adj. Sales Price : 63,136
 Avg. Assessed Value : 55,942

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 91
 COD : 25.73
 PRD : 102.82

COV : 37.63
 STD : 34.28
 Avg. Abs. Dev : 24.32
 MAX Sales Ratio : 147.02
 MIN Sales Ratio : 37.26

95% Median C.I. : 48.33 to 137.20
 95% Wgt. Mean C.I. : 69.70 to 107.51
 95% Mean C.I. : 68.07 to 114.13

Printed:3/23/2023 10:28:38AM

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	93.44	93.44	93.44	00.00	100.00	93.44	93.44	N/A	18,000	16,820
Ranges Excl. Low \$											
Greater Than 4,999	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942
Greater Than 14,999	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942
Greater Than 29,999	10	94.64	90.87	88.48	28.16	102.70	37.26	147.02	48.33 to 137.20	67,650	59,854
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	93.44	93.44	93.44	00.00	100.00	93.44	93.44	N/A	18,000	16,820
30,000 TO 59,999	6	94.64	94.21	93.14	33.95	101.15	37.26	147.02	37.26 to 147.02	42,750	39,818
60,000 TO 99,999	3	100.60	85.64	84.97	19.77	100.79	48.33	107.99	N/A	81,667	69,395
100,000 TO 149,999											
150,000 TO 249,999	1	86.54	86.54	86.54	00.00	100.00	86.54	86.54	N/A	175,000	151,450
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942

33 Furnas
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 : 11
 Total Sales Price : 694,500
 Total Adj. Sales Price : 694,500
 Total Assessed Value : 615,360
 Avg. Adj. Sales Price : 63,136
 Avg. Assessed Value : 55,942

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 91
 COD : 25.73
 PRD : 102.82

COV : 37.63
 STD : 34.28
 Avg. Abs. Dev : 24.32
 MAX Sales Ratio : 147.02
 MIN Sales Ratio : 37.26

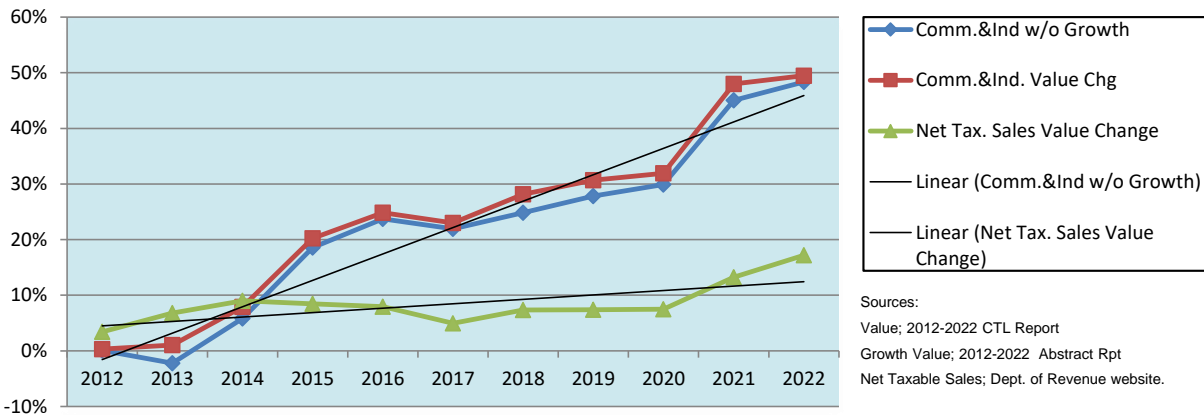
95% Median C.I. : 48.33 to 137.20
 95% Wgt. Mean C.I. : 69.70 to 107.51
 95% Mean C.I. : 68.07 to 114.13

Printed:3/23/2023 10:28:38AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
342	1	100.60	100.60	100.60	00.00	100.00	100.60	100.60	N/A	97,000	97,580
343	1	107.99	107.99	107.99	00.00	100.00	107.99	107.99	N/A	65,500	70,735
344	3	48.33	60.12	59.12	39.66	101.69	37.26	94.77	N/A	62,167	36,750
353	2	120.77	120.77	119.79	21.74	100.82	94.51	147.02	N/A	33,750	40,430
434	1	93.44	93.44	93.44	00.00	100.00	93.44	93.44	N/A	18,000	16,820
483	1	86.54	86.54	86.54	00.00	100.00	86.54	86.54	N/A	175,000	151,450
528	1	54.47	54.47	54.47	00.00	100.00	54.47	54.47	N/A	35,000	19,065
582	1	137.20	137.20	137.20	00.00	100.00	137.20	137.20	N/A	50,000	68,600
<u>ALL</u>	11	94.51	91.10	88.60	25.73	102.82	37.26	147.02	48.33 to 137.20	63,136	55,942

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	\$ 21,884,095	\$ 67,485	0.31%	\$ 21,816,610		\$ 32,160,093	
2012	\$ 21,954,900	\$ 57,300	0.26%	\$ 21,897,600	0.06%	\$ 33,258,738	3.42%
2013	\$ 22,115,810	\$ 715,980	3.24%	\$ 21,399,830	-2.53%	\$ 34,338,980	3.25%
2014	\$ 23,617,480	\$ 453,100	1.92%	\$ 23,164,380	4.74%	\$ 35,051,886	2.08%
2015	\$ 26,317,140	\$ 371,950	1.41%	\$ 25,945,190	9.86%	\$ 34,874,263	-0.51%
2016	\$ 27,318,550	\$ 245,415	0.90%	\$ 27,073,135	2.87%	\$ 34,713,136	-0.46%
2017	\$ 26,920,309	\$ 232,985	0.87%	\$ 26,687,324	-2.31%	\$ 33,754,780	-2.76%
2018	\$ 28,044,150	\$ 721,440	2.57%	\$ 27,322,710	1.49%	\$ 34,522,022	2.27%
2019	\$ 28,601,160	\$ 628,570	2.20%	\$ 27,972,590	-0.26%	\$ 34,532,605	0.03%
2020	\$ 28,868,885	\$ 439,825	1.52%	\$ 28,429,060	-0.60%	\$ 34,561,502	0.08%
2021	\$ 32,382,955	\$ 646,415	2.00%	\$ 31,736,540	9.93%	\$ 36,415,990	5.37%
2022	\$ 32,711,540	\$ 248,455	0.76%	\$ 32,463,085	0.25%	\$ 37,686,387	3.49%
Ann %chg	4.07%			Average	2.14%	1.26%	1.48%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.06%	0.32%	3.42%
2013	-2.21%	1.06%	6.78%
2014	5.85%	7.92%	8.99%
2015	18.56%	20.26%	8.44%
2016	23.71%	24.83%	7.94%
2017	21.95%	23.01%	4.96%
2018	24.85%	28.15%	7.34%
2019	27.82%	30.69%	7.38%
2020	29.91%	31.92%	7.47%
2021	45.02%	47.97%	13.23%
2022	48.34%	49.48%	17.18%

County Number	33
County Name	Furnas

33 Furnas
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 : 35
Total Sales Price : 15,013,791
Total Adj. Sales Price : 15,013,791
Total Assessed Value : 10,222,865
Avg. Adj. Sales Price : 428,965
Avg. Assessed Value : 292,082

MEDIAN : 73
WGT. MEAN : 68
MEAN : 71
COD : 15.50
PRD : 104.30

COV : 19.84
STD : 14.09
Avg. Abs. Dev : 11.28
MAX Sales Ratio : 98.66
MIN Sales Ratio : 36.61

95% Median C.I. : 66.37 to 79.30
95% Wgt. Mean C.I. : 58.34 to 77.84
95% Mean C.I. : 66.35 to 75.69

Printed:3/23/2023 10:28:40AM

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	79.02	80.31	78.60	06.91	102.18	72.76	89.14	N/A	299,917	235,740
01-JAN-20 To 31-MAR-20	6	76.93	76.68	77.11	09.26	99.44	66.02	85.41	66.02 to 85.41	350,793	270,503
01-APR-20 To 30-JUN-20	3	57.88	70.50	59.84	25.17	117.81	54.95	98.66	N/A	852,333	510,028
01-JUL-20 To 30-SEP-20	1	79.70	79.70	79.70	00.00	100.00	79.70	79.70	N/A	224,379	178,835
01-OCT-20 To 31-DEC-20	3	76.89	78.06	81.36	09.52	95.94	67.66	89.62	N/A	283,333	230,522
01-JAN-21 To 31-MAR-21	2	76.43	76.43	75.87	01.96	100.74	74.93	77.93	N/A	175,000	132,770
01-APR-21 To 30-JUN-21	3	67.11	70.01	67.05	13.59	104.41	57.78	85.13	N/A	460,000	308,412
01-JUL-21 To 30-SEP-21	2	73.58	73.58	73.36	07.77	100.30	67.86	79.30	N/A	437,250	320,760
01-OCT-21 To 31-DEC-21	4	78.48	69.94	70.18	14.59	99.66	41.23	81.58	N/A	604,750	424,384
01-JAN-22 To 31-MAR-22	2	62.28	62.28	63.20	06.57	98.54	58.19	66.37	N/A	424,700	268,403
01-APR-22 To 30-JUN-22	4	52.35	50.87	54.49	16.41	93.36	36.61	62.16	N/A	402,500	219,310
01-JUL-22 To 30-SEP-22	2	70.70	70.70	61.26	18.25	115.41	57.80	83.59	N/A	447,500	274,133
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	13	79.02	76.32	69.81	12.14	109.33	54.95	98.66	66.02 to 85.41	445,069	310,705
01-OCT-20 To 30-SEP-21	10	75.91	74.42	73.06	09.68	101.86	57.78	89.62	67.11 to 85.13	345,450	252,386
01-OCT-21 To 30-SEP-22	12	60.18	62.43	63.39	21.07	98.49	36.61	83.59	47.94 to 81.20	481,117	304,987
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	13	76.89	75.80	70.14	13.03	108.07	54.95	98.66	66.02 to 85.41	441,241	309,500
01-JAN-21 To 31-DEC-21	11	75.75	71.80	70.27	11.55	102.18	41.23	85.13	57.78 to 81.58	456,682	320,894
<u>ALL</u>	35	72.76	71.02	68.09	15.50	104.30	36.61	98.66	66.37 to 79.30	428,965	292,082

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	72.76	71.02	68.09	15.50	104.30	36.61	98.66	66.37 to 79.30	428,965	292,082
<u>ALL</u>	35	72.76	71.02	68.09	15.50	104.30	36.61	98.66	66.37 to 79.30	428,965	292,082

33 Furnas
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 : 35
 Total Sales Price : 15,013,791
 Total Adj. Sales Price : 15,013,791
 Total Assessed Value : 10,222,865
 Avg. Adj. Sales Price : 428,965
 Avg. Assessed Value : 292,082

MEDIAN : 73
 WGT. MEAN : 68
 MEAN : 71
 COD : 15.50
 PRD : 104.30

COV : 19.84
 STD : 14.09
 Avg. Abs. Dev : 11.28
 MAX Sales Ratio : 98.66
 MIN Sales Ratio : 36.61

95% Median C.I. : 66.37 to 79.30
 95% Wgt. Mean C.I. : 58.34 to 77.84
 95% Mean C.I. : 66.35 to 75.69

Printed:3/23/2023 10:28:40AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	81.58	81.58	81.58	00.00	100.00	81.58	81.58	N/A	725,000	591,490
1	1	81.58	81.58	81.58	00.00	100.00	81.58	81.58	N/A	725,000	591,490
Dry											
County	4	68.95	70.02	70.04	18.19	99.97	56.76	85.41	N/A	269,135	188,498
1	4	68.95	70.02	70.04	18.19	99.97	56.76	85.41	N/A	269,135	188,498
Grass											
County	3	79.02	78.46	76.12	04.57	103.07	72.76	83.59	N/A	259,834	197,790
1	3	79.02	78.46	76.12	04.57	103.07	72.76	83.59	N/A	259,834	197,790
ALL	35	72.76	71.02	68.09	15.50	104.30	36.61	98.66	66.37 to 79.30	428,965	292,082

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	70.73	70.23	68.02	14.44	103.25	57.88	81.58	N/A	728,000	495,168
1	4	70.73	70.23	68.02	14.44	103.25	57.88	81.58	N/A	728,000	495,168
Dry											
County	10	72.90	71.13	71.54	16.15	99.43	47.94	89.62	56.76 to 85.41	341,304	244,185
1	10	72.90	71.13	71.54	16.15	99.43	47.94	89.62	56.76 to 85.41	341,304	244,185
Grass											
County	4	75.89	73.29	66.99	10.55	109.40	57.80	83.59	N/A	388,626	260,331
1	4	75.89	73.29	66.99	10.55	109.40	57.80	83.59	N/A	388,626	260,331
ALL	35	72.76	71.02	68.09	15.50	104.30	36.61	98.66	66.37 to 79.30	428,965	292,082

Furnas County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	4,075	4,073	3,300	3,105	n/a	2,280	2,185	2,185	3,661
Frontier	1	3,175	3,170	3,098	3,123	3,075	3,075	3,020	2,974	3,145
Gosper	4	4,532	4,532	3,849	3,237	2,983	n/a	2,767	2,589	3,835
Phelps	2	4,800	4,700	4,400	4,200	4,097	3,999	3,900	3,500	4,416
Harlan	2	5,054	5,061	5,612	2,944	n/a	3,048	2,888	2,889	4,498
Harlan	3	4,842	3,803	3,266	2,237	n/a	n/a	2,681	2,672	3,620
Red Willow	1	2,975	2,975	2,809	2,750	2,645	1,625	2,252	2,229	2,899

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	1,910	1,910	1,310	1,310	1,310	n/a	1,195	1,195	1,676
Frontier	1	1,275	1,275	1,225	1,225	1,175	n/a	1,125	1,125	1,252
Gosper	4	n/a	1,744	1,626	1,525	n/a	1,177	1,156	1,156	1,613
Phelps	2	n/a	2,089	1,899	1,700	1,466	1,324	1,200	1,099	1,739
Harlan	2	3,100	2,328	1,961	1,517	1,460	1,619	1,720	1,720	2,166
Harlan	3	2,328	2,328	1,975	1,517	n/a	n/a	1,719	1,720	2,167
Red Willow	1	1,335	1,335	1,285	1,285	1,190	1,190	1,110	1,110	1,304

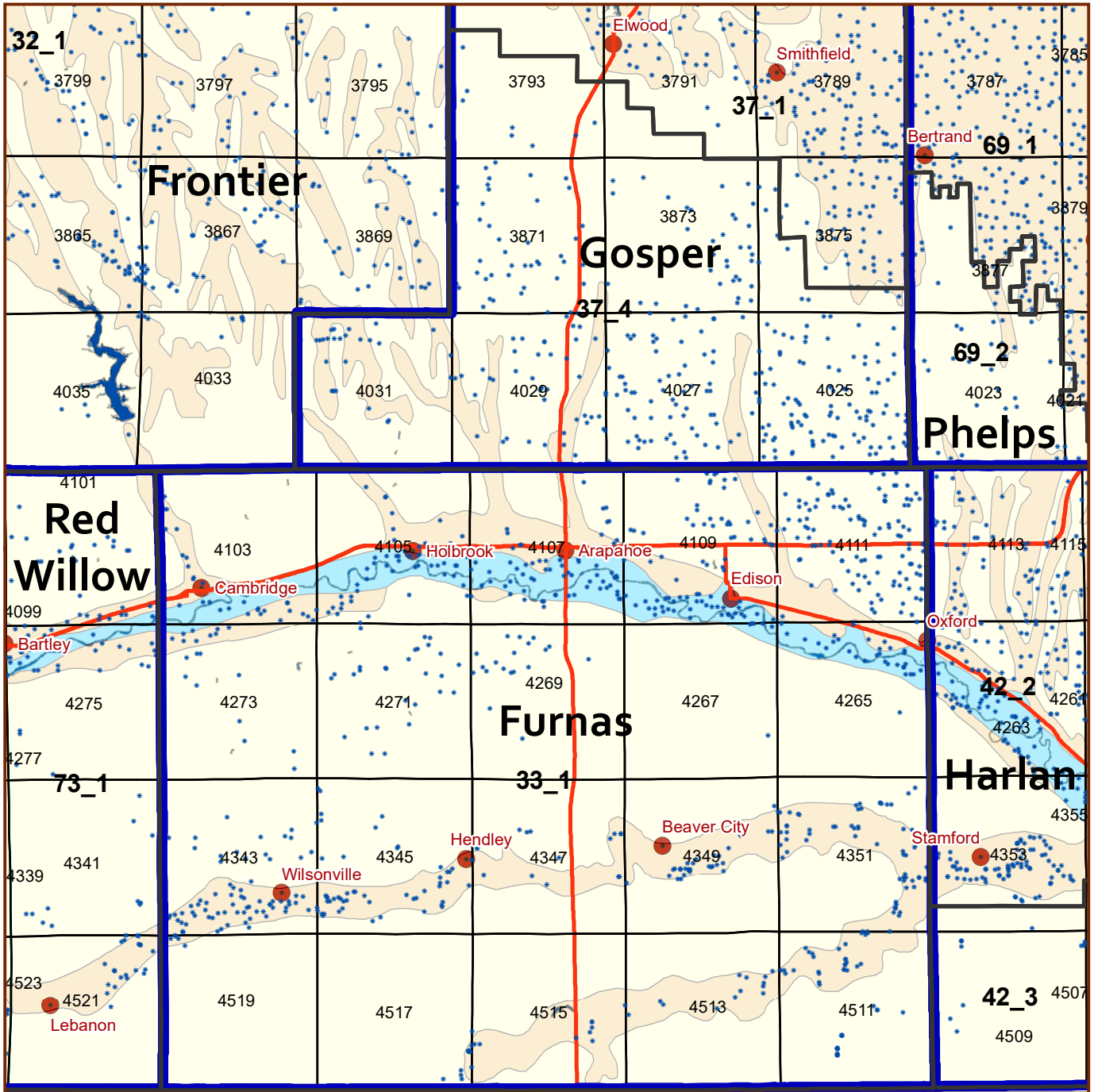
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	824	825	825	825	825	n/a	825	n/a	825
Frontier	1	685	685	685	n/a	685	685	685	685	685
Gosper	4	910	911	910	1,252	1,252	n/a	911	1,252	911
Phelps	2	1,350	1,300	1,250	1,200	n/a	1,103	1,050	1,000	1,195
Harlan	2	1,060	1,060	1,060	1,060	1,060	1,060	n/a	1,060	1,060
Harlan	3	1,060	1,060	1,060	1,060	1,060	n/a	n/a	n/a	1,060
Red Willow	1	1,071	961	758	748	745	752	756	858	792

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	825	825	75
Frontier	1	1,188	n/a	n/a
Gosper	4	n/a	n/a	100
Phelps	2	n/a	1,000	35
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Red Willow	1	1,289	745	25

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.

FURNAS COUNTY



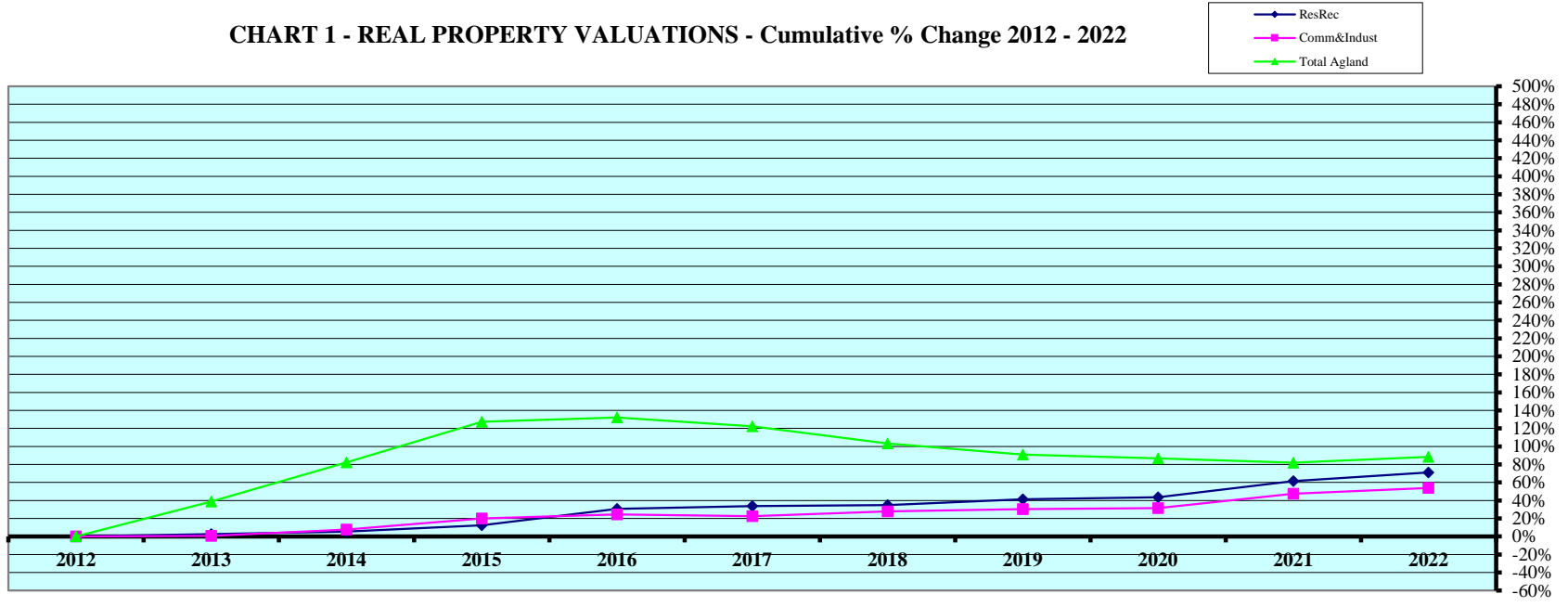
Legend

- 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



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	86,949,120	-	-	-	21,954,900	-	-	-	350,607,365	-	-	-
2013	89,166,205	2,217,085	2.55%	2.55%	22,115,810	160,910	0.73%	0.73%	486,898,725	136,291,360	38.87%	38.87%
2014	91,644,075	2,477,870	2.78%	5.40%	23,617,480	1,501,670	6.79%	7.57%	638,914,810	152,016,085	31.22%	82.23%
2015	97,800,675	6,156,600	6.72%	12.48%	26,317,140	2,699,660	11.43%	19.87%	797,544,170	158,629,360	24.83%	127.48%
2016	113,645,565	15,844,890	16.20%	30.70%	27,318,550	1,001,410	3.81%	24.43%	813,859,550	16,315,380	2.05%	132.13%
2017	116,316,040	2,670,475	2.35%	33.77%	26,920,309	-398,241	-1.46%	22.62%	779,580,400	-34,279,150	-4.21%	122.35%
2018	117,150,025	833,985	0.72%	34.73%	28,044,150	1,123,841	4.17%	27.74%	712,966,505	-66,613,895	-8.54%	103.35%
2019	122,906,592	5,756,567	4.91%	41.35%	28,601,160	557,010	1.99%	30.27%	669,248,270	-43,718,235	-6.13%	90.88%
2020	124,769,950	1,863,358	1.52%	43.50%	28,868,885	267,725	0.94%	31.49%	655,204,585	-14,043,685	-2.10%	86.88%
2021	140,419,150	15,649,200	12.54%	61.50%	32,382,955	3,514,070	12.17%	47.50%	637,775,460	-17,429,125	-2.66%	81.91%
2022	148,782,535	8,363,385	5.96%	71.11%	33,781,755	1,398,800	4.32%	53.87%	660,610,350	22,834,890	3.58%	88.42%

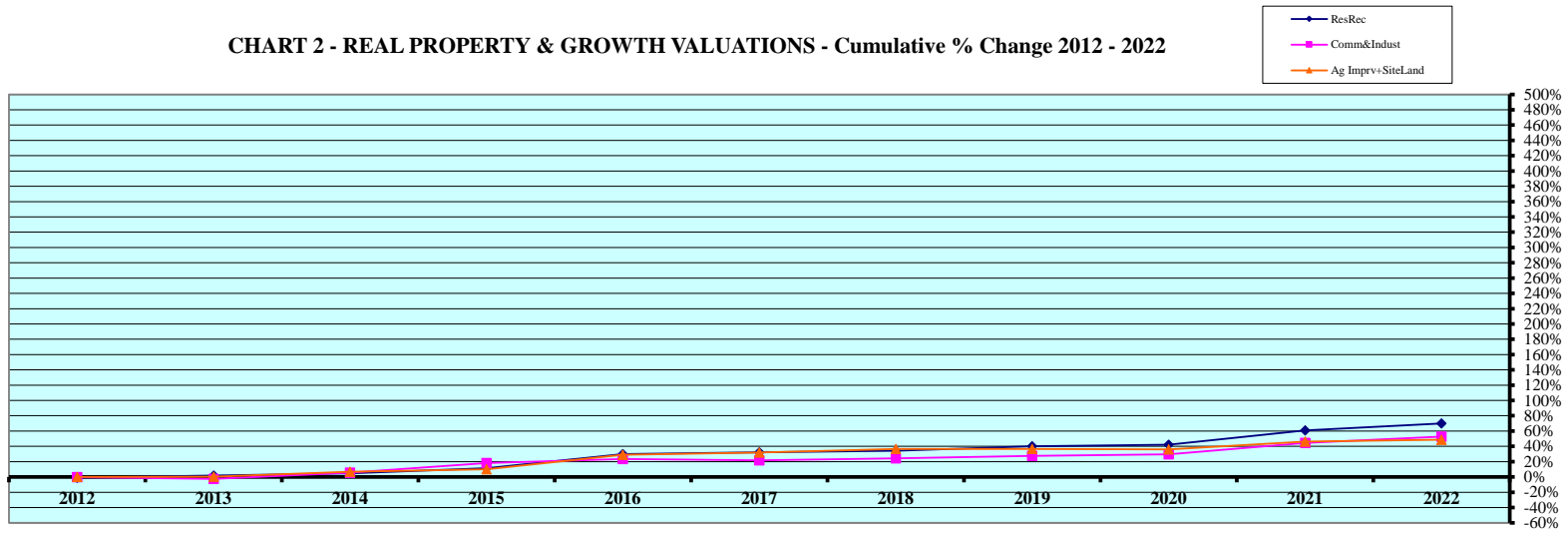
Rate Annual %chg: Residential & Recreational **5.52%** Commercial & Industrial **4.40%** Agricultural Land **6.54%**

Cnty# **33**
County **FURNAS**

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	86,949,120	878,555	1.01%	86,070,565	-	-1.01%	21,954,900	57,300	0.26%	21,897,600	-	-0.26%						
2013	89,166,205	750,360	0.84%	88,415,845	1.69%	1.69%	22,115,810	715,980	3.24%	21,399,830	-2.53%	-2.53%						
2014	91,644,075	596,735	0.65%	91,047,340	2.11%	4.71%	23,617,480	453,100	1.92%	23,164,380	4.74%	5.51%						
2015	97,800,675	895,440	0.92%	96,905,235	5.74%	11.45%	26,317,140	371,950	1.41%	25,945,190	9.86%	18.17%						
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	29.75%	27,318,550	245,415	0.90%	27,073,135	2.87%	23.31%						
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	32.29%	26,920,309	232,985	0.87%	26,687,324	-2.31%	21.56%						
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	34.15%	28,044,150	721,440	2.57%	27,322,710	1.49%	24.45%						
2019	122,906,592	1,082,710	0.88%	121,823,882	3.99%	40.11%	28,601,160	628,570	2.20%	27,972,590	-0.26%	27.41%						
2020	124,769,950	1,138,280	0.91%	123,631,670	0.59%	42.19%	28,868,885	439,825	1.52%	28,429,060	-0.60%	29.49%						
2021	140,419,150	548,865	0.39%	139,870,285	12.10%	60.86%	32,382,955	646,415	2.00%	31,736,540	9.93%	44.55%						
2022	148,782,535	1,032,665	0.69%	147,749,870	5.22%	69.93%	33,781,755	248,455	0.74%	33,533,300	3.55%	52.74%						
Rate Ann%chg	5.52%			Resid & Recreat w/o growth			4.83%			4.40%			C & I w/o growth			2.68%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	20,737,795	21,327,030	42,064,825	759,440	1.81%	41,305,385	-	-		
2013	21,314,555	22,149,815	43,464,370	1,266,765	2.91%	42,197,605	0.32%	0.32%		
2014	21,268,865	24,502,590	45,771,455	893,895	1.95%	44,877,560	3.25%	6.69%		
2015	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	1.06%	9.96%		
2016	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	29.12%		
2017	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	32.05%		
2018	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	36.55%		
2019	26,254,195	31,517,850	57,772,045	268,890	0.47%	57,503,155	0.00%	36.70%		
2020	25,915,785	31,466,090	57,381,875	141,945	0.25%	57,239,930	-0.92%	36.08%		
2021	29,428,515	33,167,620	62,596,135	1,046,250	1.67%	61,549,885	7.26%	46.32%		
2022	28,818,820	34,471,620	63,290,440	738,520	1.17%	62,551,920	-0.07%	48.70%		
Rate Ann%chg	3.35%		4.92%		4.17%		Ag Imprv+Site w/o growth		2.96%	

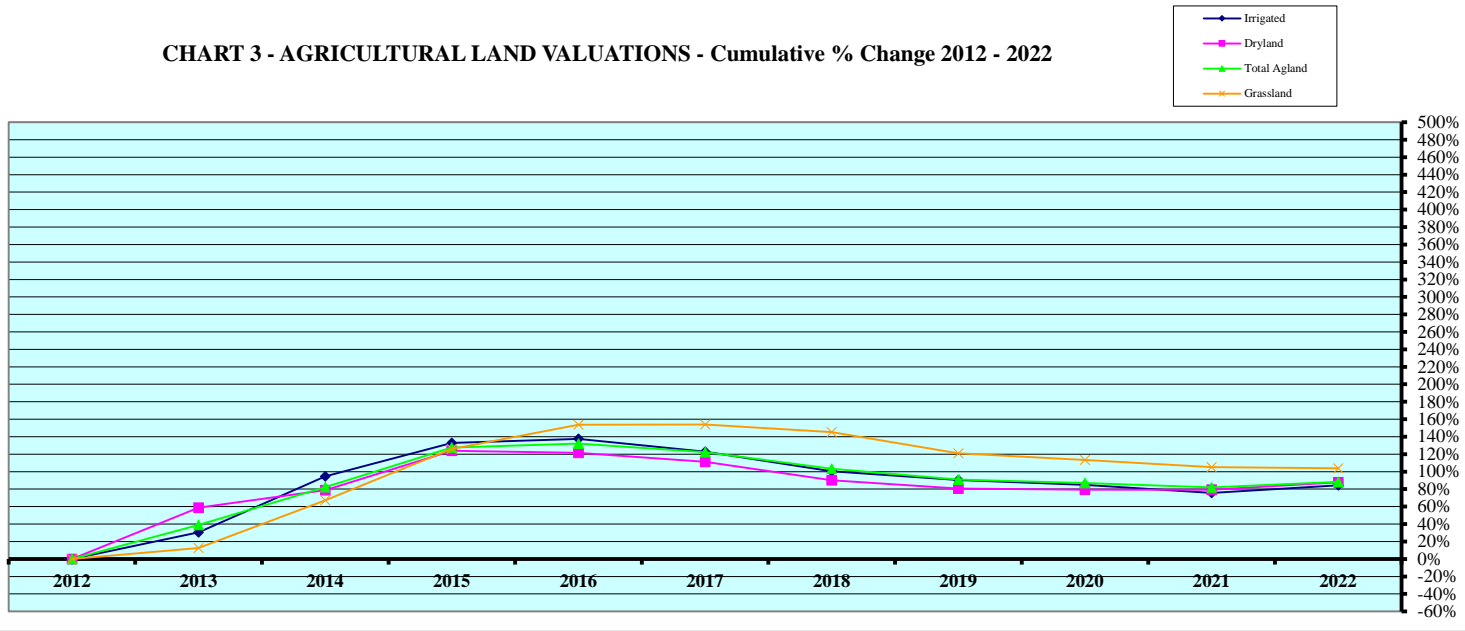
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 33
County FURNAS

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	129,056,410	-	-	-	149,811,135	-	-	-	68,902,425	-	-	-
2013	168,503,245	39,446,835	30.57%	30.57%	237,684,270	87,873,135	58.66%	58.66%	77,593,815	8,691,390	12.61%	12.61%
2014	251,274,320	82,771,075	49.12%	94.70%	267,993,285	30,309,015	12.75%	78.89%	115,134,210	37,540,395	48.38%	67.10%
2015	300,548,940	49,274,620	19.61%	132.88%	335,424,800	67,431,515	25.16%	123.90%	155,676,645	40,542,435	35.21%	125.94%
2016	306,501,810	5,952,870	1.98%	137.49%	331,959,680	-3,465,120	-1.03%	121.59%	174,892,130	19,215,485	12.34%	153.83%
2017	287,455,530	-19,046,280	-6.21%	122.74%	316,640,090	-15,319,590	-4.61%	111.36%	174,979,075	86,945	0.05%	153.95%
2018	258,693,595	-28,761,935	-10.01%	100.45%	284,835,440	-31,804,650	-10.04%	90.13%	168,932,080	-6,046,995	-3.46%	145.18%
2019	245,791,130	-12,902,465	-4.99%	90.45%	270,599,025	-14,236,415	-5.00%	80.63%	152,354,100	-16,577,980	-9.81%	121.12%
2020	238,574,200	-7,216,930	-2.94%	84.86%	268,703,110	-1,895,915	-0.70%	79.36%	146,940,625	-5,413,475	-3.55%	113.26%
2021	226,686,975	-11,887,225	-4.98%	75.65%	268,764,375	61,265	0.02%	79.40%	141,334,385	-5,606,240	-3.82%	105.12%
2022	237,972,490	11,285,515	4.98%	84.39%	281,186,180	12,421,805	4.62%	87.69%	140,462,030	-872,355	-0.62%	103.86%

Rate Ann.%chg: Irrigated **6.31%** Dryland **6.50%** Grassland **7.38%**

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	488,270	-	-	-	2,349,125	-	-	-	350,607,365	-	-	-
2013	487,595	-675	-0.14%	-0.14%	2,629,800	280,675	11.95%	11.95%	486,898,725	136,291,360	38.87%	38.87%
2014	489,510	1,915	0.39%	0.25%	4,023,485	1,393,685	53.00%	71.28%	638,914,810	152,016,085	31.22%	82.23%
2015	500,580	11,070	2.26%	2.52%	5,393,205	1,369,720	34.04%	129.58%	797,544,170	158,629,360	24.83%	127.48%
2016	499,380	-1,200	-0.24%	2.28%	6,550	-5,386,655	-99.88%	-99.72%	813,859,550	16,315,380	2.05%	132.13%
2017	499,155	-225	-0.05%	2.23%	6,550	0	0.00%	-99.72%	779,580,400	-34,279,150	-4.21%	122.35%
2018	499,165	10	0.00%	2.23%	6,225	-325	-4.96%	-99.74%	712,966,505	-66,613,895	-8.54%	103.35%
2019	498,415	-750	-0.15%	2.08%	5,600	-625	-10.04%	-99.76%	669,248,270	-43,718,235	-6.13%	90.88%
2020	499,445	1,030	0.21%	2.29%	487,205	481,605	8600.09%	-79.26%	655,204,585	-14,043,685	-2.10%	86.88%
2021	500,420	975	0.20%	2.49%	489,305	2,100	0.43%	-79.17%	637,775,460	-17,429,125	-2.66%	81.91%
2022	500,345	-75	-0.01%	2.47%	489,305	0	0.00%	-79.17%	660,610,350	22,834,890	3.58%	88.42%

Cnty# **33**
County **FURNAS**

Rate Ann.%chg: Total Agric Land **6.54%**

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	129,424,760	68,693	1,884			149,702,680	188,327	795			68,882,375	171,053	403		
2013	168,596,625	68,575	2,459	30.49%	30.49%	237,611,530	188,605	1,260	58.49%	58.49%	77,610,280	170,849	454	12.81%	12.81%
2014	254,245,185	68,325	3,721	51.35%	97.50%	266,903,900	189,376	1,409	11.87%	77.30%	115,139,810	170,291	676	48.84%	67.90%
2015	299,563,015	67,113	4,464	19.95%	136.91%	335,731,315	190,539	1,762	25.02%	121.66%	155,797,045	170,270	915	35.33%	127.22%
2016	306,622,710	68,809	4,456	-0.17%	136.51%	331,992,330	188,221	1,764	0.10%	121.89%	174,739,395	176,833	988	8.00%	145.39%
2017	287,144,000	67,783	4,236	-4.94%	124.84%	317,175,485	189,257	1,676	-4.99%	110.83%	174,537,800	176,717	988	-0.05%	145.26%
2018	258,783,085	67,881	3,812	-10.01%	102.34%	284,871,845	188,928	1,508	-10.03%	89.69%	168,838,775	176,923	954	-3.38%	136.98%
2019	245,789,130	67,889	3,620	-5.03%	92.16%	270,594,785	188,846	1,433	-4.97%	80.26%	152,357,955	176,972	861	-9.79%	113.79%
2020	238,574,200	68,185	3,499	-3.36%	85.71%	268,703,105	188,401	1,426	-0.46%	79.42%	147,312,950	176,812	833	-3.22%	106.90%
2021	226,694,995	68,226	3,323	-5.04%	76.36%	268,763,470	188,444	1,426	0.00%	79.42%	141,335,730	176,677	800	-3.98%	98.65%
2022	238,717,290	68,427	3,489	4.99%	85.16%	282,080,600	188,624	1,495	4.85%	88.13%	141,017,680	176,279	800	0.00%	98.65%

Rate Annual %chg Average Value/Acre: 6.35%

6.52%

7.10%

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	488,120	6,508	75			2,351,000	6,184	380			350,848,935	440,766	796		
2013	487,595	6,501	75	0.00%	0.00%	2,627,250	6,179	425	11.84%	11.84%	486,933,280	440,710	1,105	38.80%	38.80%
2014	489,360	6,525	75	0.00%	0.00%	4,014,410	6,174	650	52.92%	71.03%	640,792,665	440,691	1,454	31.60%	82.67%
2015	489,105	6,521	75	0.00%	0.00%	5,447,765	6,189	880	35.38%	131.54%	797,028,245	440,631	1,809	24.40%	127.24%
2016	497,355	6,631	75	0.00%	0.00%	6,550	5	1,310	48.82%	244.58%	813,858,340	440,499	1,848	2.14%	132.11%
2017	499,155	6,655	75	0.00%	0.00%	6,550	5	1,310	0.00%	244.58%	779,362,990	440,418	1,770	-4.22%	122.31%
2018	499,110	6,655	75	0.00%	0.00%	6,225	5	1,245	-4.96%	227.48%	712,999,040	440,392	1,619	-8.51%	103.39%
2019	498,415	6,645	75	0.00%	0.00%	5,600	5	1,120	-10.04%	194.60%	669,245,885	440,358	1,520	-6.13%	90.93%
2020	499,445	6,659	75	0.00%	0.00%	487,205	434	1,122	0.14%	195.03%	655,576,905	440,492	1,488	-2.07%	86.97%
2021	500,495	6,673	75	0.00%	0.00%	489,305	436	1,121	-0.03%	194.94%	637,783,995	440,456	1,448	-2.71%	81.91%
2022	500,345	6,671	75	0.00%	0.00%	489,305	436	1,121	0.00%	194.94%	662,805,220	440,438	1,505	3.93%	89.06%

33
FURNAS

Rate Annual %chg Average Value/Acre: 6.58%

(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
Aglnd 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	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,636	FURNAS	46,003,404	17,098,408	29,022,050	148,782,535	31,178,745	2,603,010	0	660,610,350	28,818,820	34,471,620	372,540	998,961,482
cnty sectorvalue % of total value:		4.61%	1.71%	2.91%	14.89%	3.12%	0.26%		66.13%	2.88%	3.45%	0.04%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,026	ARAPAHOE	503,966	2,197,422	800,348	38,912,955	8,672,690	0	0	6,615	0	0	0	51,093,996
22.13%	%sector of county sector	1.10%	12.85%	2.76%	26.15%	27.82%			0.00%				5.11%
	%sector of municipality	0.99%	4.30%	1.57%	76.16%	16.97%			0.01%				100.00%
609	BEAVER CITY	148,239	778,559	123,290	12,010,900	1,983,245	1,169,560	0	0	0	0	0	16,213,793
13.14%	%sector of county sector	0.32%	4.55%	0.42%	8.07%	6.36%	44.93%						1.62%
	%sector of municipality	0.91%	4.80%	0.76%	74.08%	12.23%	7.21%						100.00%
1,063	CAMBRIDGE	2,632,142	2,203,550	1,468,243	42,820,230	5,919,220	154,175	0	0	0	0	0	55,197,560
22.93%	%sector of county sector	5.72%	12.89%	5.06%	28.78%	18.98%	5.92%						5.53%
	%sector of municipality	4.77%	3.99%	2.66%	77.58%	10.72%	0.28%						100.00%
133	EDISON	5,665,940	765,888	873,596	1,638,800	7,181,490	0	0	91,660	0	8,080	0	16,225,454
2.87%	%sector of county sector	12.32%	4.48%	3.01%	1.10%	23.03%			0.01%		0.02%		1.62%
	%sector of municipality	34.92%	4.72%	5.38%	10.10%	44.26%			0.56%		0.05%		100.00%
24	HENDLEY	231	54,909	15,598	453,845	39,995	0	0	18,805	0	104,820	0	688,203
0.52%	%sector of county sector	0.00%	0.32%	0.05%	0.31%	0.13%			0.00%		0.30%		0.07%
	%sector of municipality	0.03%	7.98%	2.27%	65.95%	5.81%			2.73%		15.23%		100.00%
207	HOLBROOK	20,726	365,750	451,314	3,431,120	849,820	0	0	0	0	0	0	5,118,730
4.47%	%sector of county sector	0.05%	2.14%	1.56%	2.31%	2.73%							0.51%
	%sector of municipality	0.40%	7.15%	8.82%	67.03%	16.60%							100.00%
779	OXFORD	178,369	738,881	1,365,064	13,736,820	2,944,415	0	0	0	0	0	0	18,963,549
16.80%	%sector of county sector	0.39%	4.32%	4.70%	9.23%	9.44%							1.90%
	%sector of municipality	0.94%	3.90%	7.20%	72.44%	15.53%							100.00%
93	WILSONVILLE	346,623	158,321	37,142	1,673,500	86,975	0	0	10,230	0	0	0	2,312,791
2.01%	%sector of county sector	0.75%	0.93%	0.13%	1.12%	0.28%			0.00%				0.23%
	%sector of municipality	14.99%	6.85%	1.61%	72.36%	3.76%			0.44%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,935	Total Municipalities	9,496,237	7,263,281	5,134,595	114,678,176	27,677,852	1,323,736	0	127,310	0	112,900	0	165,814,084
84.88%	%all municip.sectors of cnty	20.64%	42.48%	17.69%	77.08%	88.77%	50.85%		0.02%		0.33%		16.60%

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

33 FURNAS

Total Real Property Sum Lines 17, 25, & 30	Records : 6,381	Value : 1,046,230,460	Growth 1,761,112
--	------------------------	------------------------------	-------------------------

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	407	1,369,545	48	747,285	207	4,224,420	662	6,341,250	
02. Res Improve Land	1,874	5,915,285	52	1,519,675	199	6,674,135	2,125	14,109,095	
03. Res Improvements	1,868	133,191,305	55	11,387,805	219	29,191,860	2,142	173,770,970	
04. Res Total	2,275	140,476,135	103	13,654,765	426	40,090,415	2,804	194,221,315	1,431,622
% of Res Total	81.13	72.33	3.67	7.03	15.19	20.64	43.94	18.56	81.29
05. Com UnImp Land	86	316,610	5	26,265	7	26,090	98	368,965	
06. Com Improve Land	305	1,473,420	9	88,165	11	621,145	325	2,182,730	
07. Com Improvements	306	26,064,030	11	1,265,270	16	1,821,645	333	29,150,945	
08. Com Total	392	27,854,060	16	1,379,700	23	2,468,880	431	31,702,640	10,355
% of Com Total	90.95	87.86	3.71	4.35	5.34	7.79	6.75	3.03	0.59
09. Ind UnImp Land	4	8,870	0	0	3	122,505	7	131,375	
10. Ind Improve Land	2	155,905	1	9,450	1	303,000	4	468,355	
11. Ind Improvements	1	1,607,125	1	1,043,190	1	100,000	3	2,750,315	
12. Ind Total	5	1,771,900	1	1,052,640	4	525,505	10	3,350,045	0
% of Ind Total	50.00	52.89	10.00	31.42	40.00	15.69	0.16	0.32	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,275	140,476,135	103	13,654,765	426	40,090,415	2,804	194,221,315	1,431,622
% of Res & Rec Total	81.13	72.33	3.67	7.03	15.19	20.64	43.94	18.56	81.29
Com & Ind Total	397	29,625,960	17	2,432,340	27	2,994,385	441	35,052,685	10,355
% of Com & Ind Total	90.02	84.52	3.85	6.94	6.12	8.54	6.91	3.35	0.59
17. Taxable Total	2,672	170,102,095	120	16,087,105	453	43,084,800	3,245	229,274,000	1,441,977
% of Taxable Total	82.34	74.19	3.70	7.02	13.96	18.79	50.85	21.91	81.88

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	19	319,675	6,657,625	0	0	0
19. Commercial	13	640,225	8,644,960	0	0	0
20. Industrial	1	145,305	8,799,375	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	19	319,675	6,657,625
19. Commercial	0	0	0	13	640,225	8,644,960
20. Industrial	0	0	0	1	145,305	8,799,375
21. Other	0	0	0	0	0	0
22. Total Sch II				33	1,105,205	24,101,960

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	10	415,230	10	415,230	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	415,230	10	415,230	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	287	4	340	631

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	118,645	1	57,045	2,525	571,457,180	2,535	571,632,870
28. Ag-Improved Land	2	46,105	2	144,305	567	168,515,915	571	168,706,325
29. Ag Improvements	2	140,475	2	1,248,060	587	74,813,500	591	76,202,035

30. Ag Total				3,126	816,541,230
--------------	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	563,205	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.00	25,000	2	5.00	62,500	
37. FarmSite Improvements	2	0.00	140,475	2	0.00	684,855	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	29.00	1,015,000	29	29.00	1,015,000	
32. HomeSite Improv Land	296	299.30	10,415,500	297	300.30	10,425,500	
33. HomeSite Improvements	303	0.00	31,961,675	304	0.00	32,524,880	319,135
34. HomeSite Total				333	329.30	43,965,380	
35. FarmSite UnImp Land	29	63.94	696,270	29	63.94	696,270	
36. FarmSite Improv Land	499	1,344.81	15,148,490	503	1,351.81	15,235,990	
37. FarmSite Improvements	577	0.00	42,851,825	581	0.00	43,677,155	0
38. FarmSite Total				610	1,415.75	59,609,415	
39. Road & Ditches	2,353	7,478.99	0	2,353	7,478.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				943	9,224.04	103,574,795	319,135

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	23,143.60	33.76%	94,310,250	37.58%	4,075.00
46. 1A	24,295.35	35.44%	98,943,880	39.42%	4,072.54
47. 2A1	6,103.44	8.90%	20,141,350	8.03%	3,300.00
48. 2A	5,186.20	7.57%	16,103,155	6.42%	3,105.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	23.00	0.03%	52,440	0.02%	2,280.00
51. 4A1	4,307.75	6.28%	9,412,445	3.75%	2,185.00
52. 4A	5,495.73	8.02%	12,008,175	4.78%	2,185.00
53. Total	68,555.07	100.00%	250,971,695	100.00%	3,660.88
Dry					
54. 1D1	869.49	0.46%	1,660,725	0.53%	1,910.00
55. 1D	121,064.97	64.26%	231,234,105	73.25%	1,910.00
56. 2D1	8,724.65	4.63%	11,429,305	3.62%	1,310.00
57. 2D	18,770.04	9.96%	24,588,745	7.79%	1,310.00
58. 3D1	1,660.88	0.88%	2,175,755	0.69%	1,310.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	24,099.41	12.79%	28,798,820	9.12%	1,195.00
61. 4D	13,203.86	7.01%	15,778,630	5.00%	1,195.00
62. Total	188,393.30	100.00%	315,666,085	100.00%	1,675.57
Grass					
63. 1G1	13,835.40	7.85%	11,408,470	7.85%	824.59
64. 1G	33,038.37	18.75%	27,256,700	18.75%	825.00
65. 2G1	106,972.77	60.72%	88,252,600	60.72%	825.00
66. 2G	16,476.83	9.35%	13,593,415	9.35%	825.00
67. 3G1	3,760.47	2.13%	3,102,390	2.13%	825.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,092.00	1.19%	1,725,905	1.19%	825.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	176,175.84	100.00%	145,339,480	100.00%	824.97
Irrigated Total					
	68,555.07	15.57%	250,971,695	35.20%	3,660.88
Dry Total					
	188,393.30	42.79%	315,666,085	44.28%	1,675.57
Grass Total					
	176,175.84	40.02%	145,339,480	20.39%	824.97
72. Waste	6,663.20	1.51%	499,745	0.07%	75.00
73. Other	436.38	0.10%	489,430	0.07%	1,121.57
74. Exempt	4,205.38	0.96%	0	0.00%	0.00
75. Market Area Total	440,223.79	100.00%	712,966,435	100.00%	1,619.55

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	11.50	42,995	15.87	64,670	68,527.70	250,864,030	68,555.07	250,971,695
77. Dry Land	52.74	96,755	38.00	64,180	188,302.56	315,505,150	188,393.30	315,666,085
78. Grass	0.00	0	0.00	0	176,175.84	145,339,480	176,175.84	145,339,480
79. Waste	0.00	0	0.00	0	6,663.20	499,745	6,663.20	499,745
80. Other	0.00	0	0.00	0	436.38	489,430	436.38	489,430
81. Exempt	165.02	0	19.60	0	4,020.76	0	4,205.38	0
82. Total	64.24	139,750	53.87	128,850	440,105.68	712,697,835	440,223.79	712,966,435

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,555.07	15.57%	250,971,695	35.20%	3,660.88
Dry Land	188,393.30	42.79%	315,666,085	44.28%	1,675.57
Grass	176,175.84	40.02%	145,339,480	20.39%	824.97
Waste	6,663.20	1.51%	499,745	0.07%	75.00
Other	436.38	0.10%	489,430	0.07%	1,121.57
Exempt	4,205.38	0.96%	0	0.00%	0.00
Total	440,223.79	100.00%	712,966,435	100.00%	1,619.55

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	29,120	1	35,000	1	140,325	2	204,445	0
83.2 Arapahoe	80	598,375	453	2,358,185	451	44,402,605	531	47,359,165	372,192
83.3 Beaver City	84	170,065	314	521,130	316	15,763,860	400	16,455,055	0
83.4 Cambridge	68	440,240	483	2,468,300	471	45,515,825	539	48,424,365	105,815
83.5 Edison	26	10,560	89	66,300	90	2,450,805	116	2,527,665	0
83.6 Edison Commercial	0	0	1	315	1	21,670	1	21,985	0
83.7 Hendley	26	25,780	28	23,920	28	492,525	54	542,225	0
83.8 Holbrook	29	12,155	132	75,685	132	4,602,780	161	4,690,620	0
83.9 Oxford	45	69,160	281	339,780	285	17,969,155	330	18,378,095	35,300
83.10 Rural Residential	253	4,915,855	250	8,158,810	273	40,439,340	526	53,514,005	918,315
83.11 Suburban	1	26,730	0	0	0	0	1	26,730	0
83.12 Wilsonville	49	43,210	93	61,670	94	1,972,080	143	2,076,960	0
84 Residential Total	662	6,341,250	2,125	14,109,095	2,142	173,770,970	2,804	194,221,315	1,431,622

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	Arapahoe	1	9,740	6	35,215	6	1,415,010	7	1,459,965	9,495
85.2	Arapahoe Commercial	22	174,810	87	444,165	87	7,023,865	109	7,642,840	860
85.3	Beaver City Commercial	13	16,920	43	62,180	46	3,691,345	59	3,770,445	0
85.4	Cambridge	1	20,890	3	73,925	0	0	1	94,815	0
85.5	Cambridge Commercial	12	78,870	59	906,180	51	5,443,970	63	6,429,020	0
85.6	Edison	1	885	0	0	1	2,160	2	3,045	0
85.7	Edison Commercial	1	315	17	37,080	18	6,651,280	19	6,688,675	0
85.8	Hendley Commercial	9	3,595	4	1,540	5	38,035	14	43,170	0
85.9	Holbrook Commercial	10	2,530	21	11,520	22	802,610	32	816,660	0
85.10	Oxford	0	0	1	1,020	2	6,255	2	7,275	0
85.11	Oxford Commercial	6	6,445	54	54,425	56	2,880,735	62	2,941,605	0
85.12	Rural Commercial	15	174,860	15	972,945	21	2,489,975	36	3,637,780	0
85.13	Rural Residential	0	0	0	0	2	11,890	2	11,890	0
85.14	Suburban Commercial	0	0	5	31,390	5	1,401,605	5	1,432,995	0
85.15	Wilsonville	1	2,800	0	0	1	2,700	2	5,500	0
85.16	Wilsonville Commercial	13	7,680	14	19,500	13	39,825	26	67,005	0
86	Commercial Total	105	500,340	329	2,651,085	336	31,901,260	441	35,052,685	10,355

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	10,104.50	5.98%	8,330,465	5.97%	824.43
88. 1G	30,594.21	18.09%	25,240,260	18.09%	825.00
89. 2G1	106,592.41	63.04%	87,938,800	63.04%	825.00
90. 2G	15,956.63	9.44%	13,164,245	9.44%	825.00
91. 3G1	3,756.47	2.22%	3,099,090	2.22%	825.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,092.00	1.24%	1,725,905	1.24%	825.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	169,096.22	100.00%	139,498,765	100.00%	824.97
CRP					
96. 1C1	20.00	1.92%	16,500	1.92%	825.00
97. 1C	505.94	48.60%	417,400	48.60%	825.00
98. 2C1	311.97	29.97%	257,380	29.97%	825.02
99. 2C	203.10	19.51%	167,560	19.51%	825.01
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	1,041.01	100.00%	858,840	100.00%	825.01
Timber					
105. 1T1	3,710.90	61.45%	3,061,505	61.45%	825.00
106. 1T	1,938.22	32.10%	1,599,040	32.10%	825.00
107. 2T1	68.39	1.13%	56,420	1.13%	824.97
108. 2T	317.10	5.25%	261,610	5.25%	825.01
109. 3T1	4.00	0.07%	3,300	0.07%	825.00
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	6,038.61	100.00%	4,981,875	100.00%	825.00
<hr/>					
Grass Total	169,096.22	95.98%	139,498,765	95.98%	824.97
CRP Total	1,041.01	0.59%	858,840	0.59%	825.01
Timber Total	6,038.61	3.43%	4,981,875	3.43%	825.00
<hr/>					
114. Market Area Total	176,175.84	100.00%	145,339,480	100.00%	824.97

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

33 Furnas

	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	148,782,535	194,221,315	45,438,780	30.54%	1,431,622	29.58%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	28,818,820	43,965,380	15,146,560	52.56%	319,135	51.45%
04. Total Residential (sum lines 1-3)	177,601,355	238,186,695	60,585,340	34.11%	1,750,757	33.13%
05. Commercial	31,178,745	31,702,640	523,895	1.68%	10,355	1.65%
06. Industrial	2,603,010	3,350,045	747,035	28.70%	0	28.70%
07. Total Commercial (sum lines 5-6)	33,781,755	35,052,685	1,270,930	3.76%	10,355	3.73%
08. Ag-Farmsite Land, Outbuildings	34,471,620	59,609,415	25,137,795	72.92%	0	72.92%
09. Minerals	372,540	415,230	42,690	11.46	0	11.46%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	34,844,160	60,024,645	25,180,485	72.27%	0	72.27%
12. Irrigated	237,972,490	250,971,695	12,999,205	5.46%		
13. Dryland	281,186,180	315,666,085	34,479,905	12.26%		
14. Grassland	140,462,030	145,339,480	4,877,450	3.47%		
15. Wasteland	500,345	499,745	-600	-0.12%		
16. Other Agland	489,305	489,430	125	0.03%		
17. Total Agricultural Land	660,610,350	712,966,435	52,356,085	7.93%		
18. Total Value of all Real Property (Locally Assessed)	906,837,620	1,046,230,460	139,392,840	15.37%	1,761,112	15.18%

2023 Assessment Survey for Furnas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1--shared with Treasurer's office
6.	Assessor's requested budget for current fiscal year:
	\$150,721
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$35,800
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the CAMA system and GIS is maintained in the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Amount of last year's assessor's budget not used:
	\$2,647

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 Assessor's office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	furnas.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	mostly GIS, also updated old aerial photos
10.	When was the aerial imagery last updated?
	GIS 2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Arapahoe, Beaver City, Cambridge, and Oxford are zoned.
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests. Central Plains Valuation LLC has been contracted to review all Commercial properties in 2023 for 2024 Assessment Year.
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
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?
	Yes

2023 Residential Assessment Survey for Furnas County

1.	Valuation data collection done by:														
	The assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.	2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.	4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.	5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.	AG DW	Agricultural dwellings	AG OB	Agricultural outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.														
2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.														
4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.														
5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.														
AG DW	Agricultural dwellings														
AG OB	Agricultural outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used to determine market value in the residential class.														
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?														
	Yes, depreciation tables are developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	For 2023, the assessor has valued urban residential property by the square foot. (Previously, some areas were valued by front foot or by the acre.) Rural residential property is valued by the acre. The assessor conducted a vacant lot study and lot value sizes have been entered into the CAMA.														

7.	How are rural residential site values developed?																																							
	Rural residential site values are based on sales of improved parcels.																																							
8.	Are there form 191 applications on file?																																							
	No																																							
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																							
	N/A																																							
10.	<table border="1"> <thead> <tr> <th data-bbox="203 491 365 575"><u>Valuation Group</u></th> <th data-bbox="365 491 651 575"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 491 906 575"><u>Date of Costing</u></th> <th data-bbox="906 491 1175 575"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 491 1484 575"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 575 365 638">1</td> <td data-bbox="365 575 651 638">2023</td> <td data-bbox="651 575 906 638">2023</td> <td data-bbox="906 575 1175 638">2023</td> <td data-bbox="1175 575 1484 638">2017</td> </tr> <tr> <td data-bbox="203 638 365 701">2</td> <td data-bbox="365 638 651 701">2023</td> <td data-bbox="651 638 906 701">2023</td> <td data-bbox="906 638 1175 701">2023</td> <td data-bbox="1175 638 1484 701">2018-2021</td> </tr> <tr> <td data-bbox="203 701 365 764">4</td> <td data-bbox="365 701 651 764">2023</td> <td data-bbox="651 701 906 764">2023</td> <td data-bbox="906 701 1175 764">2023</td> <td data-bbox="1175 701 1484 764">2018-2020</td> </tr> <tr> <td data-bbox="203 764 365 827">5</td> <td data-bbox="365 764 651 827">2021</td> <td data-bbox="651 764 906 827">2023</td> <td data-bbox="906 764 1175 827">2023</td> <td data-bbox="1175 764 1484 827">2017-2022</td> </tr> <tr> <td data-bbox="203 827 365 890">AG DW</td> <td data-bbox="365 827 651 890">2021</td> <td data-bbox="651 827 906 890">2023</td> <td data-bbox="906 827 1175 890">2023</td> <td data-bbox="1175 827 1484 890">2017-2022</td> </tr> <tr> <td data-bbox="203 890 365 919">AG OB</td> <td data-bbox="365 890 651 919">2021</td> <td data-bbox="651 890 906 919">2023</td> <td data-bbox="906 890 1175 919"></td> <td data-bbox="1175 890 1484 919">2017-2022</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2023	2023	2023	2017	2	2023	2023	2023	2018-2021	4	2023	2023	2023	2018-2020	5	2021	2023	2023	2017-2022	AG DW	2021	2023	2023	2017-2022	AG OB	2021	2023		2017-2022
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																																				
1	2023	2023	2023	2017																																				
2	2023	2023	2023	2018-2021																																				
4	2023	2023	2023	2018-2020																																				
5	2021	2023	2023	2017-2022																																				
AG DW	2021	2023	2023	2017-2022																																				
AG OB	2021	2023		2017-2022																																				
	The county assessor reviews 3-4 precincts yearly. The county reviews all residential, commercial, and agricultural parcels including towns when they are within that precinct. For assessment year 2023, 4 rural precincts were reviewed.																																							

2023 Commercial Assessment Survey for Furnas County

1.	Valuation data collection done by:													
	The assessor and staff													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Only the cost approach is used, except for the Section 42 housing which is valued using the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The county previously contracted with the Department of Revenue to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach.													
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?													
	Yes, depreciation tables are developed using local market information.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	N/A													
6.	Describe the methodology used to determine the commercial lot values.													
	For 2023 assessment year, all commercial lot values were established using the square foot method.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2017-2022</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2023	2023	2017-2022
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2021	2023	2023	2017-2022										
	The assessor reviews 1/6 of the county every year. All commercial parcels are reviewed with the scheduled precincts that they are located in. All Commercial properties will be reviewed in 2023 by contract appraiser, Central Plains Valuation LLC for the 2024 Assessment Year.													

2023 Agricultural Assessment Survey for Furnas County

1.	Valuation data collection done by:						
	The assessor and staff						
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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.</td> <td style="text-align: center;">2018-2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2018-2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2018-2022					
	The county assessor reviews the land use physically when they are reviewing the precincts that are scheduled for that year; land use is also periodically reviewed using GIS.						
3.	Describe the process used to determine and monitor market areas.						
	The Assessor reviews sales to determine market areas. There used to be two market areas; the sales difference has dissipated so the county was combined to a single market area.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The assessor reviews parcels through both physical inspection and GIS, observing the number of acres and primary use of the land. The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.						
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, farm home sites and rural residential home sites are valued the same.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Improvements are based on the cost approach and land is valued at 75% of market at \$1,125.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	EQIP, CREP, CRP, canal						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	204						
8b.	What process was used to determine if non-agricultural influences exist in the county?						

	Assessor reviewed sales along the river for several years.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational--no longer influencing sales
8d.	Where is the influenced area located within the county?
	Along the Republican River
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Through sales analysis

2022 Plan of Assessment for Furnas County
Assessment Years 2023, 2024 and 2025
Date: June 15, 2022

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, 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 the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

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

General Description of Real Property in Furnas County:

Per the 2022 County Abstract, Furnas County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.16	.04
Residential	2582	41.95	16.45
Commercial	431	7.00	3.31
Industrial	10	.16	.29
Recreational	0	0	0
Agricultural	3122	50.72	79.91
Special Value	0	0	0

Agricultural land – 440,438.32 taxable acres. 15.54% irrigated, 42.83% dry, 40.12% grassland (including timber), 1.51% waste.

For more information see 2022 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor’s Office staff includes:
Sherry Thooft, Assessor
JayCe Minarik, Full-Time Office Clerk
Julie Sisson, Part-Time Office Clerk

The Assessor holds the Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel, checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification.

B Cadastral Maps and aerial photos are both nearing 40 years old. For 2021, the Assessor's office is using GWorks and we continue to work on this to correct any errors found.

C Property Record Cards contain Cama pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the MIPS PC based system for both the Administration usage and the CAMA pricing for the 2022 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS but no longer use for review.

E Furnas County is on line with parcel and tax information with Nebraska Assessors Online. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is nearing completion, and this is even more beneficial to those needing our property information.

Current Assessment Procedures for Real Property

- A Both Assessor and Staff handle transfers each month.
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division's sales file using MIPS electronic transfer. Reports and sales studies are developed from this information
- D. Approaches to Value
 - 1) Market Approach: Sales comparison,
 - 2) Cost Approach: Marshall Swift manual - Commercial July 2019, Residential June 2019.
 - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

Level of value, Quality, and Uniformity of assessment year 2022

Property Class	Median	Cod*	PRD*
Residential	96	30.23	111.02
Commercial	100	----	-----
Agricultural Land	70	17.70	110.76

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2022 Reports and Opinion

Assessment actions Planned for Assessment year 2023

2023 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2023.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2023
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2023
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of four rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review rural improvements in four rural precincts (1-22, 1-23, 1-24, 1-25). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2024

2024 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2024.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2024
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.
5. Proposed complete reappraisal of all commercial properties.

Agricultural

1. Complete pickup work by March 1, 2024
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land using review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Cambridge, Holbrook, Arapahoe, and rural improvements in 3 precincts (4-25, 4-24, 4-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2025

2025 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2025.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2025
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2025
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, using review of three rural precincts for land use.

Review By Assessor & Staff

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Edison, Oxford, rural improvements in 4-22, 4-21, 3-21. New pictures are taken when needed. Ag land use will be reviewed in the areas of the County where improvements are scheduled for review.
3. Review all property protests with the Commissioner
4. Attend Board of Equalization hearings

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

1. Record Maintenance, Mapping/GWorks updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 465 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 230 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information

13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Sherry Thooft Date: October 3,2022

Sherry Thooft
Furnas County Assessor
PO Box 368
Beaver City NE 68926
PH. 308-268-3145
Email: assessor@furnascounty.ne.gov

2023 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.