

NEBRASKA

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DEPARTMENT OF REVENUE

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

KEITH 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 Keith 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 Keith 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: Renae Zink, Keith County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

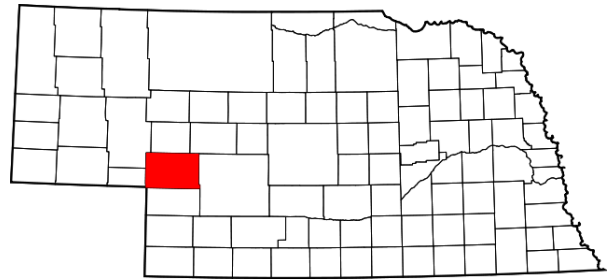
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

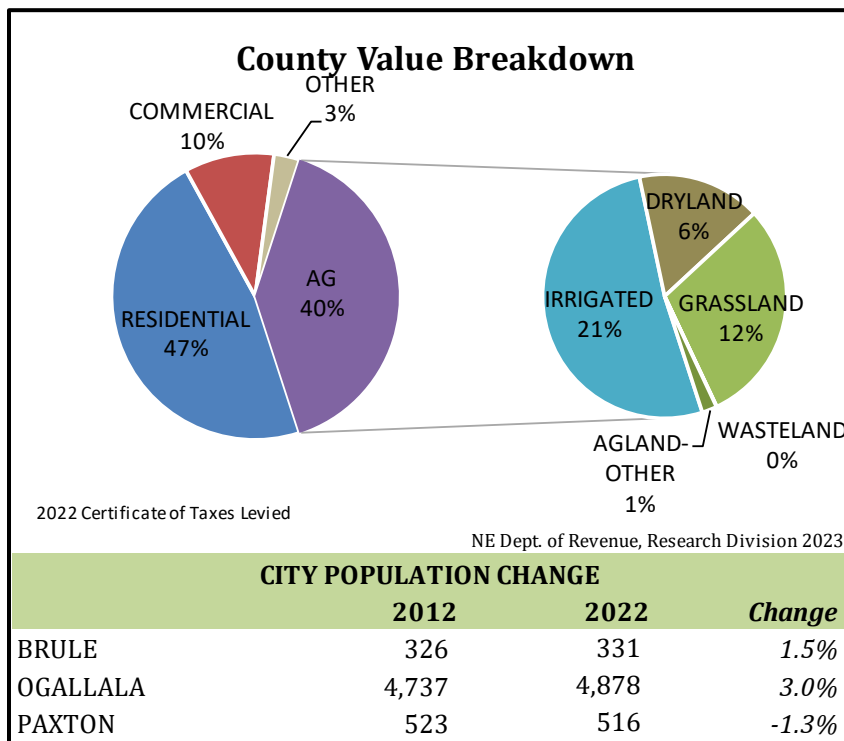
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,062 square miles, Keith County has 8,279 residents, per the Census Bureau Quick Facts for 2021, a 1% population decline from the 2020 U.S. Census. Reports indicate that 76% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$152,158 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Keith County are located in and around the county seat of Ogallala. According to the latest information available from the U.S. Census Bureau, there are 334 employer establishments with total employment of 2,503, for a 3% increase in employment.



Agricultural land contributes to approximately 53% of the county's overall valuation base. Grassland makes up the majority of the land in the county. Keith County is included in the Twin Platte Natural Resources District.

Lake McConaughy is a recreational attraction in Keith County. It is Nebraska's largest lake and the largest reservoir in a three-state region. The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is located on the edge of the

Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.

2023 Residential Correlation for Keith County

Assessment Actions

New land tables were implemented in Ogallala and at Lake McConaughy. The Lake Mobile Home Parks had a complete reappraisal with new leasehold tables applied. All areas had updated costing tables with new local factors that ranged from .70 to 1.25. General maintenance and pick-up work was completed and placed on the assessment rolls.

Assessment Practice Review

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

A review of the assessment practices finds that questionnaires are used with follow up phone calls to gather the information to determine proper qualification of sales and to provide necessary comments when sales are disqualified. The usability rate is comparable to the statewide average. All indications support that all arm's-length transactions are being used for measurement.

The statistical analysis of the residential market is divided into six valuation groups. Valuation Group 1 is the county seat of Ogallala. Valuation Groups 2 and 3 are Brule and Paxton respectively. Valuation Group 4 consists of parcel outside the city limits and the boundaries of Lake McConaughy. Valuation Group 5 are the parcels around Lake McConaughy. Keystone, Roscoe, and Sarben make up Valuation Group 8.

The six-year inspection and review cycle is being maintained with the Rural Residential and Ogallala Suburban being the next to be reviewed for the 2024 assessment cycle Costing and depreciation tables as well as lot models are being kept current. A written valuation methodology is maintained in the office of the county assessor.

Description of Analysis

The six valuation groups used by the county assessor had 314 sales in the current study period.

Valuation Group	Description
1	Ogallala
2	Paxton
3	Brule
4	Rural
5	Lake McConaughy
8	Keystone, Roscoe, Sarben

All three measures of central tendency are within the acceptable range as well as the PRD. The COD is slightly above the acceptable range at 21%. More than half of the sales are in Valuation

2023 Residential Correlation for Keith County

Group 1 with 178 sales. The medians of all the valuation groups are in range with the exception of Valuation Group 8 which is at 91% but contains only three sales for analysis. Valuation Groups 1 and 4 demonstrate PRD's that are only slightly high.

The PRD in Valuation Group 2 is quite high at 120%, with a relatively small sample. The arrayed medians of Valuation Group 2 display a regressive pattern. A single high dollar outlier does have a significant impact on the PRD, but its removal does not eliminate the regressive pattern that is evident in the assessment-to-sale ratios. The county assessor should evaluate the appraisal model in this valuation group for the next assessment year.

The comparison of the assessor location sample changes to the assessor location changes in the abstract largely followed the assessment actions of the county assessor. In two of the locations the influence of one or two outliers in the sales greatly impacted the sample. The Lake assessor location shows a significant difference between the abstract and the sales sample. There appears to be a discrepancy with the provided assessment actions, the net gain of parcels and the minimal change in the abstract for the Lake Assessor Location. A thorough examination during the Assessment Practice Review will be needed to rectify the discrepancy that is impacting the assessor location and the overall residential class.

The 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows less of a change than sales file sampling by 10%.

Equalization and Quality of Assessment

In consideration of the assessment practices of the county combined with the analysis of the statistics indicate that the residential class is equalized. The assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	178	92.14	96.04	92.09	19.84	104.29
2	13	97.11	93.88	78.18	20.38	120.08
3	11	91.60	89.35	87.06	13.10	102.63
4	43	98.15	99.71	96.22	22.04	103.63
5	66	91.69	95.35	93.74	25.75	101.72
8	3	90.52	75.43	79.17	21.45	95.28
<u>ALL</u>	314	92.06	95.87	92.96	21.49	103.13

Level of Value

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

2023 Commercial Correlation for Keith County

Assessment Actions

New land tables were implemented. Improvements received a 2% increase. The reappraisal process was started for all commercial property but could not be completed for implementation for 2023. Pick-up work was completed and added to the assessment rolls.

Assessment Practice Review

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

Sales questionnaires are used to capture detailed information assisting in determining the usability of the sale. The overall usability rate is comparable to the statewide average. All disqualified sales have documented reasons for the disqualification. The assessment practice review indicates that all arm's-length transactions were made available for measurement purposes.

The six-year inspection and review cycle was reviewed. The county assessor needs to complete the reappraisal in 2024 to be in compliance with the six-year inspection and review cycle.

The commercial market is stratified into six valuation groups based on unique economic patterns. The valuation groups are based on the City of Ogallala, the Villages of Paxton and Brule, Lake McConaughy, the rural parcels and a combination of the smaller villages of Keystone, Roscoe and Sarben. The cost approach is used to estimate the market value of commercial properties in Keith County. New depreciation and costing tables will be updated to 2023 and 2022 respectively with the completion of the reappraisal.

Description of Analysis

Six valuation groups are used for the commercial class.

Valuation Group	Description
1	Ogallala
2	Paxton
3	Brule
4	Rural
5	Lake McConaughy
8	Keystone, Roscoe, and Sarben

The commercial statistical profile consisted of 34 qualified sales producing a median and mean in the acceptable range while the weighted mean was high. The qualitative statistics produced a high COD and a low PRD. Examination by valuation group, found only Valuation Group 1 with sufficient sales for reliable measurement. It produced a median in the acceptable range. In both

2023 Commercial Correlation for Keith County

overall statistics and the Valuation Group 1 statistics, the PRD is being negatively impacted by a high dollar sale, when removed it improves the PRD to 100%. Likewise, the COD is improved to 25%. With the improvement of the COD without significant impact in the median, the median will be relied upon to indicate the level of value. The commercial review that was intended to be implemented for this year was extended into next year which should improve the overall quality of the statistics.

The review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows an increase to the population and the sales in a manner consistent with the assessment actions of the county assessor.

Equalization and Quality of Assessment

The statistical profile and the review of the assessment practices of the county assessor support that commercial properties within the county are assessed within acceptable ranges and therefore are equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	25	94.28	106.42	130.72	28.88	81.41
3	1	56.64	56.64	56.64	00.00	100.00
4	3	43.04	46.40	42.08	17.73	110.27
5	5	92.89	103.25	103.59	19.27	99.67
<u> ALL </u>	34	93.20	99.19	113.83	29.98	87.14

Level of Value

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

2023 Agricultural Correlation for Keith County

Assessment Actions

Dryland in Market Area 3 was increased 9% and in Market Area 2, the increase was 10%. Costing was updated costing to 2022 with a local factor of 1.25.

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 sale usability rate is comparable to the statewide average. Sales verification forms are used to collect information used for the proper qualification of sales. Adequate information is provided to justify the disqualification of sales. All arm's-length sales have been made available for measurement purposes.

The use of three market areas is necessary for the proper stratification of sales. Market Area 1, in the northern portion the county is associated with the Sandhills ecosystem. The soil is largely sandy and used primarily for grazing purposes. The area between the North Platte and South Platte Rivers is designated Market Area 2. Grassland and dryland are most common with only a small amount of irrigated land. The southside of county is Market Area 3. It is predominantly cropland with 20% grassland comprising the rest of the land.

Aerial imagery and Farm Service Agency (FSA) maps are used for land use determinations. Intensive use designations have been used for feedlots. Currently 346 special value parcels are identified. The six-year inspection and review cycle is up to date. The rural residential and agricultural improvements reappraisal will begin in the 2024 assessment cycle. Agricultural homes and outbuildings use the same appraisal models as the rural residential for valuation.

Description of Analysis

The three-year study period contains 58 qualified sales producing a median of 72%, a weighted mean of 66% and a mean of 73%. The COD is within the acceptable range at 15%. Market area analysis produces medians within the acceptable range for Market Areas 2 and 3 with the bulk of the sales. Market Area 1 with only five sales does not have enough sales for statistical reliability and is only slightly above the acceptable range.

Examination of the sales by the 80% Majority Land Use (MLU) finds the median within the acceptable range in all areas that have sufficient sales for reliable analysis.

Review of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

2023 Agricultural Correlation for Keith County

Equalization and Quality of Assessment

The rural residential and agricultural markets are appraised using the same appraisal practices and are at a sufficient level of market value. A review of the assessment practices and the statistical profile indicates that agricultural values are equalized. Given the available information, the quality of assessment for the agricultural class is determined to be in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	14	72.04	67.11	59.23	13.06	113.30
2	3	72.80	62.06	46.69	16.50	132.92
3	11	71.28	68.49	67.36	12.01	101.68
<u>Dry</u>						
County	19	70.86	79.32	76.18	18.26	104.12
2	14	70.51	80.18	78.38	17.73	102.30
3	5	71.55	76.90	69.48	19.61	110.68
<u>Grass</u>						
County	11	75.33	70.42	73.04	12.32	96.41
1	5	75.86	70.22	70.44	08.57	99.69
2	3	75.33	77.42	80.52	04.21	96.15
3	3	72.16	63.74	72.33	26.04	88.12
<u>ALL</u>	58	72.48	73.45	65.65	15.01	111.88

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Keith County is 72%.

Special Valuation

A review of agricultural land value in Keith County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

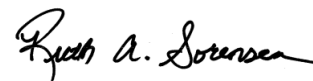
2023 Opinions of the Property Tax Administrator for Keith County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	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 Keith County

Residential Real Property - Current

Number of Sales	314	Median	92.06
Total Sales Price	\$69,965,351	Mean	95.87
Total Adj. Sales Price	\$69,965,351	Wgt. Mean	92.96
Total Assessed Value	\$65,040,650	Average Assessed Value of the Base	\$137,871
Avg. Adj. Sales Price	\$222,820	Avg. Assessed Value	\$207,136

Confidence Interval - Current

95% Median C.I	89.56 to 95.10
95% Wgt. Mean C.I	89.99 to 95.93
95% Mean C.I	92.81 to 98.93
% of Value of the Class of all Real Property Value in the County	44.95
% of Records Sold in the Study Period	5.16
% of Value Sold in the Study Period	7.75

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	338	94	94.24
2021	291	95	95.05
2020	267	97	96.56
2019	295	93	93.10

2023 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	34	Median	93.20
Total Sales Price	\$13,534,795	Mean	99.19
Total Adj. Sales Price	\$13,534,795	Wgt. Mean	113.83
Total Assessed Value	\$15,406,202	Average Assessed Value of the Base	\$254,845
Avg. Adj. Sales Price	\$398,082	Avg. Assessed Value	\$453,124

Confidence Interval - Current

95% Median C.I	83.42 to 108.96
95% Wgt. Mean C.I	81.60 to 146.05
95% Mean C.I	86.51 to 111.87
% of Value of the Class of all Real Property Value in the County	9.88
% of Records Sold in the Study Period	4.70
% of Value Sold in the Study Period	8.35

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	27	92	92.01
2021	14	99	99.04
2020	23	100	94.08
2019	31	93	93.19

**51 Keith
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 : 314
 Total Sales Price : 69,965,351
 Total Adj. Sales Price : 69,965,351
 Total Assessed Value : 65,040,650
 Avg. Adj. Sales Price : 222,820
 Avg. Assessed Value : 207,136

MEDIAN : 92
 WGT. MEAN : 93
 MEAN : 96
 COD : 21.49
 PRD : 103.13

COV : 28.84
 STD : 27.65
 Avg. Abs. Dev : 19.78
 MAX Sales Ratio : 225.14
 MIN Sales Ratio : 32.96

95% Median C.I. : 89.56 to 95.10
 95% Wgt. Mean C.I. : 89.99 to 95.93
 95% Mean C.I. : 92.81 to 98.93

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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-20 To 31-DEC-20	33	107.47	116.50	114.52	22.60	101.73	70.96	225.14	96.76 to 122.97	173,045	198,163
01-JAN-21 To 31-MAR-21	36	108.04	109.18	105.39	20.34	103.60	63.90	204.76	96.19 to 126.27	236,542	249,298
01-APR-21 To 30-JUN-21	46	88.18	91.09	89.49	21.22	101.79	32.96	177.65	79.99 to 96.11	240,159	214,918
01-JUL-21 To 30-SEP-21	40	93.20	93.68	92.33	14.14	101.46	43.37	161.34	85.79 to 97.14	237,855	219,622
01-OCT-21 To 31-DEC-21	29	98.02	97.21	96.38	19.61	100.86	40.55	163.91	83.37 to 109.72	189,229	182,376
01-JAN-22 To 31-MAR-22	43	93.79	92.32	89.12	21.27	103.59	38.76	166.89	78.91 to 103.05	183,402	163,443
01-APR-22 To 30-JUN-22	40	85.01	87.01	83.70	19.67	103.95	46.65	159.80	78.22 to 92.13	255,675	214,002
01-JUL-22 To 30-SEP-22	47	84.01	87.72	86.19	18.35	101.78	41.25	218.75	79.67 to 90.17	246,317	212,307
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	155	96.15	101.37	98.27	21.75	103.15	32.96	225.14	92.29 to 101.72	224,435	220,550
01-OCT-21 To 30-SEP-22	159	88.93	90.52	87.71	20.32	103.20	38.76	218.75	82.77 to 91.99	221,244	194,059
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	151	94.07	97.26	95.28	20.34	102.08	32.96	204.76	89.92 to 98.43	228,905	218,111
<u>ALL</u>	314	92.06	95.87	92.96	21.49	103.13	32.96	225.14	89.56 to 95.10	222,820	207,136

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	178	92.14	96.04	92.09	19.84	104.29	46.65	225.14	89.16 to 95.80	164,389	151,388
2	13	97.11	93.88	78.18	20.38	120.08	41.25	159.80	79.67 to 105.29	120,573	94,270
3	11	91.60	89.35	87.06	13.10	102.63	62.55	127.55	70.19 to 106.21	101,527	88,385
4	43	98.15	99.71	96.22	22.04	103.63	54.37	204.76	85.41 to 108.20	331,226	318,700
5	66	91.69	95.35	93.74	25.75	101.72	32.96	177.65	84.03 to 101.30	350,108	328,200
8	3	90.52	75.43	79.17	21.45	95.28	38.76	97.01	N/A	223,333	176,820
<u>ALL</u>	314	92.06	95.87	92.96	21.49	103.13	32.96	225.14	89.56 to 95.10	222,820	207,136

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	311	91.99	95.88	92.96	21.64	103.14	32.96	225.14	89.42 to 95.12	219,586	204,135
06	3	94.07	95.43	92.87	06.69	102.76	86.68	105.55	N/A	558,000	518,192
07											
<u>ALL</u>	314	92.06	95.87	92.96	21.49	103.13	32.96	225.14	89.56 to 95.10	222,820	207,136

**51 Keith
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 : 314
 Total Sales Price : 69,965,351
 Total Adj. Sales Price : 69,965,351
 Total Assessed Value : 65,040,650
 Avg. Adj. Sales Price : 222,820
 Avg. Assessed Value : 207,136

MEDIAN : 92
 WGT. MEAN : 93
 MEAN : 96
 COD : 21.49
 PRD : 103.13

COV : 28.84
 STD : 27.65
 Avg. Abs. Dev : 19.78
 MAX Sales Ratio : 225.14
 MIN Sales Ratio : 32.96

95% Median C.I. : 89.56 to 95.10
 95% Wgt. Mean C.I. : 89.99 to 95.93
 95% Mean C.I. : 92.81 to 98.93

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	93.06	93.06	93.06	00.00	100.00	93.06	93.06	N/A	8,500	7,910
Less Than 30,000	5	99.33	112.60	114.66	18.41	98.20	93.05	159.80	N/A	19,290	22,118
Ranges Excl. Low \$											
Greater Than 4,999	314	92.06	95.87	92.96	21.49	103.13	32.96	225.14	89.56 to 95.10	222,820	207,136
Greater Than 14,999	313	91.99	95.88	92.96	21.57	103.14	32.96	225.14	89.42 to 95.12	223,504	207,772
Greater Than 29,999	309	91.78	95.60	92.93	21.54	102.87	32.96	225.14	89.34 to 95.10	226,113	210,130
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	93.06	93.06	93.06	00.00	100.00	93.06	93.06	N/A	8,500	7,910
15,000 TO 29,999	4	108.55	117.49	116.75	19.62	100.63	93.05	159.80	N/A	21,988	25,670
30,000 TO 59,999	11	138.50	140.87	143.85	25.07	97.93	95.80	225.14	97.01 to 218.75	47,023	67,643
60,000 TO 99,999	32	110.78	108.57	108.04	21.16	100.49	50.32	183.31	98.06 to 119.57	79,481	85,868
100,000 TO 149,999	69	90.80	93.88	94.33	16.51	99.52	61.17	172.94	86.07 to 95.10	124,936	117,858
150,000 TO 249,999	94	87.10	89.50	89.06	21.06	100.49	32.96	204.76	81.45 to 92.79	193,008	171,890
250,000 TO 499,999	89	91.24	94.30	94.19	20.57	100.12	41.25	182.04	85.12 to 98.72	338,100	318,450
500,000 TO 999,999	12	88.94	86.70	85.99	15.01	100.83	54.37	107.04	69.13 to 103.70	637,833	548,462
1,000,000 +	2	96.67	96.67	96.73	00.50	99.94	96.19	97.14	N/A	1,150,000	1,112,360
ALL	314	92.06	95.87	92.96	21.49	103.13	32.96	225.14	89.56 to 95.10	222,820	207,136

**51 Keith
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 : 34
 Total Sales Price : 13,534,795
 Total Adj. Sales Price : 13,534,795
 Total Assessed Value : 15,406,202
 Avg. Adj. Sales Price : 398,082
 Avg. Assessed Value : 453,124

MEDIAN : 93
 WGT. MEAN : 114
 MEAN : 99
 COD : 29.98
 PRD : 87.14

COV : 38.03
 STD : 37.72
 Avg. Abs. Dev : 27.94
 MAX Sales Ratio : 203.34
 MIN Sales Ratio : 36.64

95% Median C.I. : 83.42 to 108.96
 95% Wgt. Mean C.I. : 81.60 to 146.05
 95% Mean C.I. : 86.51 to 111.87

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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	2	100.04	100.04	109.05	11.65	91.74	88.39	111.68	N/A	730,000	796,055	
01-JAN-20 To 31-MAR-20	1	89.98	89.98	89.98	00.00	100.00	89.98	89.98	N/A	255,000	229,455	
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20	3	93.55	108.88	96.93	43.93	112.33	54.90	178.20	N/A	388,333	376,400	
01-JAN-21 To 31-MAR-21	7	83.42	77.56	82.09	19.98	94.48	43.04	108.96	43.04 to 108.96	430,259	353,197	
01-APR-21 To 30-JUN-21	3	120.78	109.00	109.98	13.27	99.11	79.06	127.15	N/A	231,667	254,783	
01-JUL-21 To 30-SEP-21	2	71.53	71.53	67.66	16.78	105.72	59.53	83.52	N/A	147,500	99,805	
01-OCT-21 To 31-DEC-21	5	106.41	109.17	109.27	33.67	99.91	36.64	158.39	N/A	425,896	465,358	
01-JAN-22 To 31-MAR-22	3	108.48	108.80	99.85	14.05	108.96	86.11	131.82	N/A	147,833	147,613	
01-APR-22 To 30-JUN-22	5	106.79	109.86	109.08	17.11	100.72	81.29	144.76	N/A	255,000	278,151	
01-JUL-22 To 30-SEP-22	3	62.41	107.11	173.22	78.93	61.83	55.57	203.34	N/A	935,000	1,619,570	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	3	89.98	96.68	106.21	08.62	91.03	88.39	111.68	N/A	571,667	607,188	
01-OCT-20 To 30-SEP-21	15	83.52	89.31	88.36	28.69	101.08	43.04	178.20	59.53 to 108.96	344,454	304,369	
01-OCT-21 To 30-SEP-22	16	106.60	108.93	135.56	29.92	80.36	36.64	203.34	81.29 to 144.76	415,811	563,694	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	4	91.77	104.16	95.68	34.56	108.86	54.90	178.20	N/A	355,000	339,664	
01-JAN-21 To 31-DEC-21	17	86.23	91.69	94.00	30.38	97.54	36.64	158.39	59.53 to 120.78	360,664	339,008	
<u>ALL</u>	34	93.20	99.19	113.83	29.98	87.14	36.64	203.34	83.42 to 108.96	398,082	453,124	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	25	94.28	106.42	130.72	28.88	81.41	54.90	203.34	86.23 to 120.78	335,992	439,196	
3	1	56.64	56.64	56.64	00.00	100.00	56.64	56.64	N/A	55,000	31,150	
4	3	43.04	46.40	42.08	17.73	110.27	36.64	59.53	N/A	470,000	197,762	
5	5	92.89	103.25	103.59	19.27	99.67	83.42	144.76	N/A	734,000	760,373	
<u>ALL</u>	34	93.20	99.19	113.83	29.98	87.14	36.64	203.34	83.42 to 108.96	398,082	453,124	

**51 Keith
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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MEDIAN : 93
 WGT. MEAN : 114
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 MAX Sales Ratio : 203.34
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 95% Wgt. Mean C.I. : 81.60 to 146.05
 95% Mean C.I. : 86.51 to 111.87

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	34	93.20	99.19	113.83	29.98	87.14	36.64	203.34	83.42 to 108.96	398,082	453,124
04											
<u>ALL</u>	<u>34</u>	<u>93.20</u>	<u>99.19</u>	<u>113.83</u>	<u>29.98</u>	<u>87.14</u>	<u>36.64</u>	<u>203.34</u>	<u>83.42 to 108.96</u>	<u>398,082</u>	<u>453,124</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	1	131.82	131.82	131.82	00.00	100.00	131.82	131.82	N/A	8,500	11,205
Less Than 30,000	1	131.82	131.82	131.82	00.00	100.00	131.82	131.82	N/A	8,500	11,205
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	34	93.20	99.19	113.83	29.98	87.14	36.64	203.34	83.42 to 108.96	398,082	453,124
Greater Than 14,999	33	92.89	98.20	113.82	29.71	86.28	36.64	203.34	83.42 to 108.48	409,888	466,515
Greater Than 29,999	33	92.89	98.20	113.82	29.71	86.28	36.64	203.34	83.42 to 108.48	409,888	466,515
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	131.82	131.82	131.82	00.00	100.00	131.82	131.82	N/A	8,500	11,205
15,000 TO 29,999											
30,000 TO 59,999	1	56.64	56.64	56.64	00.00	100.00	56.64	56.64	N/A	55,000	31,150
60,000 TO 99,999											
100,000 TO 149,999	7	94.28	107.17	106.58	24.00	100.55	71.74	178.20	71.74 to 178.20	112,783	120,208
150,000 TO 249,999	8	86.17	85.18	84.76	17.73	100.50	54.90	120.78	54.90 to 120.78	180,000	152,574
250,000 TO 499,999	8	108.72	106.03	109.46	24.76	96.87	55.57	150.90	55.57 to 150.90	306,477	335,473
500,000 TO 999,999	6	82.36	82.72	86.94	35.30	95.15	36.64	158.39	36.64 to 158.39	679,167	590,501
1,000,000 TO 1,999,999	2	102.29	102.29	102.64	09.19	99.66	92.89	111.68	N/A	1,247,500	1,280,448
2,000,000 TO 4,999,999	1	203.34	203.34	203.34	00.00	100.00	203.34	203.34	N/A	2,220,000	4,514,120
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>34</u>	<u>93.20</u>	<u>99.19</u>	<u>113.83</u>	<u>29.98</u>	<u>87.14</u>	<u>36.64</u>	<u>203.34</u>	<u>83.42 to 108.96</u>	<u>398,082</u>	<u>453,124</u>

51 Keith
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 : 34
 Total Sales Price : 13,534,795
 Total Adj. Sales Price : 13,534,795
 Total Assessed Value : 15,406,202
 Avg. Adj. Sales Price : 398,082
 Avg. Assessed Value : 453,124

MEDIAN : 93
 WGT. MEAN : 114
 MEAN : 99
 COD : 29.98
 PRD : 87.14

COV : 38.03
 STD : 37.72
 Avg. Abs. Dev : 27.94
 MAX Sales Ratio : 203.34
 MIN Sales Ratio : 36.64

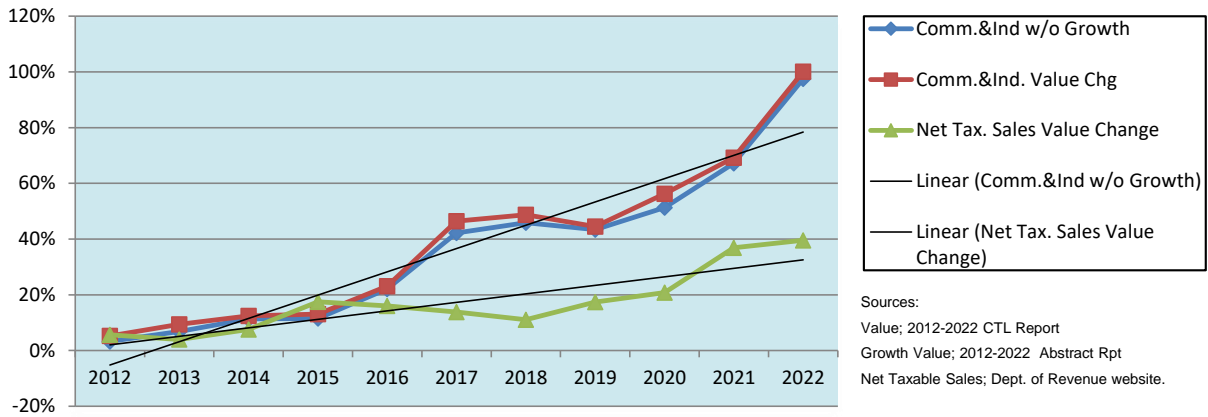
95% Median C.I. : 83.42 to 108.96
 95% Wgt. Mean C.I. : 81.60 to 146.05
 95% Mean C.I. : 86.51 to 111.87

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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
304	1	144.76	144.76	144.76	00.00	100.00	144.76	144.76	N/A	425,000	615,225
306	1	86.11	86.11	86.11	00.00	100.00	86.11	86.11	N/A	180,000	155,000
319	1	158.39	158.39	158.39	00.00	100.00	158.39	158.39	N/A	800,000	1,267,087
343	2	110.02	110.02	99.65	15.57	110.41	92.89	127.15	N/A	747,500	744,865
344	3	93.51	83.64	57.60	30.00	145.21	36.64	120.78	N/A	333,160	191,915
350	3	108.96	132.84	184.83	35.83	71.87	86.23	203.34	N/A	900,605	1,664,543
352	5	79.06	87.13	94.89	30.86	91.82	54.90	150.90	N/A	236,000	223,932
353	2	124.97	124.97	122.75	42.59	101.81	71.74	178.20	N/A	120,000	147,303
384	2	106.60	106.60	106.56	00.18	100.04	106.41	106.79	N/A	125,000	133,203
386	2	110.08	110.08	111.16	01.45	99.03	108.48	111.68	N/A	775,000	861,453
442	1	94.28	94.28	94.28	00.00	100.00	94.28	94.28	N/A	140,000	131,990
470	2	51.29	51.29	47.67	16.09	107.59	43.04	59.53	N/A	347,500	165,643
471	7	89.98	94.14	89.91	20.02	104.70	56.64	131.82	56.64 to 131.82	275,500	247,714
528	1	55.57	55.57	55.57	00.00	100.00	55.57	55.57	N/A	300,000	166,710
538	1	83.42	83.42	83.42	00.00	100.00	83.42	83.42	N/A	650,000	542,225
<u>ALL</u>	<u>34</u>	93.20	99.19	113.83	29.98	87.14	36.64	203.34	83.42 to 108.96	398,082	453,124

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	\$ 87,666,360	\$ 599,350	0.68%	\$ 87,067,010		\$ 97,867,008	
2012	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615	3.28%	\$ 103,414,197	5.67%
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
2017	\$ 128,365,990	\$ 3,723,685	2.90%	\$ 124,642,305	15.55%	\$ 111,402,250	-1.92%
2018	\$ 130,345,150	\$ 2,449,165	1.88%	\$ 127,895,985	-0.37%	\$ 108,643,438	-2.48%
2019	\$ 126,712,020	\$ 983,120	0.78%	\$ 125,728,900	-3.54%	\$ 114,867,196	5.73%
2020	\$ 137,010,450	\$ 4,379,690	3.20%	\$ 132,630,760	4.67%	\$ 118,240,192	2.94%
2021	\$ 148,321,785	\$ 1,750,060	1.18%	\$ 146,571,725	6.98%	\$ 133,908,607	13.25%
2022	\$ 175,420,320	\$ 2,294,970	1.31%	\$ 173,125,350	16.72%	\$ 136,591,802	2.00%
Ann %chg	6.64%			Average	4.89%	2.82%	3.19%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	3.28%	5.22%	5.67%
2013	6.87%	9.36%	3.94%
2014	11.33%	12.46%	7.53%
2015	11.53%	13.05%	17.52%
2016	22.07%	23.05%	16.06%
2017	42.18%	46.43%	13.83%
2018	45.89%	48.68%	11.01%
2019	43.42%	44.54%	17.37%
2020	51.29%	56.29%	20.82%
2021	67.19%	69.19%	36.83%
2022	97.48%	100.10%	39.57%

County Number	51
County Name	Keith

51 Keith
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 : 58
Total Sales Price : 37,112,942
Total Adj. Sales Price : 37,112,942
Total Assessed Value : 24,364,140
Avg. Adj. Sales Price : 639,878
Avg. Assessed Value : 420,071

MEDIAN : 72
WGT. MEAN : 66
MEAN : 73
COD : 15.01
PRD : 111.88

COV : 22.10
STD : 16.23
Avg. Abs. Dev : 10.88
MAX Sales Ratio : 126.20
MIN Sales Ratio : 31.35

95% Median C.I. : 69.56 to 75.51
95% Wgt. Mean C.I. : 57.41 to 73.89
95% Mean C.I. : 69.27 to 77.63

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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	1	68.85	68.85	68.85	00.00	100.00	68.85	68.85	N/A	675,000	464,750
01-JAN-20 To 31-MAR-20	7	79.59	81.24	77.04	07.93	105.45	71.28	98.02	71.28 to 98.02	590,413	454,841
01-APR-20 To 30-JUN-20	8	72.65	69.15	71.41	18.55	96.84	31.35	101.77	31.35 to 101.77	279,429	199,539
01-JUL-20 To 30-SEP-20	3	76.93	76.64	75.52	06.01	101.48	69.56	83.43	N/A	247,427	186,857
01-OCT-20 To 31-DEC-20	5	83.22	84.49	64.12	24.47	131.77	42.85	126.20	N/A	462,280	296,391
01-JAN-21 To 31-MAR-21	5	72.80	75.01	72.43	05.29	103.56	69.35	87.71	N/A	641,370	464,515
01-APR-21 To 30-JUN-21	11	73.71	78.96	77.92	13.88	101.33	64.79	115.08	65.47 to 103.70	498,878	388,704
01-JUL-21 To 30-SEP-21	3	70.69	71.99	71.88	03.81	100.15	68.60	76.67	N/A	941,427	676,743
01-OCT-21 To 31-DEC-21	7	66.38	65.88	64.57	04.78	102.03	59.45	70.86	59.45 to 70.86	660,878	426,702
01-JAN-22 To 31-MAR-22	5	68.45	65.92	49.56	21.29	133.01	38.67	92.30	N/A	1,720,200	852,554
01-APR-22 To 30-JUN-22	2	52.42	52.42	51.21	15.70	102.36	44.19	60.65	N/A	967,500	495,445
01-JUL-22 To 30-SEP-22	1	61.96	61.96	61.96	00.00	100.00	61.96	61.96	N/A	335,000	207,550
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	19	75.67	74.77	74.57	12.42	100.27	31.35	101.77	69.56 to 82.06	409,769	305,553
01-OCT-20 To 30-SEP-21	24	73.44	78.42	73.10	14.79	107.28	42.85	126.20	70.69 to 81.84	576,258	421,271
01-OCT-21 To 30-SEP-22	15	63.52	63.84	54.51	13.29	117.12	38.67	92.30	59.45 to 70.16	1,033,143	563,208
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	23	76.47	77.14	72.41	15.94	106.53	31.35	126.20	71.28 to 83.22	409,652	296,640
01-JAN-21 To 31-DEC-21	26	71.21	73.87	71.94	10.17	102.68	59.45	115.08	67.48 to 73.71	620,959	446,748
<u>ALL</u>	58	72.48	73.45	65.65	15.01	111.88	31.35	126.20	69.56 to 75.51	639,878	420,071

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	75.86	70.22	70.44	08.57	99.69	59.54	76.93	N/A	407,015	286,702
2	23	72.80	75.97	61.92	14.41	122.69	38.67	126.20	68.60 to 75.33	579,857	359,059
3	30	71.86	72.06	67.49	16.38	106.77	31.35	115.08	68.45 to 76.67	724,706	489,076
<u>ALL</u>	58	72.48	73.45	65.65	15.01	111.88	31.35	126.20	69.56 to 75.51	639,878	420,071

51 Keith
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 : 58
 Total Sales Price : 37,112,942
 Total Adj. Sales Price : 37,112,942
 Total Assessed Value : 24,364,140
 Avg. Adj. Sales Price : 639,878
 Avg. Assessed Value : 420,071

MEDIAN : 72
 WGT. MEAN : 66
 MEAN : 73
 COD : 15.01
 PRD : 111.88

COV : 22.10
 STD : 16.23
 Avg. Abs. Dev : 10.88
 MAX Sales Ratio : 126.20
 MIN Sales Ratio : 31.35

95% Median C.I. : 69.56 to 75.51
 95% Wgt. Mean C.I. : 57.41 to 73.89
 95% Mean C.I. : 69.27 to 77.63

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	60.65	60.65	60.65	00.00	100.00	60.65	60.65	N/A	825,000	500,385
3	1	60.65	60.65	60.65	00.00	100.00	60.65	60.65	N/A	825,000	500,385
Dry											
County	18	71.21	79.98	76.51	18.92	104.54	59.45	126.20	66.38 to 94.30	338,788	259,196
2	13	70.86	81.16	78.94	18.63	102.81	65.47	126.20	66.38 to 101.77	348,667	275,222
3	5	71.55	76.90	69.48	19.61	110.68	59.45	115.08	N/A	313,102	217,528
Grass											
County	10	74.52	68.69	71.86	12.04	95.59	31.35	83.22	59.54 to 76.93	297,474	213,755
1	5	75.86	70.22	70.44	08.57	99.69	59.54	76.93	N/A	407,015	286,702
2	3	75.33	77.42	80.52	04.21	96.15	73.71	83.22	N/A	249,343	200,778
3	2	51.76	51.76	53.07	39.43	97.53	31.35	72.16	N/A	95,820	50,853
ALL	58	72.48	73.45	65.65	15.01	111.88	31.35	126.20	69.56 to 75.51	639,878	420,071

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	14	72.04	67.11	59.23	13.06	113.30	38.67	81.84	55.49 to 76.67	1,204,234	713,276
2	3	72.80	62.06	46.69	16.50	132.92	38.67	74.71	N/A	2,210,000	1,031,795
3	11	71.28	68.49	67.36	12.01	101.68	44.19	81.84	55.49 to 79.59	929,935	626,407
Dry											
County	19	70.86	79.32	76.18	18.26	104.12	59.45	126.20	66.38 to 94.30	333,062	253,723
2	14	70.51	80.18	78.38	17.73	102.30	65.47	126.20	66.38 to 101.77	340,191	266,650
3	5	71.55	76.90	69.48	19.61	110.68	59.45	115.08	N/A	313,102	217,528
Grass											
County	11	75.33	70.42	73.04	12.32	96.41	31.35	87.71	59.54 to 83.22	292,236	213,449
1	5	75.86	70.22	70.44	08.57	99.69	59.54	76.93	N/A	407,015	286,702
2	3	75.33	77.42	80.52	04.21	96.15	73.71	83.22	N/A	249,343	200,778
3	3	72.16	63.74	72.33	26.04	88.12	31.35	87.71	N/A	143,831	104,030
ALL	58	72.48	73.45	65.65	15.01	111.88	31.35	126.20	69.56 to 75.51	639,878	420,071

51Keith County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Arthur	1	n/a	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Lincoln	2	2,750	2,735	2,750	2,737	2,667	2,655	2,737	2,736	2,733
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
Keith	2	2,750	2,750	2,751	2,650	2,650	2,650	2,650	2,650	2,714
Lincoln	4	2,790	2,768	2,274	2,702	2,790	2,790	2,493	2,603	2,704
Lincoln	1	4,397	4,392	4,175	4,146	4,023	3,893	4,013	3,888	4,240
Deuel	1	2,241	2,239	2,179	2,138	2,200	1,987	1,954	1,709	2,195
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
Keith	3	3,530	3,530	3,530	3,370	3,370	3,370	3,370	3,370	3,475
Lincoln	4	2,790	2,768	2,274	2,702	2,790	2,790	2,493	2,603	2,704
Lincoln	1	4,397	4,392	4,175	4,146	4,023	3,893	4,013	3,888	4,240
Lincoln	3	3,597	3,592	3,600	3,589	3,555	3,484	3,564	3,551	3,565
Perkins	1	4,195	4,215	3,633	4,085	4,035	3,688	3,945	3,931	4,106
Deuel	1	2,241	2,239	2,179	2,138	2,200	1,987	1,954	1,709	2,195

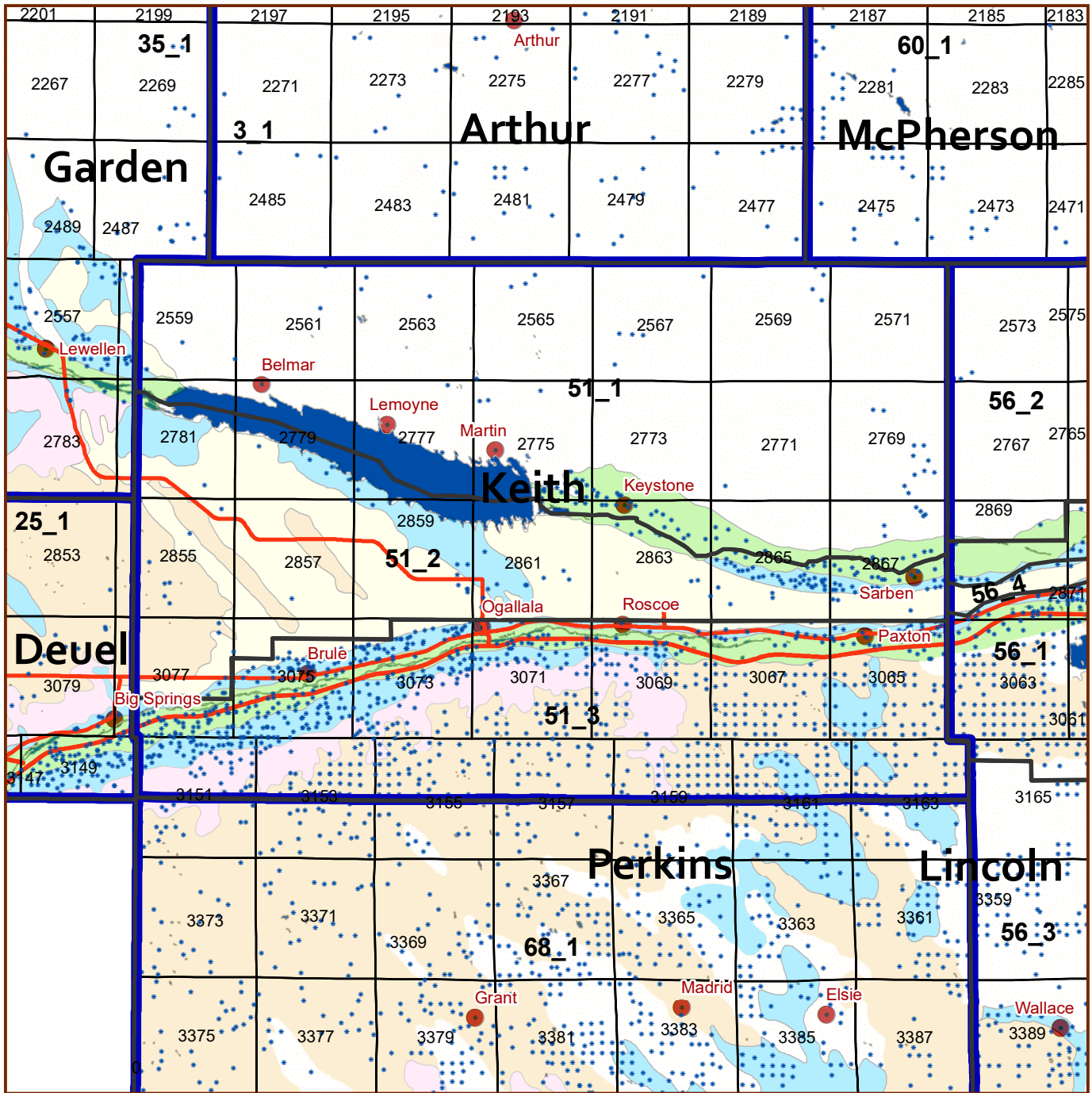
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	625	625	600	600	600	600	608
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Lincoln	2	n/a	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
Keith	2	n/a	1,030	n/a	1,030	990	n/a	990	990	1,024
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Lincoln	1	1,775	1,775	1,775	1,775	1,776	1,775	1,775	1,775	1,775
Deuel	1	n/a	686	675	638	635	n/a	613	634	669
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
Keith	3	n/a	1,330	1,330	1,245	1,245	1,245	1,220	1,220	1,298
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Lincoln	1	1,775	1,775	1,775	1,775	1,776	1,775	1,775	1,775	1,775
Lincoln	3	n/a	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
Perkins	1	n/a	1,265	1,265	1,185	1,185	n/a	1,110	1,110	1,223
Deuel	1	n/a	686	675	638	635	n/a	613	634	669

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	525	524	n/a	525	500	500	500	500	501
Arthur	1	475	475	475	475	475	475	n/a	475	475
McPherson	1	545	545	545	545	545	545	545	545	545
Lincoln	2	690	679	690	690	688	660	660	650	662
Garden	1	475	n/a	478	475	465	465	465	465	466
Keith	2	525	n/a	n/a	525	n/a	500	500	500	500
Lincoln	4	625	625	625	625	625	585	585	585	622
Lincoln	1	1,100	1,100	1,100	1,100	1,050	1,050	1,050	1,050	1,090
Deuel	1	405	n/a	405	405	n/a	405	405	405	405
Garden	1	475	n/a	478	475	465	465	465	465	466
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	4	625	625	625	625	625	585	585	585	622
Lincoln	1	1,100	1,100	1,100	1,100	1,050	1,050	1,050	1,050	1,090
Lincoln	3	623	625	625	625	625	600	600	600	602
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	615
Deuel	1	405	n/a	405	405	n/a	405	405	405	405

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	710	n/a	326
Arthur	1	n/a	n/a	10
McPherson	1	725	n/a	10
Lincoln	2	n/a	n/a	338
Garden	1	680	n/a	50
Keith	2	710	n/a	317
Lincoln	4	n/a	n/a	306
Lincoln	1	1,425	n/a	601
Deuel	1	588	n/a	n/a
Garden	1	680	n/a	50
Keith	3	710	n/a	335
Lincoln	4	n/a	n/a	306
Lincoln	1	1,425	n/a	601
Lincoln	3	n/a	n/a	336
Perkins	1	617	n/a	80
Deuel	1	588	n/a	n/a

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.

KEITH COUNTY



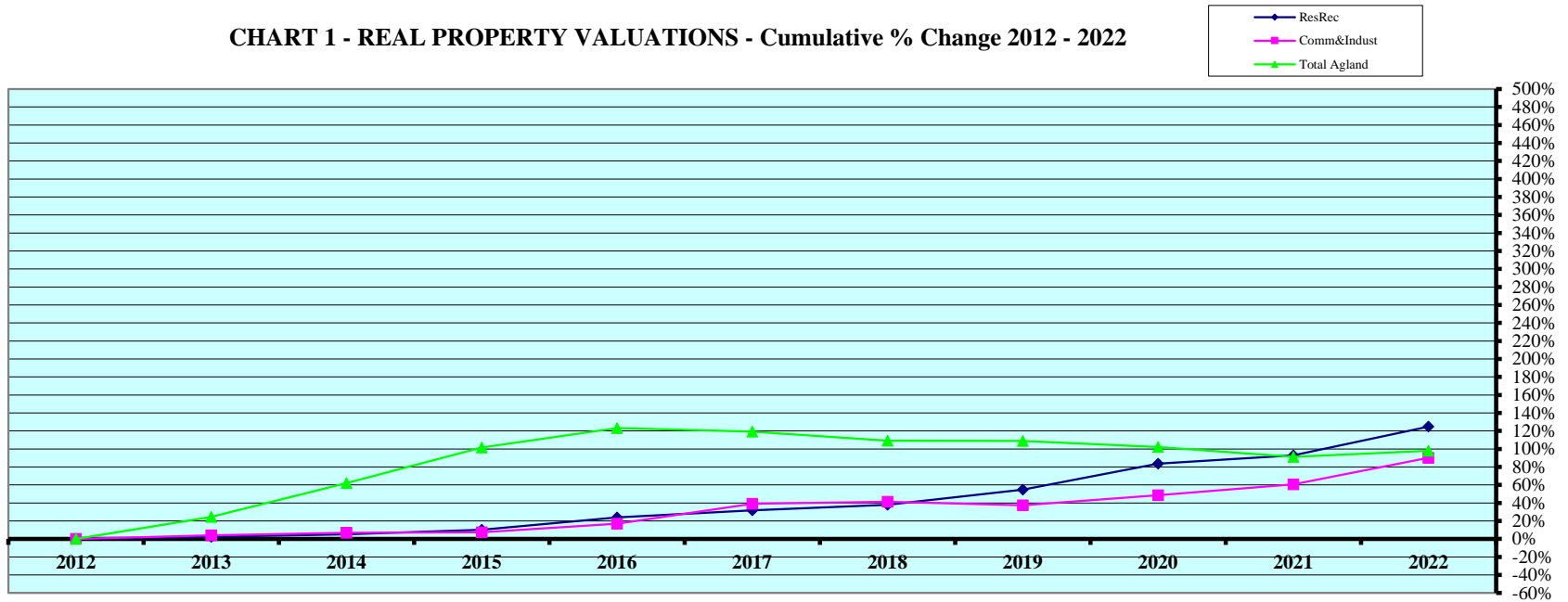
Legend

- 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	333,648,235	-	-	-	92,246,280	-	-	-	350,530,405	-	-	-
2013	341,462,055	7,813,820	2.34%	2.34%	95,871,540	3,625,260	3.93%	3.93%	436,629,290	86,098,885	24.56%	24.56%
2014	350,691,700	9,229,645	2.70%	5.11%	98,592,825	2,721,285	2.84%	6.88%	567,610,755	130,981,465	30.00%	61.93%
2015	368,082,665	17,390,965	4.96%	10.32%	99,107,250	514,425	0.52%	7.44%	706,691,440	139,080,685	24.50%	101.61%
2016	413,237,412	45,154,747	12.27%	23.85%	107,873,128	8,765,878	8.84%	16.94%	782,428,060	75,736,620	10.72%	123.21%
2017	439,259,790	26,022,378	6.30%	31.65%	128,365,990	20,492,862	19.00%	39.16%	768,176,910	-14,251,150	-1.82%	119.15%
2018	460,152,436	20,892,646	4.76%	37.92%	130,345,150	1,979,160	1.54%	41.30%	733,539,115	-34,637,795	-4.51%	109.27%
2019	516,332,990	56,180,554	12.21%	54.75%	126,712,020	-3,633,130	-2.79%	37.36%	732,353,790	-1,185,325	-0.16%	108.93%
2020	613,156,999	96,824,009	18.75%	83.77%	137,010,450	10,298,430	8.13%	48.53%	708,639,255	-23,714,535	-3.24%	102.16%
2021	643,513,495	30,356,496	4.95%	92.87%	148,321,785	11,311,335	8.26%	60.79%	670,355,005	-38,284,250	-5.40%	91.24%
2022	750,096,330	106,582,835	16.56%	124.82%	175,439,375	27,117,590	18.28%	90.19%	694,328,715	23,973,710	3.58%	98.08%

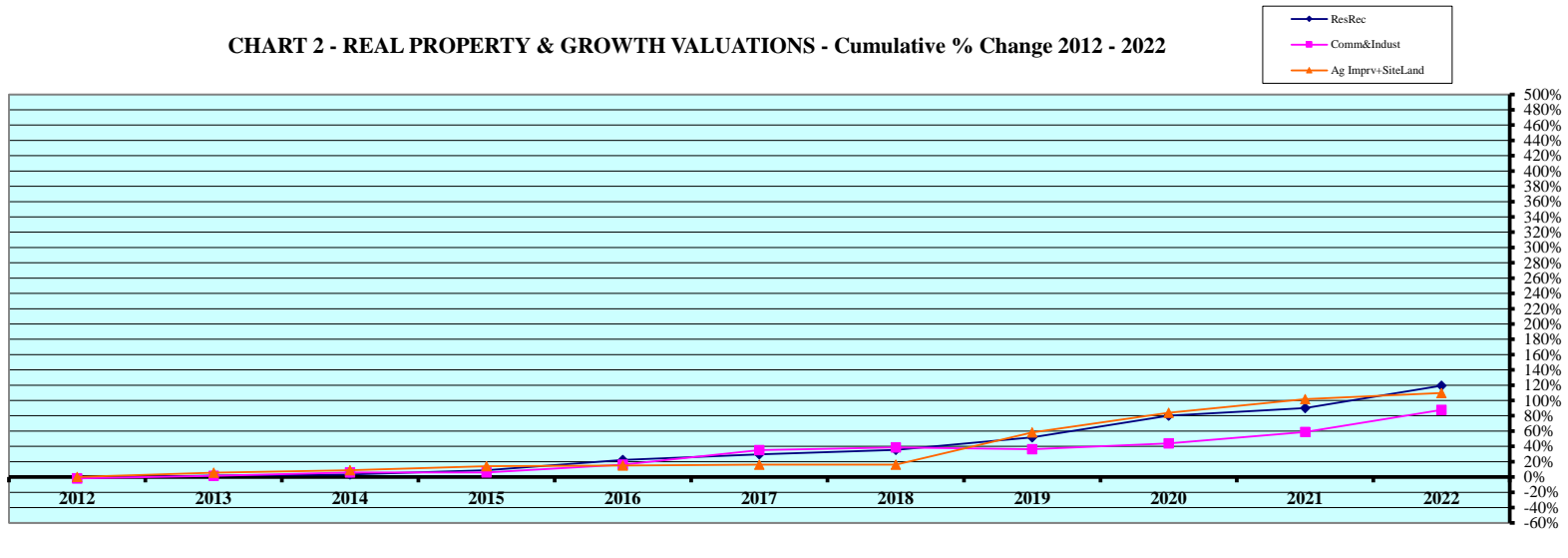
Rate Annual %chg: Residential & Recreational **8.44%** Commercial & Industrial **6.64%** Agricultural Land **7.07%**

Cnty# **51**
County **KEITH**

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	333,648,235	3,574,004	1.07%	330,074,231	-	-1.07%	92,246,280	1,702,665	1.85%	90,543,615	-	-1.85%	
2013	341,462,055	2,062,060	0.60%	339,399,995	1.72%	1.72%	95,871,540	2,182,705	2.28%	93,688,835	1.56%	1.56%	
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	3.22%	98,592,825	990,265	1.00%	97,602,560	1.81%	5.81%	
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	8.96%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	6.00%	
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	22.15%	107,873,128	857,120	0.79%	107,016,008	7.98%	16.01%	
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	29.47%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	35.12%	
2018	460,152,436	8,682,225	1.89%	451,470,211	2.78%	35.31%	130,345,150	2,449,165	1.88%	127,895,985	-0.37%	38.65%	
2019	516,332,990	9,474,572	1.83%	506,858,418	10.15%	51.91%	126,712,020	983,120	0.78%	125,728,900	-3.54%	36.30%	
2020	613,156,999	11,992,588	1.96%	601,164,411	16.43%	80.18%	137,010,450	4,379,690	3.20%	132,630,760	4.67%	43.78%	
2021	643,513,495	8,990,795	1.40%	634,522,700	3.48%	90.18%	148,321,785	1,750,060	1.18%	146,571,725	6.98%	58.89%	
2022	750,096,330	18,222,322	2.43%	731,874,008	13.73%	119.35%	175,439,375	2,294,970	1.31%	173,144,405	16.74%	87.70%	
Rate Ann%chg	8.44%			Resid & Recreat w/o growth			6.64%			C & I w/o growth			5.05%

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	36,824,515	17,617,475	54,441,990	1,661,988	3.05%	52,780,002	-	-
2013	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	5.52%	5.52%
2014	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	8.69%
2015	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	13.99%
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	14.97%
2017	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	16.10%
2018	39,903,544	24,040,580	63,944,124	779,615	1.22%	63,164,509	-1.55%	16.02%
2019	49,916,840	36,920,685	86,837,525	768,915	0.89%	86,068,610	34.60%	58.09%
2020	57,016,145	43,851,268	100,867,413	748,705	0.74%	100,118,708	15.29%	83.90%
2021	59,481,480	51,584,410	111,065,890	1,138,145	1.02%	109,927,745	8.98%	101.92%
2022	65,699,495	49,931,720	115,631,215	1,411,685	1.22%	114,219,530	2.84%	109.80%
Rate Ann%chg	5.96%	10.98%	7.82%	Ag Imprv+Site w/o growth			6.17%	

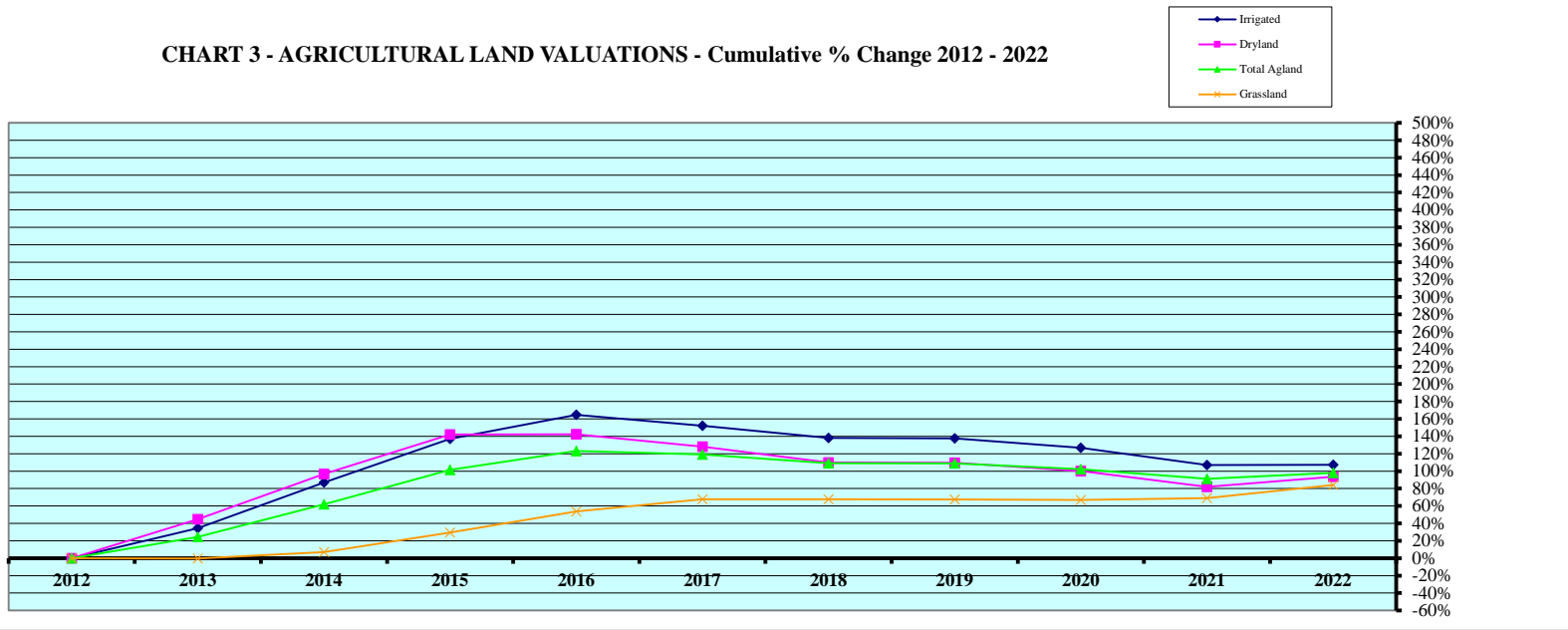
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 51
County KEITH

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	173,179,285	-	-	-	58,967,060	-	-	-	112,674,250	-	-	-
2013	232,814,915	59,635,630	34.44%	34.44%	85,414,165	26,447,105	44.85%	44.85%	112,333,770	-340,480	-0.30%	-0.30%
2014	323,944,205	91,129,290	39.14%	87.06%	115,961,525	30,547,360	35.76%	96.65%	120,742,990	8,409,220	7.49%	7.16%
2015	410,673,885	86,729,680	26.77%	137.14%	142,814,790	26,853,265	23.16%	142.19%	145,830,570	25,087,580	20.78%	29.43%
2016	458,346,890	47,673,005	11.61%	164.67%	142,895,685	80,895	0.06%	142.33%	173,149,735	27,319,165	18.73%	53.67%
2017	436,577,015	-21,769,875	-4.75%	152.10%	134,464,255	-8,431,430	-5.90%	128.03%	189,079,125	15,929,390	9.20%	67.81%
2018	412,524,360	-24,052,655	-5.51%	138.21%	123,752,370	-10,711,885	-7.97%	109.87%	188,944,080	-135,045	-0.07%	67.69%
2019	411,377,910	-1,146,450	-0.28%	137.54%	123,654,105	-98,265	-0.08%	109.70%	188,776,715	-167,365	-0.09%	67.54%
2020	392,560,560	-18,817,350	-4.57%	126.68%	118,048,075	-5,606,030	-4.53%	100.19%	188,177,945	-598,770	-0.32%	67.01%
2021	358,428,030	-34,132,530	-8.69%	106.97%	107,343,450	-10,704,625	-9.07%	82.04%	190,534,460	2,356,515	1.25%	69.10%
2022	358,786,975	358,945	0.10%	107.18%	114,069,890	6,726,440	6.27%	93.45%	207,434,170	16,899,710	8.87%	84.10%

Rate Ann.%chg: Irrigated **7.56%** Dryland **6.82%** Grassland **6.29%**

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	14,165	-	-	-	5,695,645	-	-	-	350,530,405	-	-	-
2013	14,520	355	2.51%	2.51%	6,051,920	356,275	6.26%	6.26%	436,629,290	86,098,885	24.56%	24.56%
2014	6,139,905	6,125,385	42185.85%	43245.61%	822,130	-5,229,790	-86.42%	-85.57%	567,610,755	130,981,465	30.00%	61.93%
2015	1,833,420	-4,306,485	-70.14%	12843.31%	5,538,775	4,716,645	573.71%	-2.75%	706,691,440	139,080,685	24.50%	101.61%
2016	2,011,925	178,505	9.74%	14103.49%	6,023,825	485,050	8.76%	5.76%	782,428,060	75,736,620	10.72%	123.21%
2017	155,800	-1,856,125	-92.26%	999.89%	7,900,715	1,876,890	31.16%	38.72%	768,176,910	-14,251,150	-1.82%	119.15%
2018	155,800	0	0.00%	999.89%	8,162,505	261,790	3.31%	43.31%	733,539,115	-34,637,795	-4.51%	109.27%
2019	155,800	0	0.00%	999.89%	8,389,260	226,755	2.78%	47.29%	732,353,790	-1,185,325	-0.16%	108.93%
2020	401,515	245,715	157.71%	2734.56%	9,451,160	1,061,900	12.66%	65.94%	708,639,255	-23,714,535	-3.24%	102.16%
2021	313,810	-87,705	-21.84%	2115.39%	13,735,255	4,284,095	45.33%	141.15%	670,355,005	-38,284,250	-5.40%	91.24%
2022	313,400	-410	-0.13%	2112.50%	13,724,280	-10,975	-0.08%	140.96%	694,328,715	23,973,710	3.58%	98.08%

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County **KEITH**

Rate Ann.%chg: Total Agric Land **7.07%**

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	172,801,045	110,522	1,563			58,794,685	107,209	548			112,480,880	404,572	278		
2013	232,972,615	113,587	2,051	31.18%	31.18%	85,270,595	105,495	808	47.39%	47.39%	112,310,610	404,097	278	-0.03%	-0.03%
2014	323,756,345	113,685	2,848	38.85%	82.14%	116,131,510	105,668	1,099	35.97%	100.40%	120,876,430	404,005	299	7.65%	7.61%
2015	410,707,420	113,399	3,622	27.18%	131.65%	142,844,735	105,489	1,354	23.21%	146.92%	145,799,580	404,343	361	20.52%	29.69%
2016	458,346,380	113,475	4,039	11.52%	158.34%	142,915,300	105,462	1,355	0.07%	147.10%	173,083,090	404,181	428	18.76%	54.03%
2017	436,577,015	113,106	3,860	-4.44%	146.88%	134,578,625	105,740	1,273	-6.08%	132.08%	189,022,285	404,280	468	9.18%	68.17%
2018	412,542,325	112,876	3,655	-5.31%	133.76%	123,707,720	105,619	1,171	-7.97%	113.57%	188,998,295	404,233	468	0.00%	68.17%
2019	411,415,160	112,592	3,654	-0.02%	133.71%	123,614,365	105,547	1,171	-0.01%	113.56%	188,815,845	403,884	468	-0.01%	68.15%
2020	392,650,730	112,583	3,488	-4.55%	123.07%	118,187,135	105,635	1,119	-4.47%	104.01%	188,257,985	402,973	467	-0.07%	68.03%
2021	359,030,005	109,283	3,285	-5.80%	110.13%	107,357,610	107,235	1,001	-10.52%	82.55%	190,468,450	400,070	476	1.91%	71.24%
2022	358,362,625	109,174	3,282	-0.09%	109.94%	114,315,745	107,120	1,067	6.60%	94.59%	207,465,725	399,682	519	9.03%	86.70%

Rate Annual %chg Average Value/Acre: 7.70%

6.88%

6.44%

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	6,757,150	14,299	473			0	0				350,833,760	636,601	551		
2013	14,520	579	25	-94.69%	-94.69%	6,096,625	14,377	424			436,664,965	638,136	684	24.17%	24.17%
2014	7,094,715	13,789	515	1952.35%	8.88%	1,081,045	884	1,223	188.36%		568,940,045	638,031	892	30.31%	61.80%
2015	1,833,420	3,574	513	-0.30%	8.55%	5,740,435	10,556	544	-55.53%		706,925,590	637,360	1,109	24.38%	101.26%
2016	2,011,925	3,574	563	9.74%	19.12%	6,023,825	10,599	568	4.51%		782,380,520	637,291	1,228	10.69%	122.76%
2017	2,020,065	3,573	565	0.45%	19.65%	6,036,450	10,596	570	0.24%		768,234,440	637,294	1,205	-1.81%	118.74%
2018	155,800	562	277	-50.95%	-41.31%	8,153,875	13,712	595	4.38%		733,558,015	637,001	1,152	-4.47%	108.96%
2019	155,800	562	277	0.00%	-41.31%	8,349,095	14,126	591	-0.61%		732,350,265	636,711	1,150	-0.12%	108.71%
2020	400,150	1,219	328	18.38%	-30.52%	9,944,110	14,316	695	17.52%		709,440,110	636,726	1,114	-3.13%	102.18%
2021	314,850	954	330	0.47%	-30.20%	14,017,075	17,009	824	18.65%		671,187,990	634,551	1,058	-5.07%	91.93%
2022	313,820	953	329	-0.21%	-30.34%	14,006,100	17,110	819	-0.67%		694,464,015	634,040	1,095	3.55%	98.75%

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KEITH

Rate Annual %chg Average Value/Acre: 7.11%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,335	KEITH	68,698,880	43,525,440	236,609,438	722,509,050	166,145,875	9,293,500	27,587,280	694,328,715	65,699,495	49,931,720	136,935	2,084,466,328
cnty sectorvalue % of total value:		3.30%	2.09%	11.35%	34.66%	7.97%	0.45%	1.32%	33.31%	3.15%	2.40%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
326	BRULE	570,276	883,551	1,658,946	14,679,115	4,561,445	82,880	0	0	0	0	0	22,436,213
3.91%	%sector of county sector	0.83%	2.03%	0.70%	2.03%	2.75%	0.89%						1.08%
	%sector of municipality	2.54%	3.94%	7.39%	65.43%	20.33%	0.37%						100.00%
4,737	OGALLALA	10,282,581	6,501,812	8,689,699	223,170,710	108,192,820	8,181,080	0	0	0	0	0	365,018,702
56.83%	%sector of county sector	14.97%	14.94%	3.67%	30.89%	65.12%	88.03%						17.51%
	%sector of municipality	2.82%	1.78%	2.38%	61.14%	29.64%	2.24%						100.00%
523	PAXTON	1,367,631	1,182,019	3,208,838	22,296,440	7,200,675	705,000	0	169,265	0	0	0	36,129,868
6.27%	%sector of county sector	1.99%	2.72%	1.36%	3.09%	4.33%	7.59%		0.02%				1.73%
	%sector of municipality	3.79%	3.27%	8.88%	61.71%	19.93%	1.95%		0.47%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
5,587	Total Municipalities	12,220,488	8,567,382	13,557,483	260,146,267	119,954,941	8,968,961	0	169,265	0	0	0	423,584,786
67.03%	%all municip.sectors of cnty	17.79%	19.68%	5.73%	36.01%	72.20%	96.51%		0.02%				20.32%

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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 : 9,362	Value : 1,867,595,655	Growth 30,257,396	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	182	2,748,855	54	1,628,630	426	17,761,900	662	22,139,385	
02. Res Improve Land	2,382	32,938,670	190	8,856,100	2,129	74,818,785	4,701	116,613,555	
03. Res Improvements	2,386	284,351,655	199	53,700,805	2,181	333,194,175	4,766	671,246,635	
04. Res Total	2,568	320,039,180	253	64,185,535	2,607	425,774,860	5,428	809,999,575	19,205,786
% of Res Total	47.31	39.51	4.66	7.92	48.03	52.56	57.98	43.37	63.47
05. Com UnImp Land	118	4,719,270	16	967,795	32	2,451,645	166	8,138,710	
06. Com Improve Land	406	14,082,170	32	1,621,170	76	5,323,565	514	21,026,905	
07. Com Improvements	417	104,048,320	37	12,611,635	88	29,361,115	542	146,021,070	
08. Com Total	535	122,849,760	53	15,200,600	120	37,136,325	708	175,186,685	8,018,440
% of Com Total	75.56	70.13	7.49	8.68	16.95	21.20	7.56	9.38	26.50
09. Ind UnImp Land	1	31,250	1	31,550	0	0	2	62,800	
10. Ind Improve Land	13	454,460	1	32,335	0	0	14	486,795	
11. Ind Improvements	13	8,538,825	1	232,945	0	0	14	8,771,770	
12. Ind Total	14	9,024,535	2	296,830	0	0	16	9,321,365	0
% of Ind Total	87.50	96.82	12.50	3.18	0.00	0.00	0.17	0.50	0.00
13. Rec UnImp Land	0	0	0	0	604	19,426,695	604	19,426,695	
14. Rec Improve Land	0	0	0	0	57	1,724,500	57	1,724,500	
15. Rec Improvements	0	0	0	0	57	8,347,930	57	8,347,930	
16. Rec Total	0	0	0	0	661	29,499,125	661	29,499,125	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.06	1.58	0.00
Res & Rec Total	2,568	320,039,180	253	64,185,535	3,268	455,273,985	6,089	839,498,700	19,205,786
% of Res & Rec Total	42.17	38.12	4.16	7.65	53.67	54.23	65.04	44.95	63.47
Com & Ind Total	549	131,874,295	55	15,497,430	120	37,136,325	724	184,508,050	8,018,440
% of Com & Ind Total	75.83	71.47	7.60	8.40	16.57	20.13	7.73	9.88	26.50
17. Taxable Total	3,117	451,913,475	308	79,682,965	3,388	492,410,310	6,813	1,024,006,750	27,224,226
% of Taxable Total	45.75	44.13	4.52	7.78	49.73	48.09	72.77	54.83	89.98

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	13	138,985	2,745,735	0	0	0
19. Commercial	29	4,814,550	38,656,175	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	13	138,985	2,745,735
19. Commercial	0	0	0	29	4,814,550	38,656,175
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				42	4,953,535	41,401,910

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	68	136,930	68	136,930	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	68	136,930	68	136,930	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	233	80	370	683

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	171,595	122	27,667,695	1,826	522,394,240	1,950	550,233,530
28. Ag-Improved Land	0	0	43	8,511,890	464	162,998,530	507	171,510,420
29. Ag Improvements	0	0	45	8,581,330	486	113,126,695	531	121,708,025

30. Ag Total				2,481	843,451,975
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	30,000	
32. HomeSite Improv Land	0	0.00	0	25	26.01	780,300	
33. HomeSite Improvements	0	0.00	0	28	0.00	5,579,985	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	15	35.64	106,685	
36. FarmSite Improv Land	0	0.00	0	35	95.87	293,470	
37. FarmSite Improvements	0	0.00	0	42	0.00	3,001,345	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	93	212.63	0	
40. Other- Non Ag Use	0	0.00	0	8	180.54	448,725	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	24	23.52	705,600	25	24.52	735,600	
32. HomeSite Improv Land	290	321.02	9,630,600	315	347.03	10,410,900	
33. HomeSite Improvements	303	0.00	64,321,990	331	0.00	69,901,975	316,625
34. HomeSite Total				356	371.55	81,048,475	
35. FarmSite UnImp Land	66	148.75	507,940	81	184.39	614,625	
36. FarmSite Improv Land	426	1,716.08	4,403,635	461	1,811.95	4,697,105	
37. FarmSite Improvements	466	0.00	48,804,705	508	0.00	51,806,050	2,716,545
38. FarmSite Total				589	1,996.34	57,117,780	
39. Road & Ditches	1,455	4,982.22	0	1,548	5,194.85	0	
40. Other- Non Ag Use	30	1,377.67	2,967,690	38	1,558.21	3,416,415	
41. Total Section VI				945	9,120.95	141,582,670	3,033,170

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.66	31,495	62	6,691.51	12,687,590
44. Market Value	1	26.66	49,605	62	6,691.51	18,963,310
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	222	40,584.08	46,724,805	285	47,302.25	59,443,890
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	0.00	0.00%	0	0.00%	0.00
46. 1A	85.31	1.03%	179,145	1.03%	2,099.93
47. 2A1	192.55	2.32%	404,360	2.32%	2,100.03
48. 2A	763.91	9.22%	1,604,210	9.22%	2,100.00
49. 3A1	169.73	2.05%	356,435	2.05%	2,100.01
50. 3A	823.11	9.94%	1,728,530	9.94%	2,100.00
51. 4A1	2,395.56	28.92%	5,030,660	28.92%	2,099.99
52. 4A	3,851.90	46.51%	8,088,975	46.51%	2,100.00
53. Total	8,282.07	100.00%	17,392,315	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	167.24	12.82%	104,530	13.17%	625.03
56. 2D1	137.25	10.52%	85,785	10.81%	625.03
57. 2D	115.69	8.87%	72,315	9.11%	625.08
58. 3D1	150.05	11.50%	90,020	11.34%	599.93
59. 3D	124.54	9.54%	74,730	9.42%	600.05
60. 4D1	36.86	2.82%	22,120	2.79%	600.11
61. 4D	573.31	43.93%	343,980	43.35%	599.99
62. Total	1,304.94	100.00%	793,480	100.00%	608.06
Grass					
63. 1G1	5,736.84	2.20%	3,021,115	2.31%	526.62
64. 1G	4.14	0.00%	2,515	0.00%	607.49
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	8,753.42	3.35%	4,595,570	3.51%	525.00
67. 3G1	1,637.60	0.63%	818,800	0.63%	500.00
68. 3G	243,738.77	93.34%	121,913,430	93.07%	500.18
69. 4G1	706.40	0.27%	361,070	0.28%	511.14
70. 4G	544.33	0.21%	272,665	0.21%	500.92
71. Total	261,121.50	100.00%	130,985,165	100.00%	501.63
Irrigated Total					
Irrigated Total	8,282.07	3.05%	17,392,315	11.64%	2,100.00
Dry Total					
Dry Total	1,304.94	0.48%	793,480	0.53%	608.06
Grass Total					
Grass Total	261,121.50	96.08%	130,985,165	87.66%	501.63
72. Waste	282.23	0.10%	91,980	0.06%	325.90
73. Other	770.36	0.28%	156,000	0.10%	202.50
74. Exempt	17,627.52	6.49%	0	0.00%	0.00
75. Market Area Total	271,761.10	100.00%	149,418,940	100.00%	549.82

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	940.36	13.82%	2,586,010	14.00%	2,750.02
46. 1A	3,410.46	50.11%	9,378,855	50.77%	2,750.03
47. 2A1	3.19	0.05%	8,775	0.05%	2,750.78
48. 2A	1,322.17	19.43%	3,503,760	18.97%	2,650.01
49. 3A1	648.16	9.52%	1,717,625	9.30%	2,650.00
50. 3A	53.78	0.79%	142,520	0.77%	2,650.06
51. 4A1	148.89	2.19%	394,560	2.14%	2,650.01
52. 4A	279.39	4.10%	740,400	4.01%	2,650.06
53. Total	6,806.40	100.00%	18,472,505	100.00%	2,713.99
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	34,226.42	71.00%	35,253,235	71.41%	1,030.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	6,827.92	14.16%	7,032,790	14.25%	1,030.00
58. 3D1	1,427.61	2.96%	1,413,340	2.86%	990.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,433.28	7.12%	3,398,965	6.89%	990.01
61. 4D	2,290.69	4.75%	2,267,835	4.59%	990.02
62. Total	48,205.92	100.00%	49,366,165	100.00%	1,024.07
Grass					
63. 1G1	130.27	0.15%	68,395	0.16%	525.02
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	137.51	0.16%	72,200	0.17%	525.05
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	37,410.31	43.55%	19,174,305	43.92%	512.54
69. 4G1	29,027.59	33.79%	14,732,785	33.75%	507.54
70. 4G	19,201.06	22.35%	9,611,175	22.01%	500.55
71. Total	85,906.74	100.00%	43,658,860	100.00%	508.21
Irrigated Total					
Irrigated Total	6,806.40	4.82%	18,472,505	16.56%	2,713.99
Dry Total					
Dry Total	48,205.92	34.11%	49,366,165	44.24%	1,024.07
Grass Total					
Grass Total	85,906.74	60.78%	43,658,860	39.13%	508.21
72. Waste	101.85	0.07%	32,240	0.03%	316.54
73. Other	310.54	0.22%	46,605	0.04%	150.08
74. Exempt	14,305.27	10.12%	0	0.00%	0.00
75. Market Area Total	141,331.45	100.00%	111,576,375	100.00%	789.47

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,373.58	14.43%	43,678,765	14.66%	3,530.00
46. 1A	43,198.15	50.37%	152,489,565	51.17%	3,530.00
47. 2A1	638.17	0.74%	2,252,750	0.76%	3,530.02
48. 2A	18,611.43	21.70%	62,720,600	21.05%	3,370.00
49. 3A1	2,275.60	2.65%	7,668,800	2.57%	3,370.01
50. 3A	671.87	0.78%	2,264,225	0.76%	3,370.03
51. 4A1	6,936.81	8.09%	23,377,065	7.84%	3,370.00
52. 4A	1,050.92	1.23%	3,541,570	1.19%	3,369.97
53. Total	85,756.53	100.00%	297,993,340	100.00%	3,474.88
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	35,983.34	64.74%	47,857,910	66.34%	1,330.00
56. 2D1	135.63	0.24%	180,370	0.25%	1,329.87
57. 2D	10,940.97	19.68%	13,621,465	18.88%	1,245.00
58. 3D1	3,183.19	5.73%	3,962,980	5.49%	1,244.97
59. 3D	15.05	0.03%	18,735	0.03%	1,244.85
60. 4D1	1,899.26	3.42%	2,317,090	3.21%	1,220.00
61. 4D	3,425.76	6.16%	4,179,475	5.79%	1,220.01
62. Total	55,583.20	100.00%	72,138,025	100.00%	1,297.84
Grass					
63. 1G1	1,074.96	2.68%	716,680	2.80%	666.70
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	37.22	0.09%	24,885	0.10%	668.59
66. 2G	834.15	2.08%	533,855	2.09%	640.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	23,770.24	59.35%	15,384,835	60.09%	647.23
69. 4G1	12,003.59	29.97%	7,488,690	29.25%	623.87
70. 4G	2,332.26	5.82%	1,455,270	5.68%	623.97
71. Total	40,052.42	100.00%	25,604,215	100.00%	639.27
Irrigated Total					
	85,756.53	46.84%	297,993,340	75.14%	3,474.88
Dry Total					
	55,583.20	30.36%	72,138,025	18.19%	1,297.84
Grass Total					
	40,052.42	21.88%	25,604,215	6.46%	639.27
72. Waste	129.29	0.07%	43,295	0.01%	334.87
73. Other	1,550.82	0.85%	793,050	0.20%	511.37
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	183,072.26	100.00%	396,571,925	100.00%	2,166.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6.93	0.40%	14,555	0.40%	2,100.29
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	72.27	4.17%	151,765	4.17%	2,099.97
48. 2A	995.35	57.41%	2,090,240	57.41%	2,100.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	476.42	27.48%	1,000,495	27.48%	2,100.03
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	182.80	10.54%	383,880	10.54%	2,100.00
53. Total	1,733.77	100.00%	3,640,935	100.00%	2,100.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	15.50	34.74%	9,690	35.68%	625.16
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	28.21	63.22%	16,925	62.32%	599.96
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.91	2.04%	545	2.01%	598.90
62. Total	44.62	100.00%	27,160	100.00%	608.70
Grass					
63. 1G1	2,089.26	53.12%	1,097,185	54.03%	525.15
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	449.91	11.44%	236,200	11.63%	524.99
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,376.74	35.01%	688,370	33.90%	500.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	16.94	0.43%	8,975	0.44%	529.81
71. Total	3,932.85	100.00%	2,030,730	100.00%	516.35
Irrigated Total					
	1,733.77	19.05%	3,640,935	44.73%	2,100.01
Dry Total					
	44.62	0.49%	27,160	0.33%	608.70
Grass Total					
	3,932.85	43.20%	2,030,730	24.95%	516.35
72. Waste	100.23	1.10%	33,580	0.41%	335.03
73. Other	3,291.77	36.16%	2,408,120	29.58%	731.56
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	9,103.24	100.00%	8,140,525	100.00%	894.24

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	76.61	2.99%	210,680	3.06%	2,750.03
46. 1A	814.94	31.79%	2,241,100	32.55%	2,750.02
47. 2A1	32.35	1.26%	88,965	1.29%	2,750.08
48. 2A	1,092.64	42.63%	2,895,495	42.05%	2,650.00
49. 3A1	166.17	6.48%	440,345	6.40%	2,649.97
50. 3A	174.89	6.82%	463,460	6.73%	2,650.01
51. 4A1	7.31	0.29%	19,370	0.28%	2,649.79
52. 4A	198.45	7.74%	525,890	7.64%	2,649.99
53. Total	2,563.36	100.00%	6,885,305	100.00%	2,686.05
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51.58	27.67%	53,130	28.44%	1,030.05
56. 2D1	6.16	3.30%	6,345	3.40%	1,030.03
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	108.02	57.95%	106,940	57.24%	990.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	20.63	11.07%	20,420	10.93%	989.82
62. Total	186.39	100.00%	186,835	100.00%	1,002.39
Grass					
63. 1G1	854.80	27.65%	448,790	28.20%	525.02
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	304.30	9.84%	176,585	11.10%	580.30
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	863.11	27.92%	431,555	27.12%	500.00
69. 4G1	241.22	7.80%	120,610	7.58%	500.00
70. 4G	827.61	26.77%	413,805	26.00%	500.00
71. Total	3,091.04	100.00%	1,591,345	100.00%	514.83
Irrigated Total					
Irrigated Total	2,563.36	28.68%	6,885,305	63.65%	2,686.05
Dry Total					
Dry Total	186.39	2.09%	186,835	1.73%	1,002.39
Grass Total					
Grass Total	3,091.04	34.58%	1,591,345	14.71%	514.83
72. Waste	271.81	3.04%	89,815	0.83%	330.43
73. Other	2,825.75	31.61%	2,063,315	19.08%	730.18
74. Exempt	0.74	0.01%	0	0.00%	0.00
75. Market Area Total	8,938.35	100.00%	10,816,615	100.00%	1,210.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	342.59	7.97%	1,209,345	8.18%	3,530.01
46. 1A	1,177.90	27.41%	4,157,980	28.14%	3,529.99
47. 2A1	315.58	7.34%	1,113,995	7.54%	3,529.99
48. 2A	2,025.60	47.13%	6,826,315	46.19%	3,370.02
49. 3A1	131.54	3.06%	443,285	3.00%	3,369.96
50. 3A	102.93	2.39%	346,870	2.35%	3,369.96
51. 4A1	2.10	0.05%	7,075	0.05%	3,369.05
52. 4A	199.61	4.64%	672,690	4.55%	3,370.02
53. Total	4,297.85	100.00%	14,777,555	100.00%	3,438.36
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	478.04	33.06%	635,800	34.55%	1,330.01
56. 2D1	48.60	3.36%	64,635	3.51%	1,329.94
57. 2D	9.40	0.65%	11,700	0.64%	1,244.68
58. 3D1	718.48	49.68%	894,510	48.60%	1,245.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	191.65	13.25%	233,815	12.70%	1,220.01
62. Total	1,446.17	100.00%	1,840,460	100.00%	1,272.64
Grass					
63. 1G1	1,929.91	38.31%	1,288,620	39.57%	667.71
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	5.92	0.12%	3,785	0.12%	639.36
66. 2G	876.92	17.41%	561,235	17.24%	640.01
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	978.18	19.42%	629,145	19.32%	643.18
69. 4G1	523.86	10.40%	325,520	10.00%	621.39
70. 4G	722.44	14.34%	447,940	13.76%	620.04
71. Total	5,037.23	100.00%	3,256,245	100.00%	646.44
Irrigated Total					
Irrigated Total	4,297.85	23.53%	14,777,555	58.31%	3,438.36
Dry Total					
Dry Total	1,446.17	7.92%	1,840,460	7.26%	1,272.64
Grass Total					
Grass Total	5,037.23	27.58%	3,256,245	12.85%	646.44
72. Waste	66.47	0.36%	22,265	0.09%	334.96
73. Other	7,415.39	40.60%	5,448,400	21.50%	734.74
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	18,263.11	100.00%	25,344,925	100.00%	1,387.77

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	40.37	140,100	7,281.44	24,418,390	102,118.17	334,603,465	109,439.98	359,161,955
77. Dry Land	23.30	29,010	3,931.60	4,440,310	102,816.34	119,882,805	106,771.24	124,352,125
78. Grass	0.00	0	7,958.29	4,420,045	391,183.49	202,706,515	399,141.78	207,126,560
79. Waste	0.00	0	49.90	16,715	901.98	296,460	951.88	313,175
80. Other	3.36	2,485	1,726.97	1,224,945	14,434.30	9,688,060	16,164.63	10,915,490
81. Exempt	78.21	0	27.00	0	31,828.32	0	31,933.53	0
82. Total	67.03	171,595	20,948.20	34,520,405	611,454.28	667,177,305	632,469.51	701,869,305

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	109,439.98	17.30%	359,161,955	51.17%	3,281.82
Dry Land	106,771.24	16.88%	124,352,125	17.72%	1,164.66
Grass	399,141.78	63.11%	207,126,560	29.51%	518.93
Waste	951.88	0.15%	313,175	0.04%	329.01
Other	16,164.63	2.56%	10,915,490	1.56%	675.27
Exempt	31,933.53	5.05%	0	0.00%	0.00
Total	632,469.51	100.00%	701,869,305	100.00%	1,109.73

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 Brule	22	232,725	170	1,795,720	176	11,760,790	198	13,789,235	242,255
83.2 K-areas	0	0	122	8,585,000	122	27,796,820	122	36,381,820	546,170
83.3 Key/roscoe/sarben	38	226,610	112	777,180	115	8,995,990	153	9,999,780	16,785
83.4 Lake	830	27,889,850	1,646	49,544,090	1,678	237,993,160	2,508	315,427,100	9,944,128
83.5 Og Sub	49	1,475,370	173	8,137,265	176	47,829,130	225	57,441,765	1,936,325
83.6 Ogallala	138	2,084,830	1,981	27,060,795	1,983	252,759,840	2,121	281,905,465	2,096,478
83.7 Paxton	21	385,890	230	4,012,270	226	19,459,150	247	23,857,310	477,845
83.8 Rural	168	9,270,805	324	18,425,735	347	72,999,685	515	100,696,225	3,945,800
84 Residential Total	1,266	41,566,080	4,758	118,338,055	4,823	679,594,565	6,089	839,498,700	19,205,786

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brule	22	262,920	41	711,665	45	8,816,915	67	9,791,500	0
85.2	Key/roscoe/sarben	0	0	6	114,235	6	263,180	6	377,415	0
85.3	Lake	17	1,077,000	59	4,792,280	63	20,516,935	80	26,386,215	391,655
85.4	Og Sub	13	838,935	24	1,168,270	27	5,045,450	40	7,052,655	247,450
85.5	Ogallala	84	4,304,840	338	13,321,765	346	101,569,490	430	119,196,095	2,207,750
85.6	Paxton	13	132,570	41	579,320	41	5,373,440	54	6,085,330	115,765
85.7	Rural	19	1,585,245	19	826,165	28	13,207,430	47	15,618,840	5,055,820
86	Commercial Total	168	8,201,510	528	21,513,700	556	154,792,840	724	184,508,050	8,018,440

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	5,687.05	2.18%	2,985,760	2.28%	525.01
88. 1G	2.29	0.00%	1,200	0.00%	524.02
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	8,753.42	3.36%	4,595,570	3.51%	525.00
91. 3G1	1,637.60	0.63%	818,800	0.63%	500.00
92. 3G	243,529.05	93.37%	121,764,525	93.11%	500.00
93. 4G1	668.93	0.26%	334,465	0.26%	500.00
94. 4G	541.95	0.21%	270,975	0.21%	500.00
95. Total	260,820.29	100.00%	130,771,295	100.00%	501.38
CRP					
96. 1C1	49.79	16.53%	35,355	16.53%	710.08
97. 1C	1.85	0.61%	1,315	0.61%	710.81
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	209.72	69.63%	148,905	69.62%	710.02
102. 4C1	37.47	12.44%	26,605	12.44%	710.03
103. 4C	2.38	0.79%	1,690	0.79%	710.08
104. Total	301.21	100.00%	213,870	100.00%	710.04
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
Grass Total					
	260,820.29	99.88%	130,771,295	99.84%	501.38
CRP Total					
	301.21	0.12%	213,870	0.16%	710.04
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	261,121.50	100.00%	130,985,165	100.00%	501.63

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	130.27	0.16%	68,395	0.17%	525.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	137.51	0.17%	72,200	0.17%	525.05
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	35,176.35	42.60%	17,588,175	42.59%	500.00
93. 4G1	27,984.75	33.89%	13,992,375	33.88%	500.00
94. 4G	19,150.39	23.19%	9,575,195	23.19%	500.00
95. Total	82,579.27	100.00%	41,296,340	100.00%	500.08
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	2,233.96	67.14%	1,586,130	67.14%	710.01
102. 4C1	1,042.84	31.34%	740,410	31.34%	709.99
103. 4C	50.67	1.52%	35,980	1.52%	710.08
104. Total	3,327.47	100.00%	2,362,520	100.00%	710.00
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	82,579.27	96.13%	41,296,340	94.59%	500.08
CRP Total	3,327.47	3.87%	2,362,520	5.41%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	85,906.74	100.00%	43,658,860	100.00%	508.21

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,034.72	2.80%	688,110	2.94%	665.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	21.98	0.06%	14,065	0.06%	639.90
90. 2G	834.15	2.26%	533,855	2.28%	640.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	21,315.03	57.73%	13,641,600	58.34%	640.00
93. 4G1	11,487.52	31.11%	7,122,270	30.46%	620.00
94. 4G	2,229.38	6.04%	1,382,220	5.91%	620.00
95. Total	36,922.78	100.00%	23,382,120	100.00%	633.27
CRP					
96. 1C1	40.24	1.29%	28,570	1.29%	709.99
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	15.24	0.49%	10,820	0.49%	709.97
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,455.21	78.45%	1,743,235	78.45%	710.01
102. 4C1	516.07	16.49%	366,420	16.49%	710.02
103. 4C	102.88	3.29%	73,050	3.29%	710.05
104. Total	3,129.64	100.00%	2,222,095	100.00%	710.02
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	36,922.78	92.19%	23,382,120	91.32%	633.27
CRP Total	3,129.64	7.81%	2,222,095	8.68%	710.02
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	40,052.42	100.00%	25,604,215	100.00%	639.27

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,087.59	53.10%	1,096,000	54.00%	525.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	449.91	11.44%	236,200	11.64%	524.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,376.74	35.02%	688,370	33.92%	500.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	16.94	0.43%	8,975	0.44%	529.81
95. Total	3,931.18	100.00%	2,029,545	100.00%	516.27
CRP					
96. 1C1	1.67	100.00%	1,185	100.00%	709.58
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	1.67	100.00%	1,185	100.00%	709.58
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	3,931.18	99.96%	2,029,545	99.94%	516.27
CRP Total	1.67	0.04%	1,185	0.06%	709.58
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,932.85	100.00%	2,030,730	100.00%	516.35

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	854.80	28.49%	448,790	29.39%	525.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	213.33	7.11%	112,000	7.34%	525.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	863.11	28.77%	431,555	28.27%	500.00
93. 4G1	241.22	8.04%	120,610	7.90%	500.00
94. 4G	827.61	27.59%	413,805	27.10%	500.00
95. Total	3,000.07	100.00%	1,526,760	100.00%	508.91
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	90.97	100.00%	64,585	100.00%	709.96
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	90.97	100.00%	64,585	100.00%	709.96
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	3,000.07	97.06%	1,526,760	95.94%	508.91
CRP Total	90.97	2.94%	64,585	4.06%	709.96
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,091.04	100.00%	1,591,345	100.00%	514.83

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,814.09	37.26%	1,206,390	38.46%	665.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	5.92	0.12%	3,785	0.12%	639.36
90. 2G	876.92	18.01%	561,235	17.89%	640.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	933.62	19.18%	597,510	19.05%	639.99
93. 4G1	515.74	10.59%	319,755	10.20%	619.99
94. 4G	722.05	14.83%	447,665	14.27%	619.99
95. Total	4,868.34	100.00%	3,136,340	100.00%	644.23
CRP					
96. 1C1	115.82	68.58%	82,230	68.58%	709.98
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	44.56	26.38%	31,635	26.38%	709.94
102. 4C1	8.12	4.81%	5,765	4.81%	709.98
103. 4C	0.39	0.23%	275	0.23%	705.13
104. Total	168.89	100.00%	119,905	100.00%	709.96
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	4,868.34	96.65%	3,136,340	96.32%	644.23
CRP Total	168.89	3.35%	119,905	3.68%	709.96
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	5,037.23	100.00%	3,256,245	100.00%	646.44

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

51 Keith

	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	722,509,050	809,999,575	87,490,525	12.11%	19,205,786	9.45%
02. Recreational	27,587,280	29,499,125	1,911,845	6.93%	0	6.93%
03. Ag-Homesite Land, Ag-Res Dwelling	65,699,495	81,048,475	15,348,980	23.36%	316,625	22.88%
04. Total Residential (sum lines 1-3)	815,795,825	920,547,175	104,751,350	12.84%	19,522,411	10.45%
05. Commercial	166,145,875	175,186,685	9,040,810	5.44%	8,018,440	0.62%
06. Industrial	9,293,500	9,321,365	27,865	0.30%	0	0.30%
07. Total Commercial (sum lines 5-6)	175,439,375	184,508,050	9,068,675	5.17%	8,018,440	0.60%
08. Ag-Farmsite Land, Outbuildings	49,816,750	57,117,780	7,301,030	14.66%	2,716,545	9.20%
09. Minerals	136,935	136,930	-5	0.00	0	0.00%
10. Non Ag Use Land	114,970	3,416,415	3,301,445	2,871.57%		
11. Total Non-Agland (sum lines 8-10)	50,068,655	60,671,125	10,602,470	21.18%	2,716,545	15.75%
12. Irrigated	358,786,975	359,161,955	374,980	0.10%		
13. Dryland	114,069,890	124,352,125	10,282,235	9.01%		
14. Grassland	207,434,170	207,126,560	-307,610	-0.15%		
15. Wasteland	313,400	313,175	-225	-0.07%		
16. Other Agland	13,724,280	10,915,490	-2,808,790	-20.47%		
17. Total Agricultural Land	694,328,715	701,869,305	7,540,590	1.09%		
18. Total Value of all Real Property (Locally Assessed)	1,735,632,570	1,867,595,655	131,963,085	7.60%	30,257,396	5.86%

2023 Assessment Survey for Keith County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 appraisal clerks.
3.	Other full-time employees:
	1 assessment clerk.
4.	Other part-time employees:
	1 summer student.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$465,660
7.	Adopted budget, or granted budget if different from above:
	\$443,260
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The data processing expenses are within a county data processing budget in County General. \$9,500 GIS contract.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$8,500: this amount includes appraisal classes, workshops and TERC hearing expenses.
12.	Amount of last year's assessor's budget not used:
	\$56,774.39

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, as historic research work but they are updated yearly on Gworks.
5.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. www.keith.gWorks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gworks imagery, pictometry, cadastral lot & block
10.	When was the aerial imagery last updated?
	NE 2022, Pictometry 2022

C. Zoning Information

1.	Does the county have zoning?
	Yes, for both city and county.
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Ogallala, Brule, and Paxton are zoned.
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	None.
2.	GIS Services:
	gWorks (f.k.a. GIS Workshop)
3.	Other services:
	Eagle View Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None at present.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	The county requires a credentialed real property appraiser.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2023 Residential Assessment Survey for Keith County

1.	Valuation data collection done by:																		
	Assessor and staff.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy - recreational properties and "K' areas (IOLL's)</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings on rural residential and agricultural parcels.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	4	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).	5	Lake McConaughy - recreational properties and "K' areas (IOLL's)	8	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.	AG DW	Dwellings on rural residential and agricultural parcels.	AG OB	Outbuildings on rural residential and agricultural parcels.
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2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.																		
3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.																		
4	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).																		
5	Lake McConaughy - recreational properties and "K' areas (IOLL's)																		
8	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.																		
AG DW	Dwellings on rural residential and agricultural parcels.																		
AG OB	Outbuildings on rural residential and agricultural parcels.																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	The cost approach is used for determining market value for residential property.																		
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?																		
	Neighborhoods are reviewed and market data is used to develop depreciation models. Tables are then entered into the CAMA.																		
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, and with the 6-year review and inspection cycle will be updating the depreciation models and the land tables in the CAMA system.																		
6.	Describe the methodology used to determine the residential lot values?																		
	A sales analysis of the land is derived from the local market per neighborhood and valuation grouping.																		
7.	How are rural residential site values developed?																		

The assessor considers the cost of amenities to improve the site, such a well, septic system and leach field based on servicing the typical three-bedroom home. The cost of these amenities is considered to be 20,000. Thus a \$10,000 home site with above amenities would be \$30,000 (on a parcel with 1 acre only). In the country club area, the vacant first acre of land would be \$23,000.

8. Are there form 191 applications on file?

Yes

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

The methodology used to determine value for vacant lots being held for sale or resale requires a discounted cash flow analysis for the subdivision being developed. Things to look at are estimated time to sell off the lots, average sale price of the lots, expenses and developing a discount rate.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2020	2022	2020	2020
2	2022	2022	2021	2020
3	2022	2022	2021	2020
4	2019	2022	2021	2018
5	2021	2022	2021	2020
8	2022	2022	2021	2020
AG DW	2019	2022	2021	2018
AG OB	2019	2022	2021	2018

2023 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:														
	Assessor, staff and Tax Valuation Inc.														
2.	List the valuation group recognized in the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.	4	Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.	5	Lake McConaughy	8	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.
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8	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	The cost approach is primarily used for determining market value for commercial property.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	The assessor has taken several classes and would value unique properties in house if possible. If needed, the assessor would hire an independent appraiser.														
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 from the market study during the six-year review.														
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.														
	Ogallala is on their own depreciation table while the other valuation groups share a depreciation table. The land values vary by location to capture the differences in the market														
6.	Describe the methodology used to determine the commercial lot values.														
	Market data is used to establish the lot values.														

7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2023	2022	2023	2022
	2	2023	2022	2023	2022
	3	2023	2022	2023	2022
	4	2023	2022	2023	2022
	5	2023	2022	2023	2022
	8	2023	2022	2023	2022

2023 Agricultural Assessment Survey for Keith County

1.	Valuation data collection done by:													
	Assessor and staff.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> <td style="text-align: center;">2017-2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 02 is south of the North Platte River and Lake McConuaghy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> <td style="text-align: center;">2017-2021</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> <td style="text-align: center;">2017-2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	2017-2021	2	Market Area 02 is south of the North Platte River and Lake McConuaghy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	2017-2021	3	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.	2017-2021
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	Every two years the county reviews aerial imagery for land use. Additionally, the county physically inspects all parcels in the course of their six-year review. We will be reviewing in 2023.													
3.	Describe the process used to determine and monitor market areas.													
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.													
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?													

	Commercial feedlots were updated during the rural review. A beet dump and some ag commercial sites identified as intensive use. Buildings and structures were priced out in the same manner as ag and rural residential outbuildings. The assessor completed a market analysis and left the feedlot acres at the prior value of \$1,375.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	Special Valuation Sub classes 4, 5, and 6
	<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?
	346
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Market data of sales with similar influences are analyzed.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational, primarily used for hunting.
8d.	Where is the influenced area located within the county?
	Primarily along the North and South Platte Rivers,
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	It is a sales comparison approach, the sales are verified and the market data is analyzed to arrive at a market value in the influenced area.

**2022 PLAN OF ASSESSMENT
FOR
KEITH COUNTY**

Plan of Assessment Requirements

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

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 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 called 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 (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.

See Neb. Rev. Stat. §77-201 (2009).

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

	% of Total Parcels	Taxable Value Base	% of Value
Residential	5,363	725,069,675	41.68%
Commercial	699	166,126,820	9.55%
Industrial	15	9,293,500	0.53%
Recreational	679	28,893,135	1.66%
Agricultural	2,468	809,939,270	46.56%
Minerals	64	136,935	0.01%
Sub Total	9,288	1,739,459,335	
Exempt	681		6.83%

Game and Parks	5	0.05%		
Total	9,974		1,739,459,335	
Special Value	281			
Tax Increment Financing	35		39,157,840	

Total Valuation excluding TIF Excess **1,700,301,495.00**

Agricultural Land

Use	Acres	Value
Irrigated	109,174.49	358,362,625
Dry	107,120.34	114,315,745
Grass	399,681.83	207,465,725
Waste	953.37	313,820
Other (primarily Accretion)	17,110.28	14,006,100
Sub-Total Land Only	634,040.31	694,464,015
Ag Home Sites	363.05	65,327,860
Ag Farm Sites	2,002.59	50,032,425
Improvements		99,171,270
Public Road/Ditches	5,257.54	114,970
Sub-Total Sites + IMPS	7,623.18	214,646,525
Total Agricultural Valuation	641,663.49	909,110,540

All of this and more information can be found in the 2022 County Abstract of Assessment for Real Property, Form 45

While the Agricultural parcel count consists of less than half of the Residential parcel count, the Agricultural total valuations are only 11% higher in taxable value. This is showing that Residential sales in the county are increasing and Agricultural land sales are decreasing. The majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County, which is north of Lake McConaughy and the North Platte River in Area 1 and subclass market area 4. The Irrigated acres consist of approximately a fourth of the Grassland total acres. Irrigated Land Market total valuation are approximately 50% higher than the total Grassland valuation for 2022. However, we were able to lower some agricultural values this year due to the market. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. Dryland Acres were historically more than the Irrigated Acres. This change is due to the Well Moratorium and in 2011, there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium, producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. With the grain prices, Irrigated Acres were quite desirable, therefore, property owners requested transfer of acres from one location to another location so they are able to utilize their “right to irrigate” in a more productive way. In some cases they transfer acres into a bank with the NRD and wait until they

have banked enough acres to drop a new pivot in another location. Some property owners are also buying the Certified Irrigated Acres (CIA), without the land attached, from the land owner; which allows them to move the Certified Irrigated Acres to former Dry or Grass land. All transfers and new wells must be approved by the NRD. The NRD works well with the Keith County Assessor Office on all transfers to ensure accuracy of acre counts on correct parcels.

The first year that market value on Accretion was implemented in Keith County was in 2007. This was when all of the county was reviewed and then again in 2011. For 2021 all accretion land was reviewed and while using GWORKS (A Web based GIS service) acres use were sketched per data imagery and land use was corrected. We currently review properties with accretion and use the Special Value Methodology when reviewing accretion properties. The Special Valuation Methodology was rewritten for Assessment Year 2021 according to changes in the method that is still being used at this time.

New Property: For the assessment year of 2021, there were approximately 1,893 building permits; 1,024 building permits for new property/construction/additions, 725 parcels to be rechecked from the year before, 52 parcels to demolish, and 92 remodels. The re-checks could be from new homes not being finished at the first of the year the prior year, discovery, and interior inspections from property owners. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Keith County now does requires notification for new construction for Agricultural zoned parcels to be completed and filed with the zoning department. In the fall of 2017, GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas.

Current Resources

- A. **Staff/Budget/Training:** 1 Assessor, 1 Deputy, 2 Appraisal Clerks, 1 Summer Fulltime & school year part-time Student Appraisal Clerk, 1 Summer Fulltime temporary Appraisal Clerk, 1 Assessment Clerk/office manager. We ended up with an extra student for this summer. We were without 2 fulltime appraisal clerks from March to May this year. We ended up hiring another high school student to help until we were able to hire the permanent fulltime appraisal clerks. Since we are reviewing commercial it has been a big help this summer having four to go out for review since we were 3 months behind to start our review.

The current Assessor has her Appraiser license and Assessor Certificate. She is current with continuing education on both. The assessor and deputy attend workshops, classes, and meetings to further their knowledge of the assessment field and complete continuing education requirements. Our high school student just completed her freshman year of college working fulltime in the summer and on breaks and a part-time employee for the school season and work 2 days a week. This completes her 3rd year with us. We have 2 full time Appraisal clerks that started in May 2022. Our office also has an Assessment Clerk/office manager whom stays busy with Homestead, 521's and sales letters and anything else needed done in the office.

The adopted budget for 2021-2022 was \$421,861. The actual budget used was as \$365,086.61. Proposed budget for 2022-2023 is \$467,660. The Accepted Budget for 2022-2023 is \$443,260.

- B. Property Record Cards:** Our property record files are electronically generated. We haven't updated hard cards for years.
- C. Software for CAMA, Assessment Administration, and GIS:** Keith County is on the MIPS CAMA system package. Gworks provides the software for the web based GIS system. New for this fall, we signed an agreement with Eagle View for data imaging/Pictometry. This will be incorporated into our CAMA system and our Gworks program.
- D. Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** We are contracted with GWORKS and they help us to maintain our maps and mapping systems. We are in the process of implementing the annotations layer on our GWORKS website that will replace the use of cadastral maps in our office and all of that information will be available online. This project 1 was completed at the end of July 2021 consisted of towns, villages, and lake subdivisions and project 2 is still in the process of being completed and consists of Ogallala Suburban or 2 miles around Ogallala.
- E. Web based – property record information access:**
www.keith.gworks.com and nebraskaassessorsonline.us

Current Assessment Procedures for Real Property

- A. Discover, list & inventory all property.**
- B. Data collection.**
- C. Review assessment sales ratio studies before assessment actions.**
- D. All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. Review assessment sales ratio studies after assessment actions.**
- G. Notices and public relations are completed by the County Assessor.**

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

<u>PROPERTY CLASS</u>	<u>MEDIAN RATIO</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94%	19.12%	101.22%
Commercial	92%	26.48%	103.19%
Agricultural	73%	15.53%	104.76%
Special Value Agricultural	73%		

**COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2022 Reports & Opinions.*

Assessment Actions Planned for Assessment Year 2023

Residential (Land/or subclasses):

For Assessment year 2023, all residential ratio studies will be reviewed by neighborhoods, market area and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

Also for Assessment year 2023 all Lake Mobile Home Parks will be reviewed for the homes to be verified that they are on the correct lot and the correct mobile home.

Commercial (and/or subclasses):

For Assessment year 2023, Keith County Commercial neighborhoods are being reviewed. We have created field data sheets and manager questionnaires for every occupancy code. Ogallala Commercial was last reviewed in 2017. Included in this review is reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be updated into the CAMA system and new land and depreciation tables will be built and derived from current sales. This review will involve approximately 694 parcels.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes. FSA maps will again be requested for this year. All other subclasses will continue being reviewed by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2020 to September 30, 2022, Commercial and Ag from October 1, 2019 to September 30, 2022, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2024

Residential (Land/or subclasses):

For Assessment year 2024, Rural Residential 04), Ogallala Suburban, Agricultural/horticultural properties will be reviewed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 2,477 parcels in market areas 1 through 6, 202 for Ogallala Suburban, 136 for Lake Rural Residential, 324 for Rural Residential, for a total of 3,139 parcels. This is usually a two year process and will continue for Assessment year 2025. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

Commercial (and/or subclasses):

For the assessment year of 2024 we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes. FSA maps will again be requested for this year. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2021 to September 30, 2023, Commercial and Ag from October 1, 2020 to September 30, 2023, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's

CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2025

Residential (and/or subclasses):

For Assessment year 2025 our complete reappraisal will be on the Lake (residential subclass 05). This will include the K-Areas as well. Included in this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift. This will involve approximately 2,028 parcels.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Commercial (and/or subclasses):

For the Assessment year of 2025, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. We also are planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2022 to September 30, 2024, Commercial and Ag from October 1, 2021 to September 30, 2024, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

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

Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. All of our property record cards had appraisal information that supported the values of the property and are completely generated by the computer system. The real estate and residential appraisal file balanced and were generated on all parcels in our CAMA system. With the reliance on computerized record maintenance we need to be assured that our CAMA system stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

In 2020 we were finally able to add the last area to the MIPS CAMA system to be all table driven while using costing and depreciation tables derived from the market. All information within the Appraisal File will continue to be verified for accuracy.

All agricultural sales and land values were reviewed for all market areas. The implementation of adding the three sub market areas last year has helped to better identify the accretion parcels for sale or purchase. Market area 1 also contains Sub market area 4. Market Area 2 contains sub market area 5 and Market Area 3 contains sub market area 6. Sub market areas 4, 5, and 6 are all parcels that are along the North and South Platte Rivers and involve accretion ground or in other terms our special valuation area. New land values were set by soil type if changes were needed. We continue to process any irrigation transfers of certified base acres approved by the Twin Platte Natural Resource District.

For Assessment year 2021 we did a complete desktop review of our Agland Areas. We used our web based GIS aerial imaging from GWORKS dated 2018 and 2020 to review use and acres for all agland properties in Keith County. Home and Farm sites were reviewed and re-sketched for accuracy, shelter belts were added, and also all parcels that were along the North and South Platte Rivers that involved accretion acres were corrected per our findings. If an FSA map was given to us that information was used first per what they are certifying and then we work with GWORKS for updating the land use or anything else on the property. The overall acres of the property didn't change, however, some legal descriptions may have changed from the data.

Currently we use the GIS website GWORKS for our acre counts per soil and use. Cadastral maps are used as a historical use. In 2021 we completed project 1 to have Cadastral map capabilities on our GIS web service called GWORKS. Included in this will be the aerial picture and the ownership boundary lines, subdivision, lot, block, lot measurements, etc. This included Lake residential and smaller towns. The second project for this will be completed this year and included a two mile radius around Ogallala for Ogallala Suburban areas.

1. Annually prepare and file Assessor Reports required by law/regulation

- a. Assessor Survey
- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract
- c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose

- d. Special Valuation Methodology
- e. Real Property Abstract
- f. Annual Plan of Assessment Report
- g. Certification of Value to Political Subdivisions
- h. School District Taxable Value Report
- i. Average Assessed Value Report for Homestead Exemption
- j. Generate Tax Roll
- k. Certificate of Taxes Levied Report
- l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

- 2. **Updating 521/Ownership Transfers**
- 3. **Permissive Exemption**
- 4. **Mobile Home Report**
- 5. **Personal Property**
- 6. **Notice of Taxable Status**
- 7. **Change of Value Notices**
- 8. **Homestead Exemptions**
- 9. **Centrally Assessed**
- 10. **Tax Increment Financing**
- 11. **Special Valuation**
- 12. **Tax Districts and Tax Rates**
- 13. **Tax Lists**
- 14. **Tax List Corrections**
- 15. **County Board of Equalization**
- 16. **TERC Appeals**
- 17. **TERC Statewide Equalization**
- 18. **Education**

Conclusion

With all the entities of county government that utilize the assessor's records in their operation, it is important for us to maintain the most accurate data as possible.

With the continual review of all properties and implementation of GIS and now pictometry, records will become more accurate and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. A sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessor signature: Renee L Bink

Date 10-24-20

2023 Special Valuation Methodology

Special valuation was created for accretion ground around rivers and bodies of water. Since urban development and other non-agricultural development could have an economic impact on agricultural or horticultural land, owners could apply for special valuation to offset that higher impact of market value. Special valuation provides for taxable value based on 75% of the actual value for agricultural and/or horticultural purposes or uses.

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to the close proximity of Lake McConaughy, Lake Ogallala and the North and South Platte Rivers. The special valuation accretion areas in Keith County are the accretion land along the North and South Platte Rivers, Lake Ogallala and Lake McConaughy. Non accretion special valuation includes any parcel that is less than 80 acres. These areas were first recognized in Assessment Year 2007. Submarket areas were created in 2021 to include all accretion land parcels. These new submarket areas are 4, 5, and 6. Area 4 has the same boundary lines as agland market area 1. Area 5 has the same boundary lines as agland market area 2, and area 6 has the same boundary lines as agland market area 3. The only difference is accretion and whether they are approved for special valuation or valued at full market value. Area 4 consists of 35 parcels, area 5 consists of 28 parcels, and area 6 consists of 128 parcels. Properties that are less than 80 Acres and do not have accretion on them are still in their respected market areas.

VALUATION MODELS USED

The valuation models used in these new market areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were and were not influenced by other agricultural use. This special valuation area was selected because the sold properties were not reflecting the true agricultural market. This special valuation area was developed to define a market trend for parcels being used for recreational use within Keith County. This same study was used for the smaller rural tracts as well.

ASSESSMENT OF RECREATIONAL/ACCRETION LAND

- Definition as per Regulation Chapter 10-001.05E: All parcels of real property predominately used or intended to be used for diversion, entertainment, and relaxation on an occasional basis. Some of the uses would include fishing, hunting, camping, boating, hiking, picnicking, and the access or view that simply allows relaxation, diversion and entertainment.
- Recreational lands will be valued at 100% of its market value.
- Recreational lands within the county are predominately along the Platte Rivers also called accretions but can be found intermittently throughout the county.
- Many times the accretions are attached to agricultural parcels of which its' predominate use is agricultural and therefore, the accretions are valued at 75% of market value.
- Parcels that are 100% accretions and are valued at 100% of recreational market value as it's predominate use is recreational as it cannot be agricultural land by definition.
- Residential parcels that have accretions on them, the acres are now defined per soil and use along with the accretions and are valued at 100% of agland market value.
- A physical inspection of all sites is made where possible to verify its highest and best use.

DEFINITIONS THAT APPLY TO SPECIAL VALUATION

1. Actual Value: Actual value of real property for the purpose of taxation mean the market value of real property in the ordinary course of trade. The actual value of a parcel of real property is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing seller and a willing buyer,

both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used.

2. Special Valuation: Special valuation shall mean the actual value of the land if the land were available only for agricultural or horticultural purposes or uses without regard to any other purpose or use to which the land may be used. Special valuation assessment shall mean seventy-five percent of the special valuation.
3. Agricultural or Horticultural Land: Agricultural land or horticultural land is a parcel of land primarily used for agricultural or horticultural purposes. This includes wasteland lying in or adjacent to and in common ownership or management with other agricultural and horticultural land. Agricultural land and horticultural land does not include any land directly associated with any building or enclosed structures. Any land encumbered by an easement under the Wetlands Reserve Program cannot be used for agricultural or horticultural purposes and therefore cannot be characterized as agricultural or horticultural land and must be valued at its actual value.
4. Agricultural or Horticultural Purposes: Agricultural or horticultural purposes shall mean used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agricultural aquaculture, or horticulture.
5. Commercial Production: Shall mean agricultural and horticultural products produced for the primary purpose of obtaining a monetary profit.
6. Owner: shall mean an owner of record of agricultural or horticultural land or the purchaser of agricultural or horticultural land under a contract for sale.

SPECIAL VALUATION APPROVAL OR DISQUALIFICATION PROCESS

Criteria for Land to be Eligible for Special Valuation:

- The land must be located outside the corporate boundaries of any sanitary and improvement district, city, or village, except that land within the corporate boundaries of a city or village is the land is subject to a conservation or preservation easement as provided in the conservation and preservation easements act and the governing body of the city or village approves an agreement creating the easement would be eligible,
- The land **MUST** be agricultural or horticultural land. Eligibility shall be determined annually as of January 1. However, the land must remain eligible the entire year in order to retain the special valuation assessment for that year. To remain eligible in succeeding years the land must continue to be agricultural or horticultural land.
- The property owner must file a Form 456, and if applicable, an IRS Schedule F, with the county assessor on or before June 30 of the first year in which the valuation is requested. Form 456 is available on the Property Assessment Division's website and at the County Assessor's Office. Any special valuation filed after June 30 will be considered an application for the following year.
- Per Reg. 11-004.03, the applicant, if not owner of record and whose authority to sign is not a matter of public record, must file with the application a true copy of the deed, contract of sale, power of attorney, lease or other appropriate instrument evidencing the signer's interest or authority.
- On or before July 15, the county assessor must review the application. On or before July 22, the county assessor will send a notice of approval or denial to the applicant.
- An approved application will remain in effect until such time as the land becomes disqualified pursuant to REG-11-006.
- A physical inspection of the property is mandatory upon application.

Criteria for Land to be disqualified for Special Valuation:

- **No Application was filed with the Assessor's Office.**
- The application is not signed by an authorized person
- The land is not primarily used for the commercial production of agricultural or horticultural products.
- The land is inside the corporate boundaries of a Sanitary Improvement District, city or village.
- The land is not eligible for special valuation the entire year of assessment.
- The property owner did not cooperate with the Assessor's Office to be able to make a determination for special valuation.
- If no physical inspection is permitted by the property owner, the application will be denied as the Assessor's Office will not be able to make a determination.
- If the parcel consists of five contiguous acres or less, failure to provide an IRS schedule F (Profit or Loss From Farming) documenting profit or loss from farming for two out of the last three years.

STEPS FOR THE PROTEST PROCESS

Applicants may file a written protest with the clerk's office to the county board of equalization (CBOE) within 30 days after the mailing of the denial of the application. Protests must be filed with the county clerk and contain a written statement of why the application should not have been denied. The CBOE must hear and decide the protest within 30 days of the filing of the protest. After the CBOE makes a decision, notification will be made within seven days to the property owner or applicant.

THE HIGHEST AND BEST USE OF PROPERTIES IN ACCRETION MARKET AREAS

The highest and best use of the accretion market area is for recreational use. The special valuation area was determined by market trends as the majority of all the agricultural properties that have sold along either river that have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was thoroughly reviewed in 2021. New special valuation applications were reviewed for 2023.

If the parcel contained more accretion acres than deeded acres, we then looked to see if there were any adjoining parcels that belonged to the same owner thus involving more deeded acres that may be used for agricultural purposes. If the total acres of adjoining parcels contained more deeded acres with *the primary use as agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, were allowed special valuation. If the total deeded acres are less than the accretion acres, the use of the deeded acres are thoroughly reviewed. If the majority of the parcel's acres are *used for agricultural purposes*, then the parcels are approved for special value.

Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County. Parcels determined as not being primarily used for agricultural purposes were sent disqualification letters and were valued at 100% agricultural or horticultural market value.

If 50% or more of the parcel is accretion and the property owner does NOT own any other bordering agricultural or horticultural land and the land cannot be proven to show the primary use or livelihood is

agricultural or horticultural, then the land will NOT qualify for special valuation. If the accretion parcel has minimal agriculture use present and also has a house, it will also influence the decision that the parcel, “as a whole” would primarily be used as a rural residential site more so than primarily agricultural/horticultural, unless evidence provided proves otherwise. If the parcel has some minimal agricultural use, such as a few horses or cows, or a minimal number of hay bales, but is NOT supporting the parcel as agricultural/horticultural use for the owner’s livelihood, the parcel will NOT qualify for special valuation, unless evidence provided proves otherwise. Title 350 Regulation 11-001 states the purpose of special valuation is “to allow persons wishing to continue to engage in agriculture as a **livelihood** from being forced to discontinue the agricultural endeavors as a result of excess tax burdens.” A few farm animals or a few hay bales do not constitute its primary use as agriculture or as agriculture as a livelihood. If a parcel has other land on the parcel other than accretion land, and the Special Valuation was denied, this other land will be valued at 100% of market value based on its use. Ex.) 100% of grass, dry, or irrigated land values. If a parcel is in an individual’s name, it is looked at **separately** from other family member’s adjoining property and also looked at **separately** from a family corporation or partnership’s bordering property. This is how other similar properties are also looked at when considering whether agricultural use is the primary use of a parcel. If this is the only property the individual owns and it does not support agriculture as a livelihood, the parcel will NOT qualify for special valuation.

THE HIGHEST AND BEST USE OF SMALLER RURAL PROPERTIES

The highest and best use of smaller rural tracts in the Keith County market area is mostly for residential use. This special valuation area was determined by market trends as the majority of all the agricultural properties that have sold in Keith County and have been purchased for residential living instead of agricultural/horticultural use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. For 2021 we started the study of working with GWORKS on this project. This consisted of gathering new FSA maps from property owners who certify their acres, identify land use, and features within the parcel. These features are adding shelter belts, correcting the size of home and farm sites and any other use that if different from our MIPS CAMA system. Other documentation from the property owners were used also to determine the use of the parcel. Once these changes were sent in to GWORKS to correct, we then adjusted our deeded acres and use with theirs to match. Parcels determined as not being **primarily used** for agricultural purposes were sent disqualification letters and are being valued at 100% agricultural or horticultural market value. That data is still up to date.

ADJUSTMENTS MADE TO SALES TO REFLECT CURRENT CASH EQUIVALENCY OF TYPICAL MARKET CONDITIONS

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

INCOME CAPITALIZATION APPROACH

Typically actual income information is not readily available to our office from property owners. We have not studied rents for these properties. We have not studied the income approach for these properties.