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DEPARTMENT OF REVENUE

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

KEARNEY 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 Kearney 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 Kearney County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Jennifer Pittner, Kearney County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

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

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

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

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

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

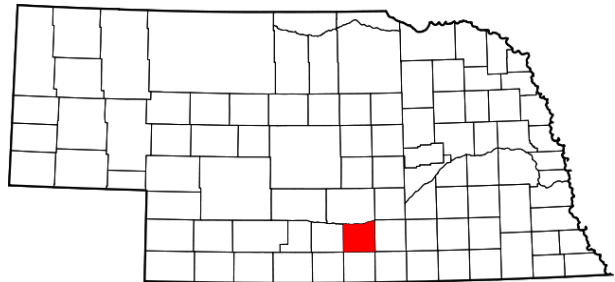
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

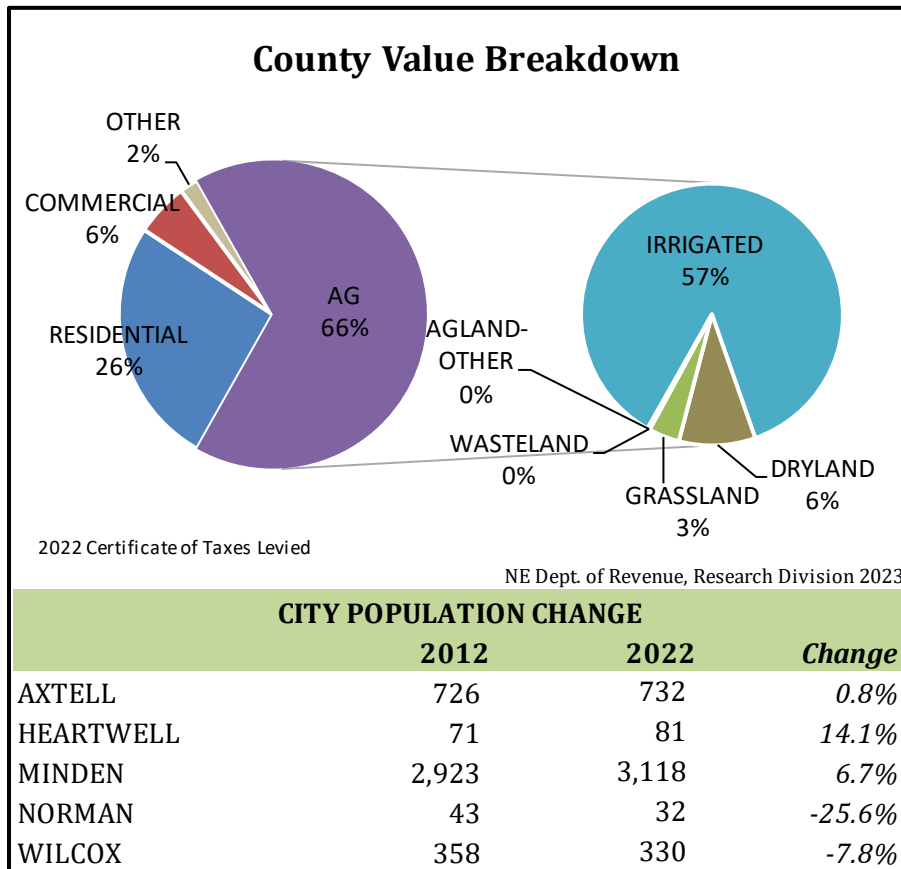
**Further information may be found in Exhibit 94*

County Overview

With a total area of 516 square miles, Kearney County has 6,674 residents, per the Census Bureau Quick Facts for 2021, a slight decrease over the 2020 U.S. Census. Reports indicate that 77% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$162,757 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kearney County are located in and around the county seat of Minden. According to the latest information available from the U.S. Census Bureau, there are still 177 employer establishments but with a 3% increase in total employment to 1,781.



Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up the majority of the land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

An ethanol plant located in Minden also contributes to the local agricultural economy.

2023 Residential Correlation for Kearney County

Assessment Actions

For the 2023 assessment year, Minden was reviewed with new photos, pricing, depreciation, and land values. Pick-up work was also completed.

Assessment Practice Review

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

Sales verifications and qualification practices were discussed with the county assessor. A sales questionnaire is used to verify the terms of a transaction and the county assessor reports a good return rate. The usability rate for the residential class is higher than the statewide average, however, this appears to be the trend for Kearney County dating back to 2014. A review of the sales rosters and comments provided support that all arm's-length transactions were made available for measurement and no apparent bias was found in the qualification determinations by the county assessor.

The Kearney County Assessor recognizes seven valuation groups within the county. Valuation Groups 1, 2 and 5 are the county assessor locations. Minden, Axtell, and Wilcox. Valuation Group 4 combines the smallest villages. Valuation Group 6 contain the properties around the golf course. Valuation Group 3 represents parcels outside of city boundaries and contain the rural subdivisions. Valuation Group 7 are the rural acreages not within a subdivision and outside of the city boundaries. These valuation groups appear to follow economic influences appropriately.

Depreciation tables are developed using local market information and are studied yearly. Costing is dated 2022. The Kearney County Assessor follows the six-year inspection and review cycle and is current in the cycle. There is a written valuation methodology on file.

Description of Analysis

Residential properties in Kearney County are identified in seven valuation groups based on economic differences.

| Valuation Group | Description |
|------------------------|---|
| 1 | Minden |
| 2 | Axtell |
| 3 | Brandt, El Charman, McConnell's and Summerhaven |
| 4 | Heartwell, Norman and Lowell |
| 5 | Wilcox |
| 6 | Awarii Dunes and Craneview |
| 7 | Rural |

2023 Residential Correlation for Kearney County

All three measures of central tendency are within the acceptable range for the 236 qualified sales in the residential class. Overall, the COD meets IAAO standards while the PRD is high. The PRD is impacted by two low dollar sales and does not display a general pattern of regressivity.

While Valuation Groups 4, 5 and 6 do not have enough sales to produce reliable statistics, these valuation groups do have medians within the acceptable range. Valuation Groups 1, and 2 have measurable samples and qualitative statistics within the acceptable range. Valuation Group 7 with a measurable sample has a PRD of 110%. Valuation Group 7 contains the rural areas not in subdivisions where properties tend to be more diverse.

A comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows the general residential population and the sales sample changed at a similar rate supporting the conclusion that the changes made to the residential class of property were equitably applied.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices suggests that assessments in the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the residential property in Kearney County complies with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|------------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 135 | 96.44 | 99.44 | 95.76 | 11.57 | 103.84 |
| 2 | 38 | 92.46 | 91.38 | 90.19 | 12.09 | 101.32 |
| 3 | 19 | 93.35 | 90.72 | 89.75 | 12.92 | 101.08 |
| 4 | 5 | 93.23 | 116.08 | 111.35 | 27.08 | 104.25 |
| 5 | 5 | 96.80 | 95.51 | 91.93 | 08.52 | 103.89 |
| 6 | 5 | 95.87 | 94.83 | 94.68 | 06.68 | 100.16 |
| 7 | 29 | 96.46 | 101.81 | 92.86 | 26.77 | 109.64 |
| <u>ALL</u> | <u>236</u> | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 |

Level of Value

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

2023 Commercial Correlation for Kearney County

Assessment Actions

For the 2023 assessment year, a contract appraisal firm completed pick-up work and routine maintenance for the commercial class.

Post offices, car washes, and mobile home parks in the county were reviewed and revalued.

Assessment Practice Review

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

The sales verification and qualification processes were evaluated as a part of the review. The usability for the commercial class was higher than the state average. Review of the sales rosters, and comments made, indicate that all arm's length transactions were made available for measurement.

The Kearney County Assessor recognizes two valuation groups in order to adequately identify the unique market characteristics that impact commercial value. Valuation Group 1 is the town of Minden, the county seat and largest community. Valuation Group 2 is comprised of the remainder of the county and commercial parcels outside of Minden.

The six-year inspection and review cycle was reviewed. The last date of inspection and review on file is 2020, therefore the Kearney County Assessor is in compliance with this requirement. The depreciation and costing tables are dated 2019-2020. Lot values have not been updated since 2014 and should be updated in the next assessment year.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groups that are based on assessor locations in the county.

| Valuation Group | Description |
|------------------------|------------------------------|
| 1 | Minden |
| 2 | Remaining Villages and Rural |

Analysis of the statistical sample shows 25 sales, only the median measures of central tendency is within the range. The mean and weighted mean are below the acceptable range. The COD is within the recommended range. The PRD is very high but is significantly impacted by a single sale with a sale price greater than \$1 million. The sale price substratum does not show a clearly regressive pattern.

2023 Commercial Correlation for Kearney County

Review of the independent valuation groups show Valuation Groups 1 and 2 both have medians within the acceptable range.

Analysis of the sold parcels and the 2023 County Abstract of Assessment for Real Property, Form 45, Compared to the 2022 Certificate of Taxes Levied Report (CTL) reflects the assessment actions taken by the county assessor; however, the sales file did change at a higher rate. This is due to the fact that the occupancy codes selected for reappraisal this year, were included in the sales file but do not represent a significant portion of the commercial class.

Equalization and Quality of Assessment

The quality of assessment of the commercial property in Kearney County complies with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 11 | 97.04 | 92.43 | 94.18 | 08.07 | 98.14 |
| 2 | 14 | 92.82 | 90.64 | 67.70 | 22.37 | 133.88 |
| ALL | 25 | 93.01 | 91.42 | 78.35 | 16.37 | 116.68 |

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Kearney County is 93%.

2023 Agricultural Correlation for Kearney County

Assessment Actions

For the agricultural class, the Kearney County Assessor made a 13% to 15% increase in value to irrigated and an 8% to 12 % increase to dryland. Pick-up work and permits were completed.

Assessment Practice Review

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

A review of sales qualification and verification processes was completed. No apparent bias exists in the qualification determination. All non-qualified sales had appropriate documentation of disqualification and no apparent bias was found.

Market areas were reviewed to ensure that differences in topography or other geological characteristics that could affect market values were recognized. Only one market area is used. Irrigated land makes up most of the agricultural land class. Due to the homogenous nature of the land, multiple market areas are not warranted.

The six-year review and inspection cycle was reviewed. Agricultural homes and outbuildings are physically inspected in conjunction with the rural residential subclass. Land use was last reviewed and inspected in 2023 using aerial imagery, Farm Credit Service (FSA) maps, and questionnaires. Valuation data is collected by a contracted appraisal firm and rural residential site values are developed on sale data. Costing and depreciation tables are dated 2019.

Description of Analysis

There are 48 sales in the study period. The overall statistic sample reveals that the median and mean measures of central tendency are within the acceptable range, the weighted mean is slightly low. The COD is also within the acceptable IAAO range. When reviewed by 80% Majority Land Use (MLU) only the irrigated subclass has a sufficient number of sales for independent measurement and is within the acceptable range. Although the dryland and grassland 80% MLU lack sufficient sales, comparison to the values of surrounding counties indicate that an acceptable level of value has been obtained.

The reported assessment actions are reflected in the 2023 County Abstract of Assessment for Real Property, Form 45, Compared with the 2022 Certificate of Taxes Levied Report (CTL).

2023 Agricultural Correlation for Kearney County

Equalization and Quality of Assessment

The agricultural homes and outbuildings are valued using the same appraisal models as rural residential parcels; therefore, the agricultural improvements have achieved an acceptable level of value.

Comparison of values set by the Kearney County Assessor with those of the surrounding comparable counties help support the statistics, which indicate the agricultural land values have reached a proportionate level of market value. The quality of assessment of the agricultural class of property adheres to generally accepted mass appraisal techniques.

| 80%MLU By Market Area | | | | | | |
|------------------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 30 | 70.29 | 70.76 | 66.88 | 15.58 | 105.80 |
| 1 | 30 | 70.29 | 70.76 | 66.88 | 15.58 | 105.80 |
| <u>Dry</u> | | | | | | |
| County | 6 | 73.67 | 93.59 | 97.58 | 39.99 | 95.91 |
| 1 | 6 | 73.67 | 93.59 | 97.58 | 39.99 | 95.91 |
| <u>Grass</u> | | | | | | |
| County | 2 | 22.36 | 22.36 | 22.33 | 03.31 | 100.13 |
| 1 | 2 | 22.36 | 22.36 | 22.33 | 03.31 | 100.13 |
| <u>ALL</u> | 48 | 70.58 | 75.17 | 68.46 | 25.33 | 109.80 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kearney County is 71%.

2023 Opinions of the Property Tax Administrator for Kearney County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|----------------------------------|----------------|---|----------------------------|
| Residential Real Property | 95 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 93 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 71 | 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 Kearney County

Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 236 | Median | 95.43 |
| Total Sales Price | \$45,442,510 | Mean | 97.90 |
| Total Adj. Sales Price | \$45,442,510 | Wgt. Mean | 93.54 |
| Total Assessed Value | \$42,508,430 | Average Assessed Value of the Base | \$130,620 |
| Avg. Adj. Sales Price | \$192,553 | Avg. Assessed Value | \$180,120 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 94.21 to 96.80 |
| 95% Wgt. Mean C.I | 90.93 to 96.16 |
| 95% Mean C.I | 94.91 to 100.89 |
| % of Value of the Class of all Real Property Value in the County | 22.05 |
| % of Records Sold in the Study Period | 7.10 |
| % of Value Sold in the Study Period | 9.80 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 221 | 95 | 95.18 |
| 2021 | 202 | 94 | 94.42 |
| 2020 | 208 | 94 | 94.29 |
| 2019 | 196 | 94 | 94.26 |

2023 Commission Summary for Kearney County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 25 | Median | 93.01 |
| Total Sales Price | \$6,287,115 | Mean | 91.42 |
| Total Adj. Sales Price | \$6,287,115 | Wgt. Mean | 78.35 |
| Total Assessed Value | \$4,926,240 | Average Assessed Value of the Base | \$266,402 |
| Avg. Adj. Sales Price | \$251,485 | Avg. Assessed Value | \$197,050 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 82.39 to 98.62 |
| 95% Wgt. Mean C.I | 59.96 to 96.75 |
| 95% Mean C.I | 81.15 to 101.69 |
| % of Value of the Class of all Real Property Value in the County | 5.12 |
| % of Records Sold in the Study Period | 6.61 |
| % of Value Sold in the Study Period | 4.89 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 22 | 96 | 95.92 |
| 2021 | 25 | 97 | 97.04 |
| 2020 | 21 | 100 | 92.64 |
| 2019 | 30 | 100 | 93.12 |

**50 Kearney
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 : 236
 Total Sales Price : 45,442,510
 Total Adj. Sales Price : 45,442,510
 Total Assessed Value : 42,508,430
 Avg. Adj. Sales Price : 192,553
 Avg. Assessed Value : 180,120

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 98
 COD : 13.95
 PRD : 104.66

COV : 23.94
 STD : 23.44
 Avg. Abs. Dev : 13.31
 MAX Sales Ratio : 291.15
 MIN Sales Ratio : 48.95

95% Median C.I. : 94.21 to 96.80
 95% Wgt. Mean C.I. : 90.93 to 96.16
 95% Mean C.I. : 94.91 to 100.89

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| DATE OF SALE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Qrtrs</u> | | | | | | | | | | | | |
| 01-OCT-20 To 31-DEC-20 | 41 | 99.35 | 104.69 | 102.12 | 12.10 | 102.52 | 70.48 | 193.95 | 97.26 to 105.96 | 170,074 | 173,680 | |
| 01-JAN-21 To 31-MAR-21 | 23 | 104.03 | 114.23 | 109.61 | 20.32 | 104.21 | 79.69 | 214.15 | 93.94 to 119.74 | 146,387 | 160,454 | |
| 01-APR-21 To 30-JUN-21 | 37 | 96.46 | 95.66 | 92.59 | 10.13 | 103.32 | 67.43 | 125.00 | 92.69 to 99.78 | 205,135 | 189,941 | |
| 01-JUL-21 To 30-SEP-21 | 34 | 92.20 | 94.69 | 92.38 | 13.58 | 102.50 | 48.95 | 166.89 | 87.00 to 98.80 | 196,932 | 181,931 | |
| 01-OCT-21 To 31-DEC-21 | 34 | 96.49 | 105.04 | 98.64 | 15.94 | 106.49 | 72.84 | 291.15 | 95.04 to 103.33 | 186,010 | 183,480 | |
| 01-JAN-22 To 31-MAR-22 | 22 | 88.51 | 89.03 | 86.98 | 10.01 | 102.36 | 66.01 | 116.33 | 80.26 to 95.35 | 176,745 | 153,732 | |
| 01-APR-22 To 30-JUN-22 | 20 | 87.43 | 87.78 | 85.35 | 11.49 | 102.85 | 55.87 | 110.99 | 81.30 to 94.36 | 230,370 | 196,624 | |
| 01-JUL-22 To 30-SEP-22 | 25 | 90.56 | 85.63 | 82.22 | 11.94 | 104.15 | 53.06 | 104.31 | 79.46 to 94.51 | 239,870 | 197,230 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 135 | 97.65 | 101.32 | 97.56 | 13.76 | 103.85 | 48.95 | 214.15 | 96.09 to 99.35 | 182,412 | 177,962 | |
| 01-OCT-21 To 30-SEP-22 | 101 | 92.62 | 93.33 | 88.79 | 13.43 | 105.11 | 53.06 | 291.15 | 89.14 to 95.04 | 206,108 | 183,006 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 128 | 96.43 | 101.23 | 96.52 | 14.82 | 104.88 | 48.95 | 291.15 | 94.85 to 98.69 | 187,320 | 180,799 | |
| <u>ALL</u> | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 | |

| VALUATION GROUP | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 1 | 135 | 96.44 | 99.44 | 95.76 | 11.57 | 103.84 | 55.87 | 291.15 | 94.75 to 98.66 | 164,017 | 157,060 | |
| 2 | 38 | 92.46 | 91.38 | 90.19 | 12.09 | 101.32 | 53.27 | 130.95 | 85.06 to 96.83 | 216,392 | 195,160 | |
| 3 | 19 | 93.35 | 90.72 | 89.75 | 12.92 | 101.08 | 55.88 | 123.96 | 78.91 to 97.65 | 305,621 | 274,292 | |
| 4 | 5 | 93.23 | 116.08 | 111.35 | 27.08 | 104.25 | 89.14 | 193.95 | N/A | 48,930 | 54,484 | |
| 5 | 5 | 96.80 | 95.51 | 91.93 | 08.52 | 103.89 | 74.90 | 113.71 | N/A | 100,900 | 92,761 | |
| 6 | 5 | 95.87 | 94.83 | 94.68 | 06.68 | 100.16 | 83.92 | 104.52 | N/A | 314,200 | 297,500 | |
| 7 | 29 | 96.46 | 101.81 | 92.86 | 26.77 | 109.64 | 48.95 | 214.15 | 79.41 to 116.33 | 239,669 | 222,552 | |
| <u>ALL</u> | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 | |
| 06 | | | | | | | | | | | | |
| 07 | | | | | | | | | | | | |
| <u>ALL</u> | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 | |

**50 Kearney
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 : 236
 Total Sales Price : 45,442,510
 Total Adj. Sales Price : 45,442,510
 Total Assessed Value : 42,508,430
 Avg. Adj. Sales Price : 192,553
 Avg. Assessed Value : 180,120

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 98
 COD : 13.95
 PRD : 104.66

COV : 23.94
 STD : 23.44
 Avg. Abs. Dev : 13.31
 MAX Sales Ratio : 291.15
 MIN Sales Ratio : 48.95

95% Median C.I. : 94.21 to 96.80
 95% Wgt. Mean C.I. : 90.93 to 96.16
 95% Mean C.I. : 94.91 to 100.89

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SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | 2 | 191.23 | 191.23 | 218.04 | 52.26 | 87.70 | 91.30 | 291.15 | N/A | 20,500 | 44,698 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 |
| Greater Than 14,999 | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 |
| Greater Than 29,999 | 234 | 95.43 | 97.10 | 93.43 | 13.17 | 103.93 | 48.95 | 214.15 | 94.21 to 96.80 | 194,024 | 181,278 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | 2 | 191.23 | 191.23 | 218.04 | 52.26 | 87.70 | 91.30 | 291.15 | N/A | 20,500 | 44,698 |
| 30,000 TO 59,999 | 16 | 117.97 | 127.26 | 125.60 | 18.86 | 101.32 | 93.61 | 193.95 | 99.57 to 141.39 | 45,063 | 56,597 |
| 60,000 TO 99,999 | 23 | 96.80 | 100.80 | 100.79 | 11.68 | 100.01 | 81.65 | 134.64 | 90.56 to 108.26 | 82,566 | 83,222 |
| 100,000 TO 149,999 | 50 | 96.42 | 97.04 | 96.96 | 08.21 | 100.08 | 66.01 | 125.74 | 94.71 to 100.78 | 126,622 | 122,770 |
| 150,000 TO 249,999 | 84 | 94.52 | 95.16 | 94.68 | 12.58 | 100.51 | 48.95 | 214.15 | 90.60 to 97.11 | 187,945 | 177,947 |
| 250,000 TO 499,999 | 57 | 92.98 | 91.90 | 91.71 | 12.11 | 100.21 | 55.87 | 131.50 | 87.22 to 96.21 | 323,298 | 296,484 |
| 500,000 TO 999,999 | 4 | 67.15 | 70.98 | 72.20 | 24.59 | 98.31 | 53.06 | 96.57 | N/A | 558,750 | 403,443 |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 236 | 95.43 | 97.90 | 93.54 | 13.95 | 104.66 | 48.95 | 291.15 | 94.21 to 96.80 | 192,553 | 180,120 |

**50 Kearney
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 : 25
 Total Sales Price : 6,287,115
 Total Adj. Sales Price : 6,287,115
 Total Assessed Value : 4,926,240
 Avg. Adj. Sales Price : 251,485
 Avg. Assessed Value : 197,050

MEDIAN : 93
 WGT. MEAN : 78
 MEAN : 91
 COD : 16.37
 PRD : 116.68

COV : 27.23
 STD : 24.89
 Avg. Abs. Dev : 15.23
 MAX Sales Ratio : 178.88
 MIN Sales Ratio : 40.35

95% Median C.I. : 82.39 to 98.62
 95% Wgt. Mean C.I. : 59.96 to 96.75
 95% Mean C.I. : 81.15 to 101.69

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | 4 | 95.09 | 94.78 | 99.43 | 04.53 | 95.32 | 87.81 | 101.15 | N/A | 272,688 | 271,136 |
| 01-JAN-20 To 31-MAR-20 | 3 | 87.80 | 97.23 | 88.83 | 15.33 | 109.46 | 81.75 | 122.14 | N/A | 119,780 | 106,402 |
| 01-APR-20 To 30-JUN-20 | 1 | 95.95 | 95.95 | 95.95 | 00.00 | 100.00 | 95.95 | 95.95 | N/A | 850,000 | 815,610 |
| 01-JUL-20 To 30-SEP-20 | 3 | 98.62 | 97.53 | 98.14 | 02.04 | 99.38 | 93.97 | 100.00 | N/A | 90,667 | 88,978 |
| 01-OCT-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-MAR-21 | 2 | 83.18 | 83.18 | 79.72 | 11.83 | 104.34 | 73.34 | 93.01 | N/A | 111,000 | 88,490 |
| 01-APR-21 To 30-JUN-21 | 1 | 91.42 | 91.42 | 91.42 | 00.00 | 100.00 | 91.42 | 91.42 | N/A | 455,000 | 415,955 |
| 01-JUL-21 To 30-SEP-21 | 2 | 119.20 | 119.20 | 75.98 | 50.08 | 156.88 | 59.51 | 178.88 | N/A | 72,500 | 55,083 |
| 01-OCT-21 To 31-DEC-21 | 2 | 66.49 | 66.49 | 42.36 | 39.31 | 156.96 | 40.35 | 92.63 | N/A | 650,000 | 275,325 |
| 01-JAN-22 To 31-MAR-22 | 3 | 102.69 | 94.08 | 92.96 | 08.68 | 101.20 | 76.41 | 103.13 | N/A | 121,833 | 113,255 |
| 01-APR-22 To 30-JUN-22 | 3 | 68.33 | 71.63 | 68.57 | 08.90 | 104.46 | 64.16 | 82.39 | N/A | 404,227 | 277,195 |
| 01-JUL-22 To 30-SEP-22 | 1 | 100.00 | 100.00 | 100.00 | 00.00 | 100.00 | 100.00 | 100.00 | N/A | 14,845 | 14,845 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 11 | 95.95 | 96.31 | 96.66 | 07.06 | 99.64 | 81.75 | 122.14 | 87.80 to 101.15 | 233,826 | 226,027 |
| 01-OCT-20 To 30-SEP-21 | 5 | 91.42 | 99.23 | 85.54 | 30.42 | 116.00 | 59.51 | 178.88 | N/A | 164,400 | 140,620 |
| 01-OCT-21 To 30-SEP-22 | 9 | 82.39 | 81.12 | 60.04 | 20.12 | 135.11 | 40.35 | 103.13 | 64.16 to 102.69 | 321,447 | 192,983 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 7 | 95.95 | 97.18 | 94.63 | 08.53 | 102.69 | 81.75 | 122.14 | 81.75 to 122.14 | 211,620 | 200,250 |
| 01-JAN-21 To 31-DEC-21 | 7 | 91.42 | 89.88 | 59.08 | 29.89 | 152.13 | 40.35 | 178.88 | 40.35 to 178.88 | 303,143 | 179,107 |
| <u>ALL</u> | 25 | 93.01 | 91.42 | 78.35 | 16.37 | 116.68 | 40.35 | 178.88 | 82.39 to 98.62 | 251,485 | 197,050 |

| 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 | 97.04 | 92.43 | 94.18 | 08.07 | 98.14 | 73.34 | 103.13 | 76.41 to 101.15 | 229,940 | 216,566 |
| 2 | 14 | 92.82 | 90.64 | 67.70 | 22.37 | 133.88 | 40.35 | 178.88 | 64.16 to 102.69 | 268,412 | 181,715 |
| <u>ALL</u> | 25 | 93.01 | 91.42 | 78.35 | 16.37 | 116.68 | 40.35 | 178.88 | 82.39 to 98.62 | 251,485 | 197,050 |

**50 Kearney
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 : 25
 Total Sales Price : 6,287,115
 Total Adj. Sales Price : 6,287,115
 Total Assessed Value : 4,926,240
 Avg. Adj. Sales Price : 251,485
 Avg. Assessed Value : 197,050

MEDIAN : 93
 WGT. MEAN : 78
 MEAN : 91
 COD : 16.37
 PRD : 116.68

COV : 27.23
 STD : 24.89
 Avg. Abs. Dev : 15.23
 MAX Sales Ratio : 178.88
 MIN Sales Ratio : 40.35

95% Median C.I. : 82.39 to 98.62
 95% Wgt. Mean C.I. : 59.96 to 96.75
 95% Mean C.I. : 81.15 to 101.69

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PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| 02 | 1 | 103.13 | 103.13 | 103.13 | 00.00 | 100.00 | 103.13 | 103.13 | N/A | 220,000 | 226,875 |
| 03 | 24 | 92.82 | 90.94 | 77.46 | 16.65 | 117.40 | 40.35 | 178.88 | 81.75 to 98.62 | 252,796 | 195,807 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | <u>25</u> | <u>93.01</u> | <u>91.42</u> | <u>78.35</u> | <u>16.37</u> | <u>116.68</u> | <u>40.35</u> | <u>178.88</u> | <u>82.39 to 98.62</u> | <u>251,485</u> | <u>197,050</u> |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <u>Low \$ Ranges</u> | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 3 | 102.69 | 108.28 | 109.39 | 07.19 | 98.99 | 100.00 | 122.14 | N/A | 11,895 | 13,012 |
| Less Than 30,000 | 6 | 101.35 | 114.01 | 116.44 | 20.29 | 97.91 | 81.75 | 178.88 | 81.75 to 178.88 | 15,448 | 17,988 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 25 | 93.01 | 91.42 | 78.35 | 16.37 | 116.68 | 40.35 | 178.88 | 82.39 to 98.62 | 251,485 | 197,050 |
| Greater Than 14,999 | 22 | 92.03 | 89.13 | 78.18 | 16.51 | 114.01 | 40.35 | 178.88 | 76.41 to 97.04 | 284,156 | 222,146 |
| Greater Than 29,999 | 19 | 91.42 | 84.29 | 77.78 | 13.24 | 108.37 | 40.35 | 103.13 | 73.34 to 95.95 | 326,023 | 253,596 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 3 | 102.69 | 108.28 | 109.39 | 07.19 | 98.99 | 100.00 | 122.14 | N/A | 11,895 | 13,012 |
| 15,000 TO 29,999 | 3 | 98.62 | 119.75 | 120.86 | 32.83 | 99.08 | 81.75 | 178.88 | N/A | 19,000 | 22,963 |
| 30,000 TO 59,999 | 3 | 92.63 | 91.19 | 91.68 | 01.91 | 99.47 | 87.81 | 93.13 | N/A | 46,917 | 43,015 |
| 60,000 TO 99,999 | 2 | 93.49 | 93.49 | 93.52 | 00.51 | 99.97 | 93.01 | 93.97 | N/A | 76,000 | 71,073 |
| 100,000 TO 149,999 | 2 | 67.96 | 67.96 | 68.41 | 12.43 | 99.34 | 59.51 | 76.41 | N/A | 132,000 | 90,303 |
| 150,000 TO 249,999 | 5 | 97.04 | 91.18 | 92.07 | 09.77 | 99.03 | 73.34 | 103.13 | N/A | 201,000 | 185,062 |
| 250,000 TO 499,999 | 3 | 87.80 | 82.52 | 83.91 | 08.77 | 98.34 | 68.33 | 91.42 | N/A | 360,000 | 302,092 |
| 500,000 TO 999,999 | 3 | 95.95 | 87.09 | 88.18 | 12.85 | 98.76 | 64.16 | 101.15 | N/A | 767,560 | 676,867 |
| 1,000,000 TO 1,999,999 | 1 | 40.35 | 40.35 | 40.35 | 00.00 | 100.00 | 40.35 | 40.35 | N/A | 1,250,000 | 504,335 |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | <u>25</u> | <u>93.01</u> | <u>91.42</u> | <u>78.35</u> | <u>16.37</u> | <u>116.68</u> | <u>40.35</u> | <u>178.88</u> | <u>82.39 to 98.62</u> | <u>251,485</u> | <u>197,050</u> |

**50 Kearney
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 : 25
 Total Sales Price : 6,287,115
 Total Adj. Sales Price : 6,287,115
 Total Assessed Value : 4,926,240
 Avg. Adj. Sales Price : 251,485
 Avg. Assessed Value : 197,050

MEDIAN : 93
 WGT. MEAN : 78
 MEAN : 91
 COD : 16.37
 PRD : 116.68

COV : 27.23
 STD : 24.89
 Avg. Abs. Dev : 15.23
 MAX Sales Ratio : 178.88
 MIN Sales Ratio : 40.35

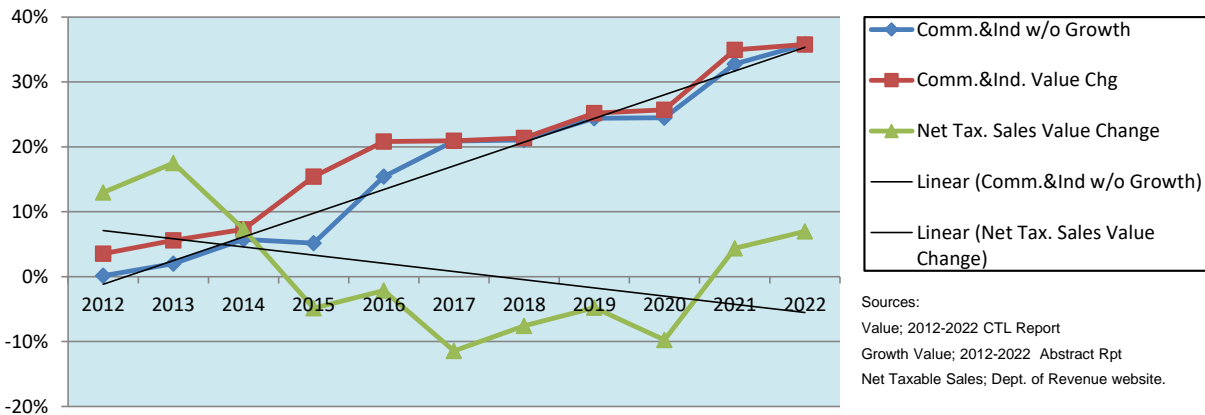
95% Median C.I. : 82.39 to 98.62
 95% Wgt. Mean C.I. : 59.96 to 96.75
 95% Mean C.I. : 81.15 to 101.69

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OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| Blank | 1 | 103.13 | 103.13 | 103.13 | 00.00 | 100.00 | 103.13 | 103.13 | N/A | 220,000 | 226,875 |
| 326 | 1 | 93.97 | 93.97 | 93.97 | 00.00 | 100.00 | 93.97 | 93.97 | N/A | 80,000 | 75,175 |
| 344 | 2 | 61.05 | 61.05 | 41.00 | 33.91 | 148.90 | 40.35 | 81.75 | N/A | 635,000 | 260,343 |
| 352 | 4 | 89.61 | 87.18 | 91.06 | 10.17 | 95.74 | 68.33 | 101.15 | N/A | 461,250 | 420,009 |
| 353 | 2 | 97.29 | 97.29 | 96.01 | 01.38 | 101.33 | 95.95 | 98.62 | N/A | 433,500 | 416,188 |
| 384 | 1 | 102.69 | 102.69 | 102.69 | 00.00 | 100.00 | 102.69 | 102.69 | N/A | 6,500 | 6,675 |
| 386 | 3 | 97.04 | 96.72 | 97.67 | 02.36 | 99.03 | 93.13 | 100.00 | N/A | 155,750 | 152,122 |
| 406 | 1 | 64.16 | 64.16 | 64.16 | 00.00 | 100.00 | 64.16 | 64.16 | N/A | 687,680 | 441,230 |
| 426 | 1 | 76.41 | 76.41 | 76.41 | 00.00 | 100.00 | 76.41 | 76.41 | N/A | 139,000 | 106,215 |
| 434 | 1 | 92.63 | 92.63 | 92.63 | 00.00 | 100.00 | 92.63 | 92.63 | N/A | 50,000 | 46,315 |
| 442 | 2 | 150.51 | 150.51 | 155.18 | 18.85 | 96.99 | 122.14 | 178.88 | N/A | 17,170 | 26,645 |
| 444 | 1 | 73.34 | 73.34 | 73.34 | 00.00 | 100.00 | 73.34 | 73.34 | N/A | 150,000 | 110,010 |
| 470 | 1 | 82.39 | 82.39 | 82.39 | 00.00 | 100.00 | 82.39 | 82.39 | N/A | 225,000 | 185,375 |
| 528 | 2 | 93.91 | 93.91 | 91.55 | 06.50 | 102.58 | 87.81 | 100.00 | N/A | 24,173 | 22,130 |
| 554 | 1 | 59.51 | 59.51 | 59.51 | 00.00 | 100.00 | 59.51 | 59.51 | N/A | 125,000 | 74,390 |
| 582 | 1 | 93.01 | 93.01 | 93.01 | 00.00 | 100.00 | 93.01 | 93.01 | N/A | 72,000 | 66,970 |
| <u>ALL</u> | <u>25</u> | 93.01 | 91.42 | 78.35 | 16.37 | 116.68 | 40.35 | 178.88 | 82.39 to 98.62 | 251,485 | 197,050 |

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 | \$ 73,354,291 | \$ 746,175 | 1.02% | \$ 72,608,116 | | \$ 32,493,054 | |
| 2012 | \$ 75,952,961 | \$ 2,491,495 | 3.28% | \$ 73,461,466 | 0.15% | \$ 36,715,542 | 13.00% |
| 2013 | \$ 77,470,721 | \$ 2,639,610 | 3.41% | \$ 74,831,111 | -1.48% | \$ 38,181,983 | 3.99% |
| 2014 | \$ 78,710,250 | \$ 1,126,720 | 1.43% | \$ 77,583,530 | 0.15% | \$ 34,880,458 | -8.65% |
| 2015 | \$ 84,664,335 | \$ 7,531,625 | 8.90% | \$ 77,132,710 | -2.00% | \$ 30,916,973 | -11.36% |
| 2016 | \$ 88,623,135 | \$ 3,950,535 | 4.46% | \$ 84,672,600 | 0.01% | \$ 31,799,841 | 2.86% |
| 2017 | \$ 88,726,045 | \$ 46,955 | 0.05% | \$ 88,679,090 | 0.06% | \$ 28,776,436 | -9.51% |
| 2018 | \$ 89,042,520 | \$ 243,595 | 0.27% | \$ 88,798,925 | 0.08% | \$ 30,036,677 | 4.38% |
| 2019 | \$ 91,828,995 | \$ 556,720 | 0.61% | \$ 91,272,275 | 2.50% | \$ 30,943,811 | 3.02% |
| 2020 | \$ 92,222,665 | \$ 902,970 | 0.98% | \$ 91,319,695 | -0.55% | \$ 29,331,363 | -5.21% |
| 2021 | \$ 98,986,140 | \$ 1,591,765 | 1.61% | \$ 97,394,375 | 5.61% | \$ 33,920,586 | 15.65% |
| 2022 | \$ 99,610,130 | \$ - | 0.00% | \$ 99,610,130 | 0.63% | \$ 34,766,946 | 2.50% |
| Ann %chg | 2.75% | | | Average | 0.47% | -0.54% | 0.97% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011 | - | - | - |
| 2012 | 0.15% | 3.54% | 13.00% |
| 2013 | 2.01% | 5.61% | 17.51% |
| 2014 | 5.77% | 7.30% | 7.35% |
| 2015 | 5.15% | 15.42% | -4.85% |
| 2016 | 15.43% | 20.82% | -2.13% |
| 2017 | 20.89% | 20.96% | -11.44% |
| 2018 | 21.05% | 21.39% | -7.56% |
| 2019 | 24.43% | 25.19% | -4.77% |
| 2020 | 24.49% | 25.72% | -9.73% |
| 2021 | 32.77% | 34.94% | 4.39% |
| 2022 | 35.79% | 35.79% | 7.00% |

| | |
|---------------|---------|
| County Number | 50 |
| County Name | Kearney |

50 Kearney
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 : 48
Total Sales Price : 47,047,884
Total Adj. Sales Price : 47,047,884
Total Assessed Value : 32,210,965
Avg. Adj. Sales Price : 980,164
Avg. Assessed Value : 671,062

MEDIAN : 71
WGT. MEAN : 68
MEAN : 75
COD : 25.33
PRD : 109.80

COV : 36.48
STD : 27.42
Avg. Abs. Dev : 17.88
MAX Sales Ratio : 175.91
MIN Sales Ratio : 21.62

95% Median C.I. : 66.65 to 79.08
95% Wgt. Mean C.I. : 62.95 to 73.98
95% Mean C.I. : 67.41 to 82.93

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | 5 | 87.99 | 86.12 | 87.22 | 05.57 | 98.74 | 78.33 | 92.22 | N/A | 578,011 | 504,161 |
| 01-JAN-20 To 31-MAR-20 | 5 | 79.08 | 77.66 | 74.62 | 20.01 | 104.07 | 48.13 | 111.91 | N/A | 783,048 | 584,306 |
| 01-APR-20 To 30-JUN-20 | 3 | 70.13 | 76.95 | 74.88 | 13.03 | 102.76 | 66.65 | 94.06 | N/A | 648,616 | 485,692 |
| 01-JUL-20 To 30-SEP-20 | 1 | 84.99 | 84.99 | 84.99 | 00.00 | 100.00 | 84.99 | 84.99 | N/A | 305,295 | 259,475 |
| 01-OCT-20 To 31-DEC-20 | 5 | 77.59 | 88.62 | 84.55 | 28.15 | 104.81 | 55.48 | 146.04 | N/A | 856,460 | 724,126 |
| 01-JAN-21 To 31-MAR-21 | 6 | 63.80 | 66.02 | 64.12 | 11.76 | 102.96 | 52.86 | 83.92 | 52.86 to 83.92 | 1,223,625 | 784,569 |
| 01-APR-21 To 30-JUN-21 | 4 | 76.21 | 75.39 | 73.53 | 14.09 | 102.53 | 61.80 | 87.32 | N/A | 917,500 | 674,683 |
| 01-JUL-21 To 30-SEP-21 | 2 | 123.10 | 123.10 | 112.53 | 42.91 | 109.39 | 70.28 | 175.91 | N/A | 225,000 | 253,203 |
| 01-OCT-21 To 31-DEC-21 | 6 | 69.43 | 78.17 | 65.61 | 28.33 | 119.14 | 46.27 | 146.05 | 46.27 to 146.05 | 1,488,627 | 976,678 |
| 01-JAN-22 To 31-MAR-22 | 3 | 68.34 | 64.48 | 58.12 | 07.70 | 110.94 | 54.67 | 70.44 | N/A | 1,833,667 | 1,065,745 |
| 01-APR-22 To 30-JUN-22 | 5 | 56.74 | 58.23 | 55.61 | 15.32 | 104.71 | 47.08 | 77.06 | N/A | 1,256,927 | 698,971 |
| 01-JUL-22 To 30-SEP-22 | 3 | 23.09 | 44.28 | 63.19 | 96.02 | 70.07 | 21.62 | 88.13 | N/A | 510,000 | 322,248 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 14 | 81.49 | 81.05 | 79.05 | 13.57 | 102.53 | 48.13 | 111.91 | 66.93 to 92.22 | 646,888 | 511,349 |
| 01-OCT-20 To 30-SEP-21 | 17 | 71.80 | 81.59 | 73.25 | 26.56 | 111.39 | 52.86 | 175.91 | 61.80 to 87.32 | 926,121 | 678,422 |
| 01-OCT-21 To 30-SEP-22 | 17 | 61.87 | 63.91 | 60.77 | 29.16 | 105.17 | 21.62 | 146.05 | 47.08 to 76.75 | 1,308,670 | 795,229 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 14 | 78.34 | 81.95 | 79.04 | 21.16 | 103.68 | 48.13 | 146.04 | 66.65 to 94.06 | 746,335 | 589,908 |
| 01-JAN-21 To 31-DEC-21 | 18 | 69.21 | 78.49 | 67.53 | 25.89 | 116.23 | 46.27 | 175.91 | 61.80 to 83.92 | 1,132,973 | 765,145 |
| <u>ALL</u> | 48 | 70.58 | 75.17 | 68.46 | 25.33 | 109.80 | 21.62 | 175.91 | 66.65 to 79.08 | 980,164 | 671,062 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 48 | 70.58 | 75.17 | 68.46 | 25.33 | 109.80 | 21.62 | 175.91 | 66.65 to 79.08 | 980,164 | 671,062 |
| <u>ALL</u> | 48 | 70.58 | 75.17 | 68.46 | 25.33 | 109.80 | 21.62 | 175.91 | 66.65 to 79.08 | 980,164 | 671,062 |

50 Kearney
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 : 48
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 Total Assessed Value : 32,210,965
 Avg. Adj. Sales Price : 980,164
 Avg. Assessed Value : 671,062

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 75
 COD : 25.33
 PRD : 109.80

COV : 36.48
 STD : 27.42
 Avg. Abs. Dev : 17.88
 MAX Sales Ratio : 175.91
 MIN Sales Ratio : 21.62

95% Median C.I. : 66.65 to 79.08
 95% Wgt. Mean C.I. : 62.95 to 73.98
 95% Mean C.I. : 67.41 to 82.93

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 17 | 76.75 | 72.01 | 66.71 | 16.87 | 107.94 | 46.27 | 94.06 | 61.08 to 88.13 | 1,062,404 | 708,720 |
| 1 | 17 | 76.75 | 72.01 | 66.71 | 16.87 | 107.94 | 46.27 | 94.06 | 61.08 to 88.13 | 1,062,404 | 708,720 |
| _____Dry_____ | | | | | | | | | | | |
| County | 6 | 73.67 | 93.59 | 97.58 | 39.99 | 95.91 | 55.48 | 146.05 | 55.48 to 146.05 | 318,141 | 310,450 |
| 1 | 6 | 73.67 | 93.59 | 97.58 | 39.99 | 95.91 | 55.48 | 146.05 | 55.48 to 146.05 | 318,141 | 310,450 |
| _____Grass_____ | | | | | | | | | | | |
| County | 2 | 22.36 | 22.36 | 22.33 | 03.31 | 100.13 | 21.62 | 23.09 | N/A | 290,000 | 64,745 |
| 1 | 2 | 22.36 | 22.36 | 22.33 | 03.31 | 100.13 | 21.62 | 23.09 | N/A | 290,000 | 64,745 |
| _____ALL_____ | 48 | 70.58 | 75.17 | 68.46 | 25.33 | 109.80 | 21.62 | 175.91 | 66.65 to 79.08 | 980,164 | 671,062 |

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 | 30 | 70.29 | 70.76 | 66.88 | 15.58 | 105.80 | 46.27 | 94.06 | 62.76 to 77.59 | 1,157,320 | 774,070 |
| 1 | 30 | 70.29 | 70.76 | 66.88 | 15.58 | 105.80 | 46.27 | 94.06 | 62.76 to 77.59 | 1,157,320 | 774,070 |
| _____Dry_____ | | | | | | | | | | | |
| County | 6 | 73.67 | 93.59 | 97.58 | 39.99 | 95.91 | 55.48 | 146.05 | 55.48 to 146.05 | 318,141 | 310,450 |
| 1 | 6 | 73.67 | 93.59 | 97.58 | 39.99 | 95.91 | 55.48 | 146.05 | 55.48 to 146.05 | 318,141 | 310,450 |
| _____Grass_____ | | | | | | | | | | | |
| County | 2 | 22.36 | 22.36 | 22.33 | 03.31 | 100.13 | 21.62 | 23.09 | N/A | 290,000 | 64,745 |
| 1 | 2 | 22.36 | 22.36 | 22.33 | 03.31 | 100.13 | 21.62 | 23.09 | N/A | 290,000 | 64,745 |
| _____ALL_____ | 48 | 70.58 | 75.17 | 68.46 | 25.33 | 109.80 | 21.62 | 175.91 | 66.65 to 79.08 | 980,164 | 671,062 |

Kearney County 2023 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Kearney | 1 | 5,500 | 5,499 | 5,415 | 5,190 | 4,500 | 4,000 | 3,250 | 3,120 | 5,137 |
| Buffalo | 2 | 5,550 | 5,550 | 5,355 | 5,225 | n/a | 4,880 | 4,540 | 4,485 | 5,390 |
| Buffalo | 6 | 2,648 | 5,550 | 5,355 | 5,225 | 2,090 | 4,880 | 4,540 | 4,540 | 4,942 |
| Adams | 4 | 5,999 | 5,938 | 5,812 | 5,690 | 5,369 | 5,455 | 5,422 | 5,208 | 5,857 |
| Webster | 1 | 5,257 | 5,219 | 5,157 | 5,169 | 4,624 | 4,990 | 4,936 | 4,870 | 5,092 |
| Franklin | 2 | 4,378 | 4,346 | 4,060 | 4,122 | 1,250 | 3,598 | 3,664 | 3,601 | 4,193 |
| Harlan | 1 | 5,736 | 5,735 | 4,788 | 3,275 | n/a | 3,048 | 2,903 | 2,894 | 5,264 |
| Phelps | 1 | 5,798 | 5,798 | 4,700 | 4,298 | 4,100 | 4,000 | 3,900 | 3,504 | 5,434 |
| Hall | 1 | 5,650 | 5,440 | 4,117 | 4,115 | 3,985 | 3,985 | 3,669 | 3,669 | 4,903 |

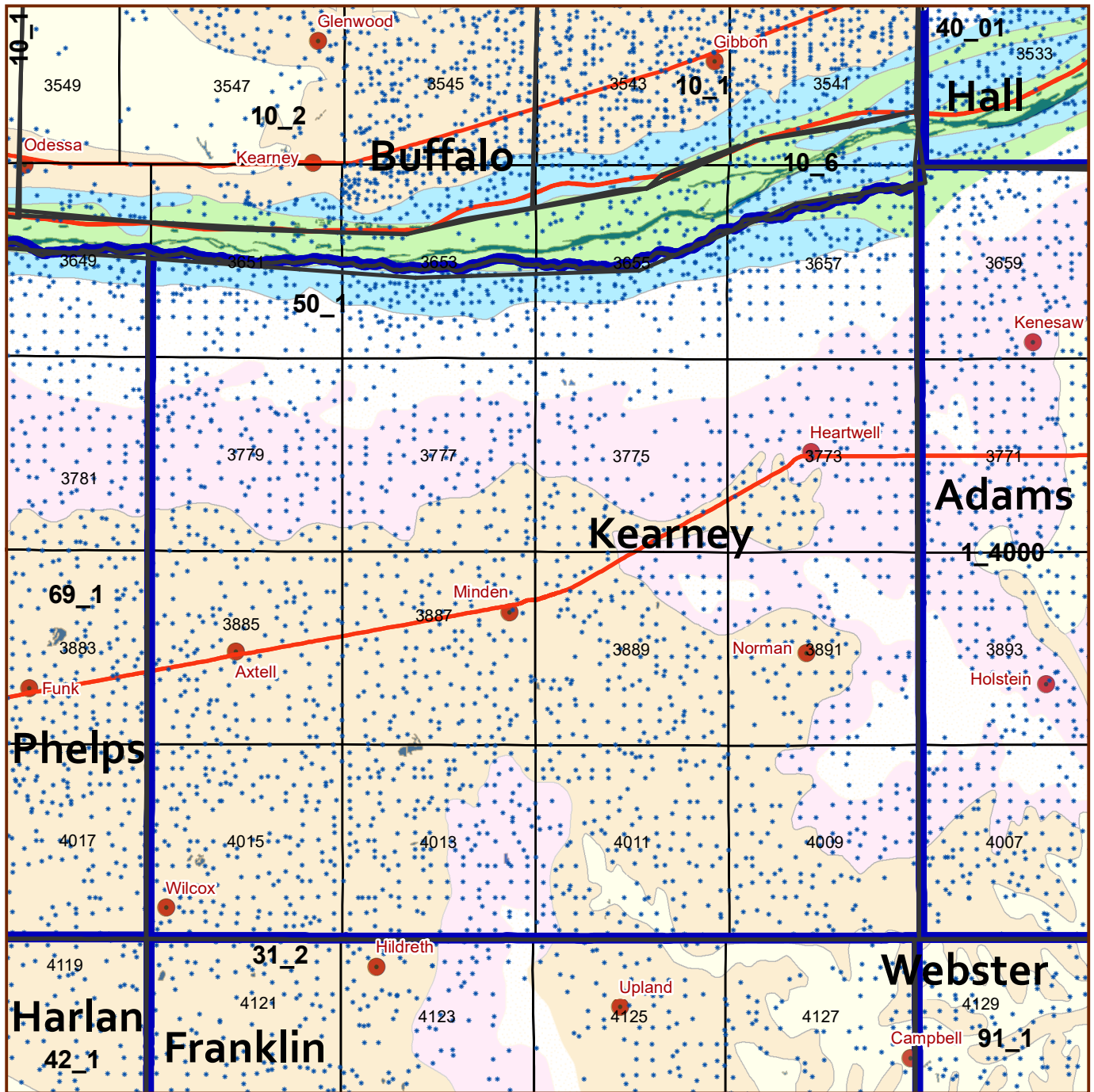
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Kearney | 1 | n/a | 3,000 | 2,600 | 2,600 | 2,214 | 2,000 | 2,000 | 1,785 | 2,779 |
| Buffalo | 2 | n/a | 2,330 | 2,170 | 2,170 | 2,020 | 2,010 | 1,885 | 1,885 | 2,174 |
| Buffalo | 6 | n/a | 2,330 | 2,170 | 2,170 | 2,020 | n/a | n/a | 1,885 | 1,976 |
| Adams | 4 | 3,369 | 3,185 | 2,995 | 2,793 | 2,795 | 2,795 | 2,606 | 2,609 | 3,081 |
| Webster | 1 | 2,600 | 2,600 | 2,599 | 2,285 | 2,285 | n/a | 1,630 | 1,630 | 2,308 |
| Franklin | 2 | 2,600 | 2,500 | 2,300 | 2,280 | 1,970 | 1,960 | 1,615 | 1,615 | 2,311 |
| Harlan | 1 | n/a | 3,100 | 2,766 | 2,162 | n/a | 2,154 | 1,972 | 1,972 | 2,897 |
| Phelps | 1 | 2,500 | 2,500 | 2,400 | 2,200 | 2,100 | 2,000 | 1,800 | 1,550 | 2,390 |
| Hall | 1 | 2,800 | 2,811 | 2,400 | 2,400 | 2,115 | 2,115 | 1,888 | 1,897 | 2,446 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Kearney | 1 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 |
| Buffalo | 2 | 1,300 | 1,300 | 1,270 | 1,255 | 1,235 | 1,210 | n/a | n/a | 1,266 |
| Buffalo | 6 | 1,300 | 1,300 | 1,270 | n/a | 1,235 | n/a | n/a | n/a | 1,300 |
| Adams | 4 | 1,350 | 1,350 | 1,320 | 1,320 | 1,305 | n/a | 1,305 | 1,305 | 1,329 |
| Webster | 1 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,000 | 1,000 | 1,376 |
| Franklin | 2 | 1,140 | 1,135 | 1,125 | 1,115 | 1,110 | 1,105 | 1,095 | 1,090 | 1,127 |
| Harlan | 1 | 1,060 | 1,060 | 1,060 | 1,060 | n/a | n/a | n/a | 1,060 | 1,060 |
| Phelps | 1 | 1,343 | 1,299 | 1,250 | 1,197 | 1,150 | 1,101 | 903 | 1,000 | 1,237 |
| Hall | 1 | 1,461 | 1,459 | 1,390 | 1,390 | 1,315 | 1,315 | 1,275 | 1,275 | 1,424 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|----------|----------|-------|--------|-------|
| Kearney | 1 | n/a | n/a | 150 |
| Buffalo | 2 | 1,251 | 507 | 490 |
| Buffalo | 6 | 1,197 | 449 | 508 |
| Adams | 4 | n/a | n/a | 206 |
| Webster | 1 | 1,537 | 500 | 371 |
| Franklin | 2 | 1,124 | 550 | 150 |
| Harlan | 1 | n/a | n/a | 100 |
| Phelps | 1 | 1,005 | 1,000 | 35 |
| Hall | 1 | n/a | n/a | 500 |

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.

KEARNEY COUNTY



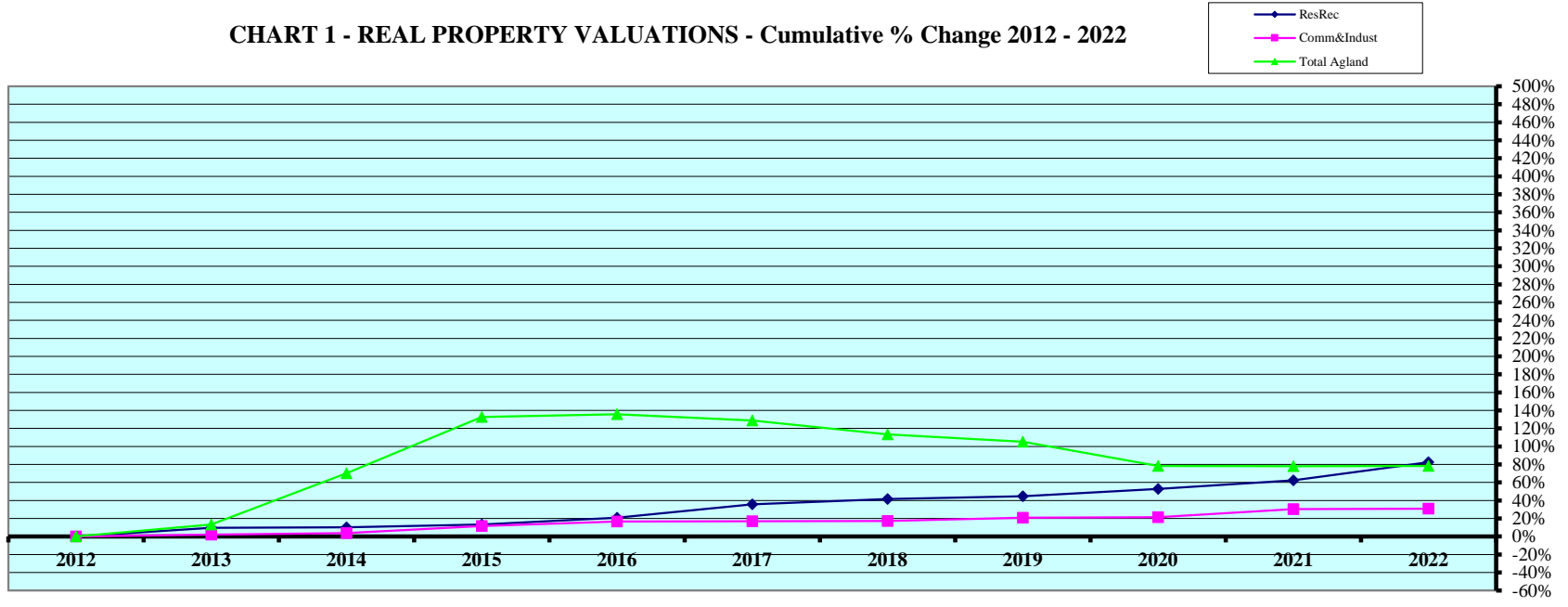
Legend

- 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 | 223,859,860 | - | - | - | 75,952,961 | - | - | - | 662,550,145 | - | - | - |
| 2013 | 245,166,080 | 21,306,220 | 9.52% | 9.52% | 77,470,721 | 1,517,760 | 2.00% | 2.00% | 750,896,685 | 88,346,540 | 13.33% | 13.33% |
| 2014 | 246,805,350 | 1,639,270 | 0.67% | 10.25% | 78,710,250 | 1,239,529 | 1.60% | 3.63% | 1,127,105,295 | 376,208,610 | 50.10% | 70.12% |
| 2015 | 253,443,125 | 6,637,775 | 2.69% | 13.22% | 84,664,335 | 5,954,085 | 7.56% | 11.47% | 1,541,950,210 | 414,844,915 | 36.81% | 132.73% |
| 2016 | 270,307,465 | 16,864,340 | 6.65% | 20.75% | 88,623,135 | 3,958,800 | 4.68% | 16.68% | 1,561,854,235 | 19,904,025 | 1.29% | 135.73% |
| 2017 | 303,665,250 | 33,357,785 | 12.34% | 35.65% | 88,726,045 | 102,910 | 0.12% | 16.82% | 1,516,753,580 | -45,100,655 | -2.89% | 128.93% |
| 2018 | 317,218,055 | 13,552,805 | 4.46% | 41.70% | 89,042,520 | 316,475 | 0.36% | 17.23% | 1,414,477,935 | -102,275,645 | -6.74% | 113.49% |
| 2019 | 324,173,800 | 6,955,745 | 2.19% | 44.81% | 91,828,995 | 2,786,475 | 3.13% | 20.90% | 1,360,217,255 | -54,260,680 | -3.84% | 105.30% |
| 2020 | 342,054,890 | 17,881,090 | 5.52% | 52.80% | 92,222,665 | 393,670 | 0.43% | 21.42% | 1,180,683,130 | -179,534,125 | -13.20% | 78.20% |
| 2021 | 363,397,945 | 21,343,055 | 6.24% | 62.33% | 98,986,140 | 6,763,475 | 7.33% | 30.33% | 1,180,509,900 | -173,230 | -0.01% | 78.18% |
| 2022 | 408,500,465 | 45,102,520 | 12.41% | 82.48% | 99,347,865 | 361,725 | 0.37% | 30.80% | 1,181,282,435 | 772,535 | 0.07% | 78.29% |

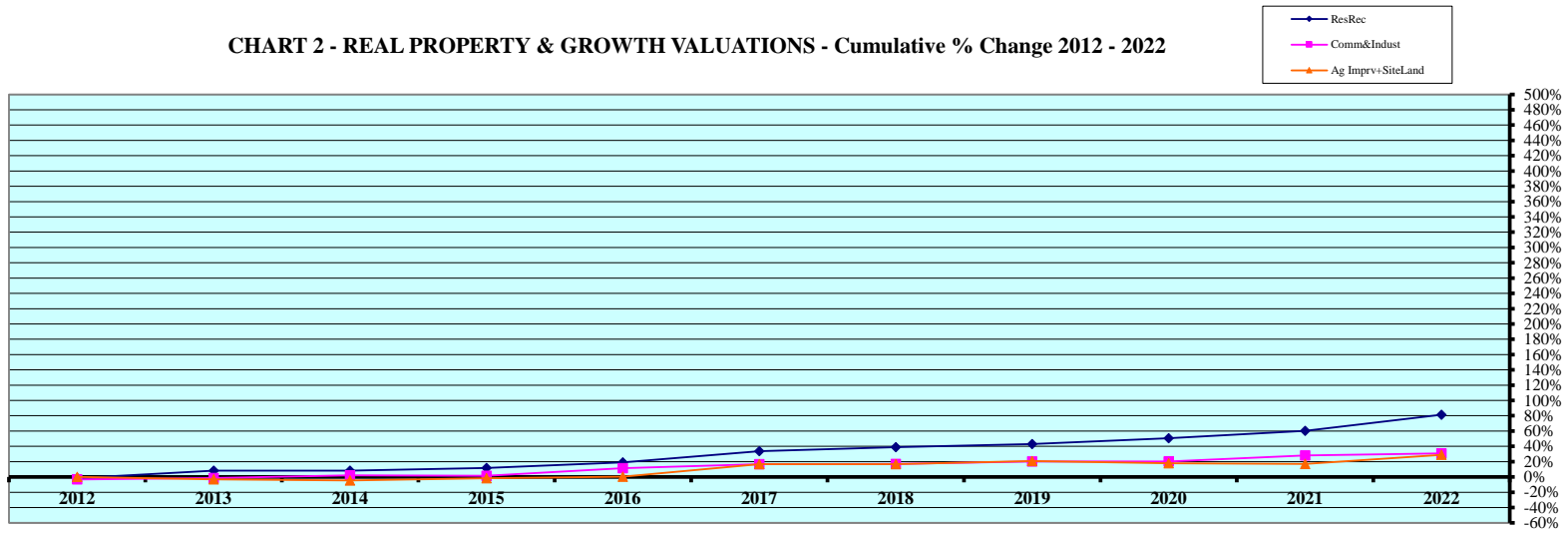
Rate Annual %chg: Residential & Recreational **6.20%** Commercial & Industrial **2.72%** Agricultural Land **5.95%**

Cnty# **50**
County **KEARNEY**

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 | 223,859,860 | 3,459,380 | 1.55% | 220,400,480 | - | -1.55% | 75,952,961 | 2,491,495 | 3.28% | 73,461,466 | - | -3.28% | | | | | | |
| 2013 | 245,166,080 | 3,121,845 | 1.27% | 242,044,235 | 8.12% | 8.12% | 77,470,721 | 2,639,610 | 3.41% | 74,831,111 | -1.48% | -1.48% | | | | | | |
| 2014 | 246,805,350 | 4,188,935 | 1.70% | 242,616,415 | -1.04% | 8.38% | 78,710,250 | 1,126,720 | 1.43% | 77,583,530 | 0.15% | 2.15% | | | | | | |
| 2015 | 253,443,125 | 3,407,775 | 1.34% | 250,035,350 | 1.31% | 11.69% | 84,664,335 | 7,531,625 | 8.90% | 77,132,710 | -2.00% | 1.55% | | | | | | |
| 2016 | 270,307,465 | 3,931,275 | 1.45% | 266,376,190 | 5.10% | 18.99% | 88,623,135 | 3,950,535 | 4.46% | 84,672,600 | 0.01% | 11.48% | | | | | | |
| 2017 | 303,665,250 | 4,373,825 | 1.44% | 299,291,425 | 10.72% | 33.70% | 88,726,045 | 46,955 | 0.05% | 88,679,090 | 0.06% | 16.76% | | | | | | |
| 2018 | 317,218,055 | 6,236,525 | 1.97% | 310,981,530 | 2.41% | 38.92% | 89,042,520 | 243,595 | 0.27% | 88,798,925 | 0.08% | 16.91% | | | | | | |
| 2019 | 324,173,800 | 3,696,080 | 1.14% | 320,477,720 | 1.03% | 43.16% | 91,828,995 | 556,720 | 0.61% | 91,272,275 | 2.50% | 20.17% | | | | | | |
| 2020 | 342,054,890 | 4,614,090 | 1.35% | 337,440,800 | 4.09% | 50.74% | 92,222,665 | 902,970 | 0.98% | 91,319,695 | -0.55% | 20.23% | | | | | | |
| 2021 | 363,397,945 | 4,460,295 | 1.23% | 358,937,650 | 4.94% | 60.34% | 98,986,140 | 1,591,765 | 1.61% | 97,394,375 | 5.61% | 28.23% | | | | | | |
| 2022 | 408,500,465 | 2,552,975 | 0.62% | 405,947,490 | 11.71% | 81.34% | 99,347,865 | 0 | 0.00% | 99,347,865 | 0.37% | 30.80% | | | | | | |
| Rate Ann%chg | 6.20% | | | Resid & Recreat w/o growth | | | 4.84% | | | 2.72% | | | C & I w/o growth | | | 0.47% | | |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------|-------------------|----------------------|--------------------------|---------------------|-------|--|
| | Agric. Dwelling & Homesite Value | Ag Outblgd & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | | |
| 2012 | 34,478,790 | 34,051,455 | 68,530,245 | 1,816,610 | 2.65% | 66,713,635 | - | - | | |
| 2013 | 36,438,630 | 33,101,548 | 69,540,178 | 3,096,925 | 4.45% | 66,443,253 | -3.05% | -3.05% | | |
| 2014 | 34,418,765 | 33,199,550 | 67,618,315 | 2,212,470 | 3.27% | 65,405,845 | -5.95% | -4.56% | | |
| 2015 | 34,940,365 | 33,404,000 | 68,344,365 | 1,072,530 | 1.57% | 67,271,835 | -0.51% | -1.84% | | |
| 2016 | 35,666,775 | 35,630,710 | 71,297,485 | 2,564,135 | 3.60% | 68,733,350 | 0.57% | 0.30% | | |
| 2017 | 45,119,370 | 36,083,015 | 81,202,385 | 1,181,985 | 1.46% | 80,020,400 | 12.23% | 16.77% | | |
| 2018 | 44,888,420 | 39,604,835 | 84,493,255 | 4,538,620 | 5.37% | 79,954,635 | -1.54% | 16.67% | | |
| 2019 | 43,836,450 | 39,219,545 | 83,055,995 | 220,810 | 0.27% | 82,835,185 | -1.96% | 20.87% | | |
| 2020 | 48,391,910 | 33,014,780 | 81,406,690 | 577,220 | 0.71% | 80,829,470 | -2.68% | 17.95% | | |
| 2021 | 47,805,565 | 33,678,480 | 81,484,045 | 1,249,580 | 1.53% | 80,234,465 | -1.44% | 17.08% | | |
| 2022 | 55,563,070 | 34,803,815 | 90,366,885 | 2,043,380 | 2.26% | 88,323,505 | 8.39% | 28.88% | | |
| Rate Ann%chg | 4.89% | | 0.22% | | 2.80% | | Ag Imprv+Site w/o growth | | 0.41% | |

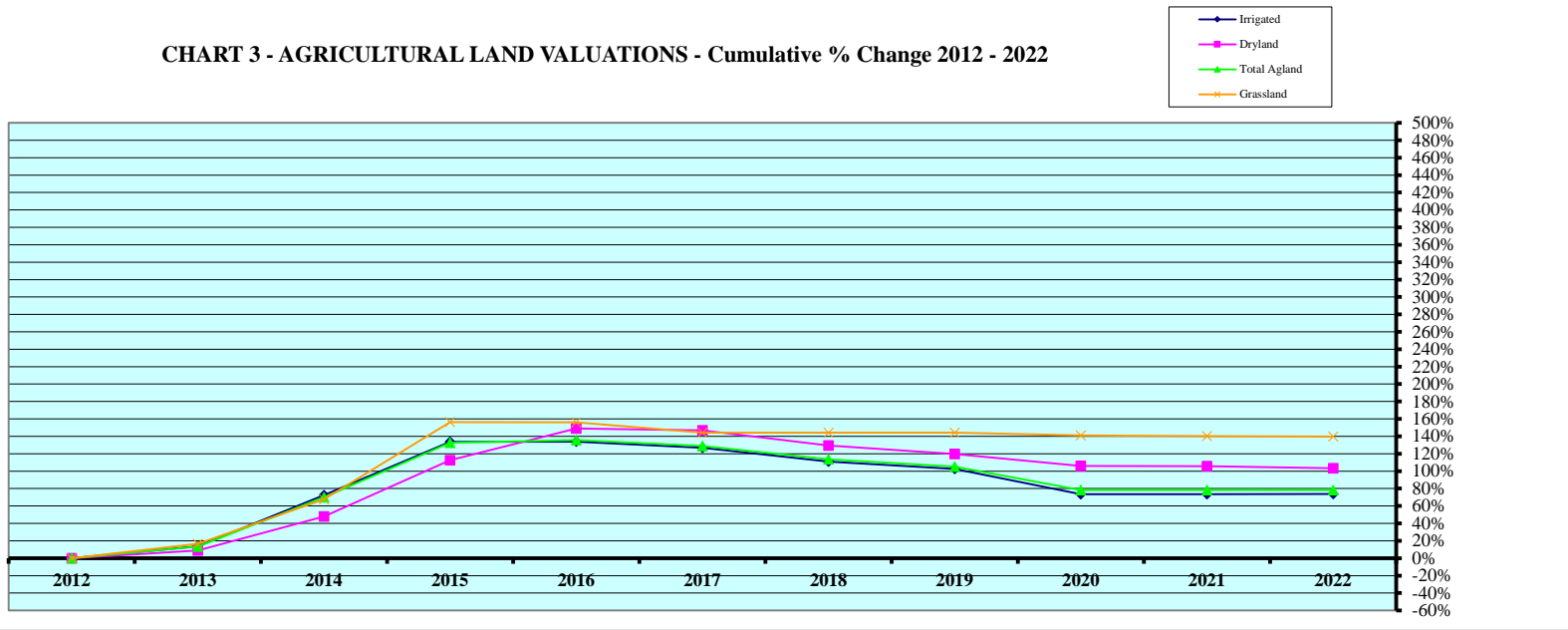
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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County KEARNEY

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 | 587,482,590 | - | - | - | 54,816,670 | - | - | - | 18,880,805 | - | - | - |
| 2013 | 667,741,955 | 80,259,365 | 13.66% | 13.66% | 59,761,085 | 4,944,415 | 9.02% | 9.02% | 22,024,720 | 3,143,915 | 16.65% | 16.65% |
| 2014 | 1,012,961,330 | 345,219,375 | 51.70% | 72.42% | 81,108,475 | 21,347,390 | 35.72% | 47.96% | 31,672,205 | 9,647,485 | 43.80% | 67.75% |
| 2015 | 1,372,929,630 | 359,968,300 | 35.54% | 133.70% | 116,543,160 | 35,434,685 | 43.69% | 112.61% | 48,383,920 | 16,711,715 | 52.76% | 156.26% |
| 2016 | 1,373,791,885 | 862,255 | 0.06% | 133.84% | 136,482,735 | 19,939,575 | 17.11% | 148.98% | 48,347,620 | -36,300 | -0.08% | 156.07% |
| 2017 | 1,332,115,705 | -41,676,180 | -3.03% | 126.75% | 135,276,335 | -1,206,400 | -0.88% | 146.78% | 46,106,185 | -2,241,435 | -4.64% | 144.20% |
| 2018 | 1,239,373,505 | -92,742,200 | -6.96% | 110.96% | 125,735,530 | -9,540,805 | -7.05% | 129.37% | 46,114,745 | 8,560 | 0.02% | 144.24% |
| 2019 | 1,190,428,945 | -48,944,560 | -3.95% | 102.63% | 120,426,885 | -5,308,645 | -4.22% | 119.69% | 46,104,935 | -9,810 | -0.02% | 144.19% |
| 2020 | 1,018,996,175 | -171,432,770 | -14.40% | 73.45% | 112,861,190 | -7,565,695 | -6.28% | 105.89% | 45,504,290 | -600,645 | -1.30% | 141.01% |
| 2021 | 1,019,112,485 | 116,310 | 0.01% | 73.47% | 112,699,495 | -161,695 | -0.14% | 105.59% | 45,377,055 | -127,235 | -0.28% | 140.33% |
| 2022 | 1,021,154,245 | 2,041,760 | 0.20% | 73.82% | 111,519,640 | -1,179,855 | -1.05% | 103.44% | 45,287,710 | -89,345 | -0.20% | 139.86% |

Rate Ann.%chg: Irrigated **5.68%** Dryland **7.36%** Grassland **9.14%**

| 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 | 61,385 | - | - | - | 1,308,695 | - | - | - | 662,550,145 | - | - | - |
| 2013 | 60,230 | -1,155 | -1.88% | -1.88% | 1,308,695 | 0 | 0.00% | 0.00% | 750,896,685 | 88,346,540 | 13.33% | 13.33% |
| 2014 | 60,280 | 50 | 0.08% | -1.80% | 1,303,005 | -5,690 | -0.43% | -0.43% | 1,127,105,295 | 376,208,610 | 50.10% | 70.12% |
| 2015 | 54,340 | -5,940 | -9.85% | -11.48% | 4,039,160 | 2,736,155 | 209.99% | 208.64% | 1,541,950,210 | 414,844,915 | 36.81% | 132.73% |
| 2016 | 203,660 | 149,320 | 274.79% | 231.77% | 3,028,335 | -1,010,825 | -25.03% | 131.40% | 1,561,854,235 | 19,904,025 | 1.29% | 135.73% |
| 2017 | 215,805 | 12,145 | 5.96% | 251.56% | 3,039,550 | 11,215 | 0.37% | 132.26% | 1,516,753,580 | -45,100,655 | -2.89% | 128.93% |
| 2018 | 214,605 | -1,200 | -0.56% | 249.60% | 3,039,550 | 0 | 0.00% | 132.26% | 1,414,477,935 | -102,275,645 | -6.74% | 113.49% |
| 2019 | 216,940 | 2,335 | 1.09% | 253.41% | 3,039,550 | 0 | 0.00% | 132.26% | 1,360,217,255 | -54,260,680 | -3.84% | 105.30% |
| 2020 | 286,355 | 69,415 | 32.00% | 366.49% | 3,035,120 | -4,430 | -0.15% | 131.92% | 1,180,683,130 | -179,534,125 | -13.20% | 78.20% |
| 2021 | 285,745 | -610 | -0.21% | 365.50% | 3,035,120 | 0 | 0.00% | 131.92% | 1,180,509,900 | -173,230 | -0.01% | 78.18% |
| 2022 | 285,720 | -25 | -0.01% | 365.46% | 3,035,120 | 0 | 0.00% | 131.92% | 1,181,282,435 | 772,535 | 0.07% | 78.29% |

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Rate Ann.%chg: Total Agric Land **5.95%**

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 | 587,545,745 | 227,375 | 2,584 | | | 54,775,470 | 44,741 | 1,224 | | | 18,912,350 | 37,289 | 507 | | |
| 2013 | 666,773,305 | 227,429 | 2,932 | 13.46% | 13.46% | 60,229,775 | 44,670 | 1,348 | 10.13% | 10.13% | 22,085,650 | 37,287 | 592 | 16.79% | 16.79% |
| 2014 | 1,012,737,320 | 227,806 | 4,446 | 51.63% | 72.04% | 81,299,720 | 44,376 | 1,832 | 35.88% | 49.64% | 31,584,775 | 37,157 | 850 | 43.51% | 67.60% |
| 2015 | 1,373,267,625 | 227,784 | 6,029 | 35.61% | 133.31% | 116,699,745 | 44,254 | 2,637 | 43.94% | 115.40% | 48,550,805 | 37,347 | 1,300 | 52.94% | 156.32% |
| 2016 | 1,373,570,835 | 227,854 | 6,028 | -0.01% | 133.29% | 136,523,570 | 44,082 | 3,097 | 17.44% | 152.97% | 48,377,485 | 37,213 | 1,300 | 0.00% | 156.32% |
| 2017 | 1,329,652,655 | 227,409 | 5,847 | -3.01% | 126.27% | 136,074,485 | 43,931 | 3,097 | 0.01% | 153.00% | 46,200,385 | 35,539 | 1,300 | 0.00% | 156.32% |
| 2018 | 1,239,315,625 | 227,815 | 5,440 | -6.96% | 110.52% | 125,752,475 | 43,679 | 2,879 | -7.05% | 135.16% | 46,108,400 | 35,468 | 1,300 | 0.00% | 156.32% |
| 2019 | 1,190,223,010 | 227,867 | 5,223 | -3.98% | 102.14% | 120,605,100 | 43,642 | 2,764 | -4.01% | 125.72% | 46,101,455 | 35,462 | 1,300 | 0.00% | 156.32% |
| 2020 | 1,029,895,740 | 227,880 | 4,519 | -13.48% | 74.90% | 113,052,140 | 43,591 | 2,593 | -6.15% | 111.83% | 45,449,340 | 34,961 | 1,300 | 0.00% | 156.32% |
| 2021 | 1,018,783,665 | 227,874 | 4,471 | -1.08% | 73.02% | 112,869,845 | 43,519 | 2,594 | 0.00% | 111.84% | 45,466,905 | 34,974 | 1,300 | 0.00% | 156.32% |
| 2022 | 1,019,275,400 | 227,944 | 4,472 | 0.02% | 73.05% | 112,568,625 | 43,399 | 2,594 | 0.01% | 111.86% | 45,333,320 | 34,872 | 1,300 | 0.00% | 156.32% |

Rate Annual %chg Average Value/Acre: 5.64%

7.80%

9.87%

| 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 | 60,865 | 1,353 | 45 | | | 0 | 0 | | | | 661,294,430 | 310,758 | 2,128 | | |
| 2013 | 61,460 | 1,366 | 45 | 0.00% | 0.00% | 0 | 0 | | | | 749,150,190 | 310,751 | 2,411 | 13.29% | 13.29% |
| 2014 | 60,240 | 1,339 | 45 | 0.01% | 0.01% | 0 | 0 | | | | 1,125,682,055 | 310,678 | 3,623 | 50.30% | 70.27% |
| 2015 | 56,665 | 1,259 | 45 | 0.00% | 0.02% | 0 | 0 | | | | 1,538,574,840 | 310,643 | 4,953 | 36.69% | 132.75% |
| 2016 | 203,660 | 1,357 | 150 | 233.38% | 233.44% | 3,033,790 | 1,685 | 1,800 | | | 1,561,709,340 | 312,191 | 5,002 | 1.00% | 135.08% |
| 2017 | 202,510 | 1,350 | 150 | 0.00% | 233.43% | 3,039,550 | 1,689 | 1,800 | 0.00% | | 1,515,169,585 | 309,917 | 4,889 | -2.27% | 129.74% |
| 2018 | 215,805 | 1,438 | 150 | 0.00% | 233.43% | 3,039,550 | 1,689 | 1,800 | 0.00% | | 1,414,431,855 | 310,088 | 4,561 | -6.70% | 114.35% |
| 2019 | 214,480 | 1,430 | 150 | 0.00% | 233.43% | 3,039,550 | 1,689 | 1,800 | 0.00% | | 1,360,183,595 | 310,089 | 4,386 | -3.84% | 106.13% |
| 2020 | 291,140 | 1,941 | 150 | -0.01% | 233.40% | 3,039,550 | 1,689 | 1,800 | 0.00% | | 1,191,727,910 | 310,062 | 3,844 | -12.38% | 80.62% |
| 2021 | 285,975 | 1,906 | 150 | 0.00% | 233.40% | 3,035,120 | 1,686 | 1,800 | 0.00% | | 1,180,441,510 | 309,960 | 3,808 | -0.91% | 78.96% |
| 2022 | 285,745 | 1,905 | 150 | 0.00% | 233.40% | 3,035,120 | 1,686 | 1,800 | 0.00% | | 1,180,498,210 | 309,805 | 3,810 | 0.05% | 79.06% |

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KEARNEY

Rate Annual %chg Average Value/Acre: 6.00%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|-------------------|------------------|------------------|--------------------|-------------------|------------|------------|---------------|------------|------------|----------|--------------------|
| 6,688 | KEARNEY | 86,811,062 | 27,318,809 | 23,387,284 | 408,500,465 | 99,347,865 | 0 | 0 | 1,181,282,435 | 55,563,070 | 34,803,815 | 63,210 | 1,917,078,015 |
| cnty sectorvalue % of total value: | | 4.53% | 1.43% | 1.22% | 21.31% | 5.18% | | | 61.62% | 2.90% | 1.82% | 0.00% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 726 | AXTELL | 1,276,067 | 749,473 | 1,035,752 | 45,461,215 | 8,092,945 | 0 | 0 | 0 | 0 | 0 | 0 | 56,615,452 |
| 10.86% | %sector of county sector | 1.47% | 2.74% | 4.43% | 11.13% | 8.15% | | | | | | | 2.95% |
| | %sector of municipality | 2.25% | 1.32% | 1.83% | 80.30% | 14.29% | | | | | | | 100.00% |
| 71 | HEARTWELL | 60,408 | 215,419 | 432,113 | 1,545,610 | 49,865 | 0 | 0 | 0 | 0 | 0 | 0 | 2,303,415 |
| 1.06% | %sector of county sector | 0.07% | 0.79% | 1.85% | 0.38% | 0.05% | | | | | | | 0.12% |
| | %sector of municipality | 2.62% | 9.35% | 18.76% | 67.10% | 2.16% | | | | | | | 100.00% |
| 2,923 | MINDEN | 10,769,694 | 2,368,053 | 1,135,246 | 162,879,010 | 55,313,460 | 0 | 0 | 0 | 0 | 490 | 0 | 232,465,953 |
| 43.71% | %sector of county sector | 12.41% | 8.67% | 4.85% | 39.87% | 55.68% | | | | | 0.00% | | 12.13% |
| | %sector of municipality | 4.63% | 1.02% | 0.49% | 70.07% | 23.79% | | | | | 0.00% | | 100.00% |
| 43 | NORMAN | 1,372,977 | 0 | 0 | 1,461,780 | 867,085 | 0 | 0 | 0 | 0 | 0 | 0 | 3,701,842 |
| 0.64% | %sector of county sector | 1.58% | | | 0.36% | 0.87% | | | | | | | 0.19% |
| | %sector of municipality | 37.09% | | | 39.49% | 23.42% | | | | | | | 100.00% |
| 358 | WILCOX | 104,783 | 966,196 | 131,742 | 14,134,625 | 3,528,485 | 0 | 0 | 0 | 0 | 0 | 0 | 18,865,831 |
| 5.35% | %sector of county sector | 0.12% | 3.54% | 0.56% | 3.46% | 3.55% | | | | | | | 0.98% |
| | %sector of municipality | 0.56% | 5.12% | 0.70% | 74.92% | 18.70% | | | | | | | 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 | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 4,122 | Total Municipalities | 13,583,930 | 4,299,141 | 2,734,853 | 225,482,244 | 67,851,842 | 0 | 0 | 0 | 0 | 490 | 0 | 313,952,498 |
| 61.63% | %all municip.sectors of cnty | 15.65% | 15.74% | 11.69% | 55.20% | 68.30% | | | | | 0.00% | | 16.38% |

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

CHART 5

| | | | | |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 6,105 | Value : 1,967,942,525 | Growth 9,091,357 | 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 | 159 | 2,672,685 | 35 | 379,130 | 590 | 7,924,745 | 784 | 10,976,560 | |
| 02. Res Improve Land | 1,684 | 32,091,945 | 69 | 2,346,495 | 645 | 18,373,390 | 2,398 | 52,811,830 | |
| 03. Res Improvements | 1,726 | 204,499,810 | 72 | 19,896,975 | 740 | 145,733,375 | 2,538 | 370,130,160 | |
| 04. Res Total | 1,885 | 239,264,440 | 107 | 22,622,600 | 1,330 | 172,031,510 | 3,322 | 433,918,550 | 6,228,502 |
| % of Res Total | 56.74 | 55.14 | 3.22 | 5.21 | 40.04 | 39.65 | 54.41 | 22.05 | 68.51 |
| 05. Com UnImp Land | 56 | 528,850 | 6 | 112,490 | 12 | 1,275,355 | 74 | 1,916,695 | |
| 06. Com Improve Land | 247 | 2,862,495 | 11 | 389,450 | 33 | 2,151,475 | 291 | 5,403,420 | |
| 07. Com Improvements | 256 | 38,239,970 | 13 | 9,234,125 | 35 | 45,905,905 | 304 | 93,380,000 | |
| 08. Com Total | 312 | 41,631,315 | 19 | 9,736,065 | 47 | 49,332,735 | 378 | 100,700,115 | 842,710 |
| % of Com Total | 82.54 | 41.34 | 5.03 | 9.67 | 12.43 | 48.99 | 6.19 | 5.12 | 9.27 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Res & Rec Total | 1,885 | 239,264,440 | 107 | 22,622,600 | 1,330 | 172,031,510 | 3,322 | 433,918,550 | 6,228,502 |
| % of Res & Rec Total | 56.74 | 55.14 | 3.22 | 5.21 | 40.04 | 39.65 | 54.41 | 22.05 | 68.51 |
| Com & Ind Total | 312 | 41,631,315 | 19 | 9,736,065 | 47 | 49,332,735 | 378 | 100,700,115 | 842,710 |
| % of Com & Ind Total | 82.54 | 41.34 | 5.03 | 9.67 | 12.43 | 48.99 | 6.19 | 5.12 | 9.27 |
| 17. Taxable Total | 2,197 | 280,895,755 | 126 | 32,358,665 | 1,377 | 221,364,245 | 3,700 | 534,618,665 | 7,071,212 |
| % of Taxable Total | 59.38 | 52.54 | 3.41 | 6.05 | 37.22 | 41.41 | 60.61 | 27.17 | 77.78 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 20 | 324,085 | 6,364,370 | 0 | 0 | 0 |
| 19. Commercial | 2 | 68,135 | 648,335 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 20 | 324,085 | 6,364,370 |
| 19. Commercial | 0 | 0 | 0 | 2 | 68,135 | 648,335 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 22 | 392,220 | 7,012,705 |

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 | 2 | 102,710 | 2 | 102,710 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 2 | 102,710 | 2 | 102,710 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 201 | 1 | 81 | 283 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-------|---------|---------------|---------|---------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 0 | 0 | 1,855 | 1,036,151,815 | 1,855 | 1,036,151,815 |
| 28. Ag-Improved Land | 0 | 0 | 0 | 0 | 513 | 315,858,340 | 513 | 315,858,340 |
| 29. Ag Improvements | 1 | 490 | 0 | 0 | 547 | 81,210,505 | 548 | 81,210,995 |

| | | | | | |
|--------------|--|--|--|-------|---------------|
| 30. Ag Total | | | | 2,403 | 1,433,221,150 |
|--------------|--|--|--|-------|---------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|----------|----------|------------|-----------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 1 | 0.00 | 490 | 0 | 0.00 | 0 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Rural | | | Total | | | |
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 44 | 46.28 | 582,400 | 44 | 46.28 | 582,400 | |
| 32. HomeSite Improv Land | 297 | 332.81 | 7,730,310 | 297 | 332.81 | 7,730,310 | |
| 33. HomeSite Improvements | 303 | 0.00 | 47,752,570 | 303 | 0.00 | 47,752,570 | 1,171,830 |
| 34. HomeSite Total | | | | 347 | 379.09 | 56,065,280 | |
| 35. FarmSite UnImp Land | 10 | 8.57 | 40,715 | 10 | 8.57 | 40,715 | |
| 36. FarmSite Improv Land | 418 | 420.88 | 2,047,970 | 418 | 420.88 | 2,047,970 | |
| 37. FarmSite Improvements | 533 | 0.00 | 33,457,935 | 534 | 0.00 | 33,458,425 | 848,315 |
| 38. FarmSite Total | | | | 544 | 429.45 | 35,547,110 | |
| 39. Road & Ditches | 2,276 | 7,199.97 | 0 | 2,276 | 7,199.97 | 0 | |
| 40. Other- Non Ag Use | 7 | 358.10 | 434,345 | 7 | 358.10 | 434,345 | |
| 41. Total Section VI | | | | 891 | 8,366.61 | 92,046,735 | 2,020,145 |

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 | 51,815.73 | 22.69% | 284,986,505 | 24.29% | 5,500.00 |
| 46. 1A | 99,340.95 | 43.50% | 546,274,215 | 46.57% | 5,498.98 |
| 47. 2A1 | 19,155.42 | 8.39% | 103,726,535 | 8.84% | 5,415.00 |
| 48. 2A | 19,429.43 | 8.51% | 100,838,880 | 8.60% | 5,190.01 |
| 49. 3A1 | 166.10 | 0.07% | 747,450 | 0.06% | 4,500.00 |
| 50. 3A | 16,971.85 | 7.43% | 67,887,400 | 5.79% | 4,000.00 |
| 51. 4A1 | 12,710.08 | 5.57% | 41,308,610 | 3.52% | 3,250.07 |
| 52. 4A | 8,762.08 | 3.84% | 27,337,690 | 2.33% | 3,120.00 |
| 53. Total | 228,351.64 | 100.00% | 1,173,107,285 | 100.00% | 5,137.28 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 28,908.87 | 67.22% | 86,726,610 | 72.56% | 3,000.00 |
| 56. 2D1 | 2,222.87 | 5.17% | 5,779,460 | 4.84% | 2,600.00 |
| 57. 2D | 5,776.43 | 13.43% | 15,018,665 | 12.57% | 2,599.99 |
| 58. 3D1 | 1,372.26 | 3.19% | 3,037,870 | 2.54% | 2,213.77 |
| 59. 3D | 255.43 | 0.59% | 510,860 | 0.43% | 2,000.00 |
| 60. 4D1 | 2,180.54 | 5.07% | 4,361,080 | 3.65% | 2,000.00 |
| 61. 4D | 2,288.57 | 5.32% | 4,085,160 | 3.42% | 1,785.03 |
| 62. Total | 43,004.97 | 100.00% | 119,519,705 | 100.00% | 2,779.21 |
| Grass | | | | | |
| 63. 1G1 | 7,866.68 | 22.61% | 10,226,745 | 22.61% | 1,300.01 |
| 64. 1G | 1,785.25 | 5.13% | 2,320,820 | 5.13% | 1,300.00 |
| 65. 2G1 | 4,055.94 | 11.66% | 5,272,835 | 11.66% | 1,300.03 |
| 66. 2G | 1,363.65 | 3.92% | 1,772,745 | 3.92% | 1,300.00 |
| 67. 3G1 | 17,037.82 | 48.97% | 22,149,180 | 48.97% | 1,300.00 |
| 68. 3G | 1,096.63 | 3.15% | 1,425,595 | 3.15% | 1,299.98 |
| 69. 4G1 | 1,521.34 | 4.37% | 1,977,750 | 4.37% | 1,300.01 |
| 70. 4G | 62.24 | 0.18% | 80,915 | 0.18% | 1,300.05 |
| 71. Total | 34,789.55 | 100.00% | 45,226,585 | 100.00% | 1,300.00 |
| Irrigated Total | | | | | |
| Irrigated Total | 228,351.64 | 73.72% | 1,173,107,285 | 87.47% | 5,137.28 |
| Dry Total | | | | | |
| Dry Total | 43,004.97 | 13.88% | 119,519,705 | 8.91% | 2,779.21 |
| Grass Total | | | | | |
| Grass Total | 34,789.55 | 11.23% | 45,226,585 | 3.37% | 1,300.00 |
| 72. Waste | 1,904.54 | 0.61% | 285,720 | 0.02% | 150.02 |
| 73. Other | 1,686.18 | 0.54% | 3,035,120 | 0.23% | 1,800.00 |
| 74. Exempt | 3,467.42 | 1.12% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 309,736.88 | 100.00% | 1,341,174,415 | 100.00% | 4,330.04 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|-------------|----------|-------------------|----------------------|-------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 228,351.64 | 1,173,107,285 | 228,351.64 | 1,173,107,285 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 43,004.97 | 119,519,705 | 43,004.97 | 119,519,705 |
| 78. Grass | 0.00 | 0 | 0.00 | 0 | 34,789.55 | 45,226,585 | 34,789.55 | 45,226,585 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 1,904.54 | 285,720 | 1,904.54 | 285,720 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 1,686.18 | 3,035,120 | 1,686.18 | 3,035,120 |
| 81. Exempt | 78.90 | 0 | 0.00 | 0 | 3,388.52 | 0 | 3,467.42 | 0 |
| 82. Total | 0.00 | 0 | 0.00 | 0 | 309,736.88 | 1,341,174,415 | 309,736.88 | 1,341,174,415 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 228,351.64 | 73.72% | 1,173,107,285 | 87.47% | 5,137.28 |
| Dry Land | 43,004.97 | 13.88% | 119,519,705 | 8.91% | 2,779.21 |
| Grass | 34,789.55 | 11.23% | 45,226,585 | 3.37% | 1,300.00 |
| Waste | 1,904.54 | 0.61% | 285,720 | 0.02% | 150.02 |
| Other | 1,686.18 | 0.54% | 3,035,120 | 0.23% | 1,800.00 |
| Exempt | 3,467.42 | 1.12% | 0 | 0.00% | 0.00 |
| Total | 309,736.88 | 100.00% | 1,341,174,415 | 100.00% | 4,330.04 |

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 | 0 | 0 | 0 | 0 | 1 | 2,585 | 1 | 2,585 | 0 |
| 83.2 Awarii Dunes, Craneview | 33 | 1,556,720 | 12 | 407,980 | 18 | 4,642,610 | 51 | 6,607,310 | 830,435 |
| 83.3 Axtell | 18 | 327,945 | 308 | 6,432,065 | 308 | 40,459,445 | 326 | 47,219,455 | 763,225 |
| 83.4 Minden | 78 | 2,059,030 | 1,160 | 24,277,850 | 1,197 | 148,514,265 | 1,275 | 174,851,145 | 135,715 |
| 83.5 Minden Commercial | 0 | 0 | 1 | 4,400 | 1 | 32,255 | 1 | 36,655 | 0 |
| 83.6 Rural 1 | 568 | 5,509,790 | 539 | 13,795,120 | 620 | 120,277,685 | 1,188 | 139,582,595 | 4,076,405 |
| 83.7 Rural Subs | 24 | 1,237,365 | 163 | 6,516,785 | 174 | 40,710,055 | 198 | 48,464,205 | 389,517 |
| 83.8 Small Communities | 25 | 46,020 | 66 | 168,960 | 66 | 2,786,310 | 91 | 3,001,290 | 0 |
| 83.9 Wilcox | 38 | 239,690 | 149 | 1,208,670 | 153 | 12,704,950 | 191 | 14,153,310 | 33,205 |
| 84 Residential Total | 784 | 10,976,560 | 2,398 | 52,811,830 | 2,538 | 370,130,160 | 3,322 | 433,918,550 | 6,228,502 |

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 | Axtell | 5 | 96,560 | 1 | 15,650 | 1 | 17,885 | 6 | 130,095 | 0 |
| 85.2 | Minden | 1 | 5,420 | 11 | 179,730 | 10 | 1,566,370 | 11 | 1,751,520 | 352,835 |
| 85.3 | Minden Commercial | 25 | 331,330 | 148 | 2,749,695 | 157 | 50,144,945 | 182 | 53,225,970 | 363,105 |
| 85.4 | Other Commercial | 43 | 1,483,385 | 129 | 2,437,090 | 134 | 41,567,715 | 177 | 45,488,190 | 0 |
| 85.5 | Rural 1 | 0 | 0 | 1 | 17,465 | 1 | 18,305 | 1 | 35,770 | 126,770 |
| 85.6 | Wilcox | 0 | 0 | 1 | 3,790 | 1 | 64,780 | 1 | 68,570 | 0 |
| 86 | Commercial Total | 74 | 1,916,695 | 291 | 5,403,420 | 304 | 93,380,000 | 378 | 100,700,115 | 842,710 |

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 | 7,866.68 | 22.61% | 10,226,745 | 22.61% | 1,300.01 |
| 88. 1G | 1,785.25 | 5.13% | 2,320,820 | 5.13% | 1,300.00 |
| 89. 2G1 | 4,055.94 | 11.66% | 5,272,835 | 11.66% | 1,300.03 |
| 90. 2G | 1,363.65 | 3.92% | 1,772,745 | 3.92% | 1,300.00 |
| 91. 3G1 | 17,037.82 | 48.97% | 22,149,180 | 48.97% | 1,300.00 |
| 92. 3G | 1,096.63 | 3.15% | 1,425,595 | 3.15% | 1,299.98 |
| 93. 4G1 | 1,521.34 | 4.37% | 1,977,750 | 4.37% | 1,300.01 |
| 94. 4G | 62.24 | 0.18% | 80,915 | 0.18% | 1,300.05 |
| 95. Total | 34,789.55 | 100.00% | 45,226,585 | 100.00% | 1,300.00 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 34,789.55 | 100.00% | 45,226,585 | 100.00% | 1,300.00 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 34,789.55 | 100.00% | 45,226,585 | 100.00% | 1,300.00 |

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

50 Kearney

| | 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 | 408,500,465 | 433,918,550 | 25,418,085 | 6.22% | 6,228,502 | 4.70% |
| 02. Recreational | 0 | 0 | 0 | | 0 | |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 55,563,070 | 56,065,280 | 502,210 | 0.90% | 1,171,830 | -1.21% |
| 04. Total Residential (sum lines 1-3) | 464,063,535 | 489,983,830 | 25,920,295 | 5.59% | 7,400,332 | 3.99% |
| 05. Commercial | 99,347,865 | 100,700,115 | 1,352,250 | 1.36% | 842,710 | 0.51% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 99,347,865 | 100,700,115 | 1,352,250 | 1.36% | 842,710 | 0.51% |
| 08. Ag-Farmsite Land, Outbuildings | 34,429,530 | 35,547,110 | 1,117,580 | 3.25% | 848,315 | 0.78% |
| 09. Minerals | 63,210 | 102,710 | 39,500 | 62.49 | 0 | 62.49% |
| 10. Non Ag Use Land | 374,285 | 434,345 | 60,060 | 16.05% | | |
| 11. Total Non-Agland (sum lines 8-10) | 34,867,025 | 36,084,165 | 1,217,140 | 3.49% | 848,315 | 1.06% |
| 12. Irrigated | 1,021,154,245 | 1,173,107,285 | 151,953,040 | 14.88% | | |
| 13. Dryland | 111,519,640 | 119,519,705 | 8,000,065 | 7.17% | | |
| 14. Grassland | 45,287,710 | 45,226,585 | -61,125 | -0.13% | | |
| 15. Wasteland | 285,720 | 285,720 | 0 | 0.00% | | |
| 16. Other Agland | 3,035,120 | 3,035,120 | 0 | 0.00% | | |
| 17. Total Agricultural Land | 1,181,282,435 | 1,341,174,415 | 159,891,980 | 13.54% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 1,779,560,860 | 1,967,942,525 | 188,381,665 | 10.59% | 9,091,357 | 10.07% |

2023 Assessment Survey for Kearney County

A. Staffing and Funding Information

| | |
|-----|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | None. |
| 3. | Other full-time employees: |
| | 0 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$259,000 (this includes the \$95,000 appraisal budget) |
| 7. | Adopted budget, or granted budget if different from above: |
| | |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$100,000 |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | \$100,000 |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | na |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$800 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$0 |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | MIPS PC v2 |
| 2. | CAMA software: |
| | MIPS PC v2 |
| 3. | Personal Property software: |
| | MIPS PC v2 |
| 4. | Are cadastral maps currently being used? |
| | Yes. |
| 5. | If so, who maintains the Cadastral Maps? |
| | Assessor. |
| 6. | Does the county have GIS software? |
| | Yes. |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes. https://kearney.gworks.com |
| 8. | Who maintains the GIS software and maps? |
| | Assessor. |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | GWorks imagery |
| 10. | When was the aerial imagery last updated? |
| | 2023 reviewing to pick up changes for 2024 |

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? |
| | Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county. |
| 4. | When was zoning implemented? |
| | 2001 |

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | Central Plains Valuation |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | Pritchard and Abbott |

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? |
| | County requires that the appraiser be a registered appraiser. |
| 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 Kearney County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--|---|--|---|--|---|--|---|---|---|---|---|--|---|---|-------|---------------------------|-------|------------------------|
| | Appraisal Firm | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Wilcox (2013 population-354). A small community with a school system but few other amenities.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Awarii Dunes, Craneview. Golf course subdivisions.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural. All rural residential properties not in an identified subdivision.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system. | 2 | Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system. | 3 | Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county. | 4 | Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities | 5 | Wilcox (2013 population-354). A small community with a school system but few other amenities. | 6 | Awarii Dunes, Craneview. Golf course subdivisions. | 7 | Rural. All rural residential properties not in an identified subdivision. | AG OB | Agricultural outbuildings | AG DW | Agricultural dwellings |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | |
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| AG OB | Agricultural outbuildings | | | | | | | | | | | | | | | | | | | | |
| AG DW | Agricultural dwellings | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | |
| | Only the cost approach is used to determined market value of residential properties. | | | | | | | | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | | | | | | | |
| | Depreciation 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? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Based on sale. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | All lots are treated the same. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | 2022 | 2019 | 2022 | 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 2021 | 2019 | 2021 | 2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 2014 | 2011 | 2011 | 2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 2021 | 2019 | 2021 | 2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 2021 | 2019 | 2021 | 2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 2019 | 2019 | 2019 | 2019 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 2019 | 2019 | 2019 | 2019 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AG OB | 2019 | 2019 | | 2019 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AG DW | 2019 | 2019 | 2019 | 2019 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Kearney County conducts land and depreciation studies yearly. The dates in the above table represent the date that the tables were last changed. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2023 Commercial Assessment Survey for Kearney County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|---|--------------------------------|--|------|------|------|------|---|------|------|------|------|
| | Contracted Appraisal Firm | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | |
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| 1 | Minden. Largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county | | | | | | | | | | | | | | | | | | |
| 2 | Remainder of the county. Commercial parcels lying outside of Minden. | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | | | | | | |
| | All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches. | | | | | | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | | | | | | |
| | The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary. | | | | | | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | | | | | |
| | Depreciation tables are developed based on local market information. | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted. | | | | | | | | | | | | | | | | | | |
| | Yes. | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | | | | | | |
| | The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre | | | | | | | | | | | | | | | | | | |
| 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;">2020</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2020</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 | 2020 | 2019 | 2014 | 2020 | 2 | 2020 | 2019 | 2014 | 2020 |
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| 1 | 2020 | 2019 | 2014 | 2020 | | | | | | | | | | | | | | | |
| 2 | 2020 | 2019 | 2014 | 2020 | | | | | | | | | | | | | | | |
| | N/A | | | | | | | | | | | | | | | | | | |

2023 Agricultural Assessment Survey for Kearney County

| 1. | Valuation data collection done by: | | | | | | | |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|----|--|------|
| | Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land. | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Kearney has one market area. No geographic or economic differences have been determined.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | Kearney has one market area. No geographic or economic differences have been determined. | 2020 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | |
| 01 | Kearney has one market area. No geographic or economic differences have been determined. | 2020 | | | | | | |
| | N/A | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | |
| | Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed. | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | |
| | Sales are reviewed and inspected for current use before a determination is made. | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | | |
| | Yes. | | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | | |
| | One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales. | | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | |
| | WRP land is currently valued at \$1,200 an acre based on sales of WRP within the county. | | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | | |
| | Irrigated Grass | | | | | | | |
| | <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? | | | | | | | |
| | None. | | | | | | | |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | | |
| | Study sales for a separate market involving non-agricultural influences | | | | | | | |
| | | | | | | | | |

| | |
|------------|---|
| | <u>If your county recognizes a special value, please answer the following</u> |
| 8c. | Describe the non-agricultural influences recognized within the county. |
| | N/A |
| 8d. | Where is the influenced area located within the county? |
| | N/A |
| 8e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | N/A |

Plan of Assessment for Kearney County

Assessment Years 2023, 2024 and 2025

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the 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.

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The Assessor requested and received an office budget of \$164,000. She also requested and received an appraisal maintenance budget of \$95,000. The Board also approved taking money from the inheritance fund (in the amount of \$45,000) to pay gWorks to fly the county.

The GIS system is continually updated for land use changes. Property record cards are continually updated for name changes, sales information, valuations changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by gWorks.

The Assessor's website can be found at kearney.gworks.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled monthly. Ownership changes are made in the administrative package the first of each month and our website updates nightly. All agricultural sales are verified by a sales verification form sent to the grantor and grantee and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are submitted periodically throughout the year and the properties inspected before March of the following year. All pick-up work is scheduled to be completed by March 1 of each year.

We started getting reviews on a 6-year cycle 2019. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios, then these studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual of residential property is as follows: Rural Res – 2019; Cities/Villages - 2019. Commercial properties are costed from 2019. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered in to the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance of if all guidelines are met.

Notice of Valuation Change postcards are mailed to property owners whose values changed. They are mailed on or before June 1.

Level of Value for assessment year 2022:

| <u>Property Class</u> | <u>Median</u> |
|-----------------------|---------------|
| Residential | 95% |
| Commercial | 96% |
| Agricultural Land | 72% |

Assessment Actions Planned for Assessment Year 2023:

Residential:

A review of Minden will be done. Properties are be reviewed, measured and new photos taken. Pricing will be updated. All residential sales will be reviewed and plotted. Depreciation tables will be adjusted according to the actions of the market. We will also be looking at lot values in Minden. All residential pick-up work and building permits will be reviewed and completed by March 1, 2022.

Commercial:

Analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1,2023.

Agricultural:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and staff. A market analysis will be conducted for 2023 and values assessed according to the rules set out by the Property Tax Administrator. All pick-up work will be reviewed and completed by March 1, 2023.

Assessment Actions planned for 2024:

Residential:

The market will continue to be monitored. Valuation Group 3 will be reviewed. The flyover of the County by gWorks will be complete and rural properties updated. Residential pick-up work and building permits will be reviewed and completed by March 1, 2024.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2023.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2023.

Assessment Actions Planned for Assessment Year 2025:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2024.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2024.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes. Land use will continue to be updated as information becomes available. All pick-up work will reviewed and completed by March 1, 2024.

Other functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made monthly as transfers are given to the Assessor's Office from the Register of Deeds. "Green Sheets" are sent electronically to the Department of Revenue. Splits and subdivision changes are made as they become available. All information is updated in the GIS system and the computer administration system as they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - Abstracts
 - Assessor Survey
 - Sales information to PAD, rosters and annual assessed value update
 - Certification of Value to political subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report
 - Personal Property Tax Loss Report
 - Certificate of Taxes Levied Report
 - Report of all exempt property and taxable government owned property
 - Annual Plan of Assessment
3. Personal Property: Administer annual filing of approximately 1000 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer 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 record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing purposes.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed property.
11. Tax List Corrections: Prepare tax list correction documents for county board approval.
12. County Board of Equalization: Attend County Board of Equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC – defend valuation.

14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.
15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four-year period to maintain it.

Respectfully submitted,

Jennifer Pittner

Kearney County Assessor