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DEPARTMENT OF REVENUE

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

LOGAN 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 Logan 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 Logan 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: Debbie Myers, Logan 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.

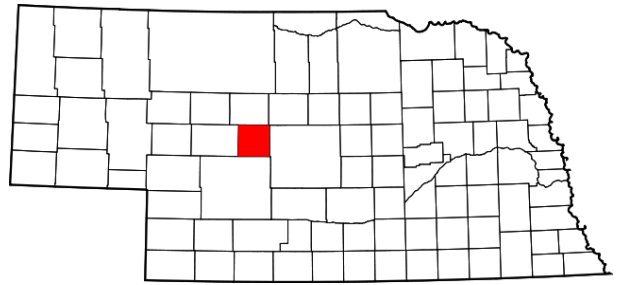
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

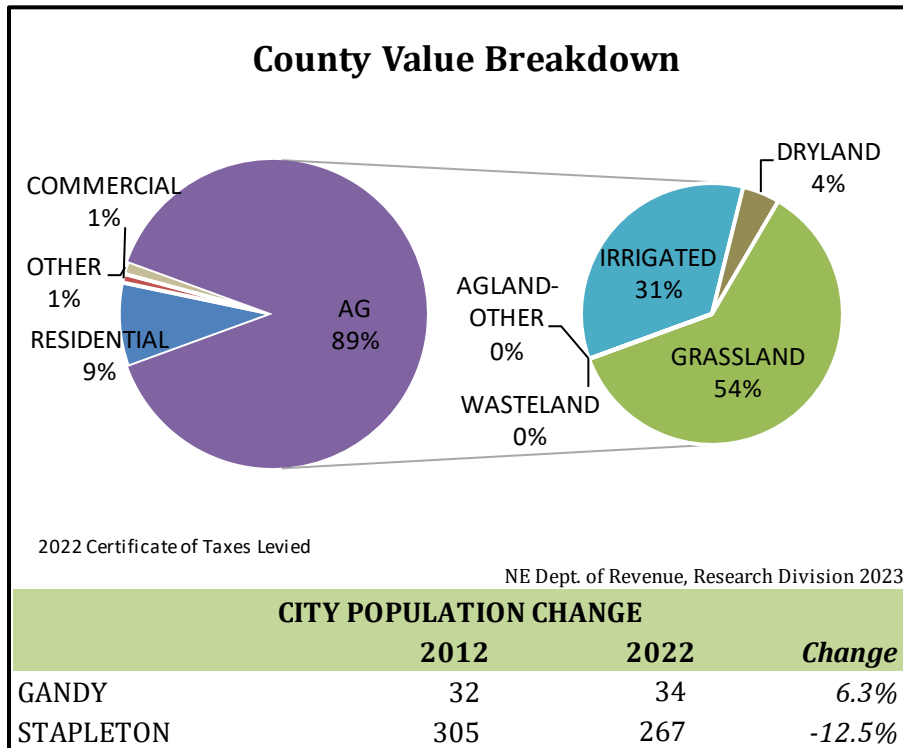
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 square miles, Logan County has 687 residents, per the Census Bureau Quick Facts for 2021, reflecting a 4% population decrease over the 2020 US Census. Reports indicate that 77% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$85,950 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Logan County are located in and around the county seat of Stapleton. According to the latest information available from the U.S. Census Bureau, there are 21 employer establishments with total employment of 68, a 1 % decrease in total employment.



Agricultural land is the single largest contributor to the county’s overall valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. Logan County is included in the Upper Loup Natural Resources District (NRD).

2023 Residential Correlation for Logan County

Assessment Actions

Pick-up work and appraisal maintenance were completed as needed.

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 sales verification and qualification practices and an analysis of the sales roster demonstrates that Logan County is near the statewide average for percent of arm's-length sales being used for measurement purposes.

With the limited number of parcels in the residential class, Logan County utilizes only one valuation group. Central Plains Valuations, LLC does the reappraisal for the residential class in Logan County and completes all residential in the same year. It was determined during a review of the six-year inspection and review cycle, that the county is current on inspections. The costing and depreciation tables were updated in 2018 and 2021 respectively. Lot values were last changed in 2009 for Valuation Group 1 but have been monitored as lot sales have occurred. As residential improvement values rise, the county assessor should consider increasing lots for the next assessment year. Rural Residential lots were updated during their last inspection in 2021. The county assessor has a current valuation methodology on file.

Description of Analysis

The current study period shows 22 sales for analysis of the residential class. The median is the only central tendency in the range, with the weighted mean and the mean low. The COD and PRD are also slightly high. Further analysis of the sales shows that three low ratios are impacting the overall statistics.

The comparison of the value changes between the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates values changed in a manner consistent with the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	22	92.67	86.19	81.38	18.37	105.91
ALL	22	92.67	86.19	81.38	18.37	105.91

2023 Residential Correlation for Logan County

Level of Value

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

2023 Commercial Correlation for Logan County

Assessment Actions

For the current assessment year, only routine maintenance and pick-up work was completed for the commercial property class.

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 usability rate for the commercial class in Logan County is at 0% with the very few sales during the study period being disqualified for commercial measurement.

Logan County commercial property is all grouped into one valuation group. The commercial class consists of only 34 improved parcels.

The Logan County Assessor is on schedule with the six-year inspection and review cycle for the commercial class of property. The depreciation tables were completed in 2021 and the commercial costing was last updated in 2016. Lot value study was last completed in 2009.

Description of Analysis

For the current study period, Logan County only had three commercial sales, none of were qualified for measurement purposes. The limited number of commercial parcels and the low volume of sales dictates that a level of value is only achieved through analysis of the assessment practices of the county assessor.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) accurately reflect the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

Consideration of all available information indicates that commercial property complies with generally accepted mass appraisal techniques.

Level of Value

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

2023 Agricultural Correlation for Logan County

Assessment Actions

After analysis of agricultural land sales, the Logan County Assessor increased all agricultural land 4%. All pick-up work and routine maintenance were completed and placed on the assessment roll.

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 sales verification and qualification process reveals that the usability rate in Logan County is above the statewide average for the agricultural class. All arm's-length transactions are made available for measurement purposes.

Logan County is comprised mostly of grassland and therefore one market area is sufficient for analysis of agricultural land in Logan County. The northern part of the county is primarily grassland, while the southern part of the county has more non-sandy soils and is primarily cropland. Through land use and LCG subclasses, market differences are accounted for in areas that have non-sandy soils.

All agricultural improvements, farm sites and home sites were last reviewed and revalued using new depreciation and cost tables in 2021. The first acre in Logan County is valued at \$8,000, while the next 20 acres are at \$3,000 each. For the review of agricultural land in Logan County, the assessor collects the land use data while an appraiser hired by the county collects the structure information.

This year two feedlots were added to intensive use and intensive use is now identified. The county assessor does not recognize a special valuation influence and no applications have been received.

Description of Analysis

The overall median for Logan County Agricultural land with 26 sales is 72%. All measures of central tendency and the COD are in the acceptable range. Eleven of the sales were grassland with irrigated close behind with 10 sales under the 80% Majority Land Use (MLU), both subclasses have an acceptable median.

An examination of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) correlates with the 4% increase reported by the county assessor.

Equalization and Quality of Assessment

Agricultural outbuildings and rural residential improvements are valued using the same appraisal methods and are equalized. The review of the assessment practices in Logan County indicates

2023 Agricultural Correlation for Logan County

that land values are assessed uniformly and according to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	10	69.38	72.18	69.71	12.44	103.54
1	10	69.38	72.18	69.71	12.44	103.54
____Dry____						
County	1	67.10	67.10	67.10	00.00	100.00
1	1	67.10	67.10	67.10	00.00	100.00
____Grass____						
County	11	71.91	72.47	74.37	13.54	97.45
1	11	71.91	72.47	74.37	13.54	97.45
____ALL____	26	71.79	73.54	70.82	14.57	103.84

Level of Value

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

2023 Opinions of the Property Tax Administrator for Logan 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
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 Logan County

Residential Real Property - Current

Number of Sales	22	Median	92.67
Total Sales Price	\$2,353,500	Mean	86.19
Total Adj. Sales Price	\$2,353,500	Wgt. Mean	81.38
Total Assessed Value	\$1,915,216	Average Assessed Value of the Base	\$50,860
Avg. Adj. Sales Price	\$106,977	Avg. Assessed Value	\$87,055

Confidence Interval - Current

95% Median C.I	67.98 to 99.36
95% Wgt. Mean C.I	62.21 to 100.54
95% Mean C.I	76.72 to 95.66
% of Value of the Class of all Real Property Value in the County	4.38
% of Records Sold in the Study Period	6.92
% of Value Sold in the Study Period	11.84

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	18	99	98.70
2021	12	100	94.30
2020	21	95	94.60
2019	24	100	98.62

2023 Commission Summary for Logan County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$75,686
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.88
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	1	100	245.39
2021	1	100	130.55
2020	1	100	130.55
2019	3	100	95.72

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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 : 22
 Total Sales Price : 2,353,500
 Total Adj. Sales Price : 2,353,500
 Total Assessed Value : 1,915,216
 Avg. Adj. Sales Price : 106,977
 Avg. Assessed Value : 87,055

MEDIAN : 93
 WGT. MEAN : 81
 MEAN : 86
 COD : 18.37
 PRD : 105.91

COV : 24.77
 STD : 21.35
 Avg. Abs. Dev : 17.02
 MAX Sales Ratio : 116.88
 MIN Sales Ratio : 39.96

95% Median C.I. : 67.98 to 99.36
 95% Wgt. Mean C.I. : 62.21 to 100.54
 95% Mean C.I. : 76.72 to 95.66

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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	2	103.27	103.27	108.25	10.19	95.40	92.75	113.79	N/A	38,000	41,135
01-JAN-21 To 31-MAR-21	4	100.79	101.01	99.81	08.69	101.20	86.24	116.21	N/A	169,500	169,180
01-APR-21 To 30-JUN-21	4	96.28	91.47	88.31	15.97	103.58	56.42	116.88	N/A	100,375	88,639
01-JUL-21 To 30-SEP-21	3	67.98	74.57	73.93	14.43	100.87	63.16	92.58	N/A	42,333	31,295
01-OCT-21 To 31-DEC-21	4	65.19	69.26	58.30	34.59	118.80	39.96	106.71	N/A	181,500	105,817
01-JAN-22 To 31-MAR-22	2	80.70	80.70	77.97	18.43	103.50	65.83	95.57	N/A	49,000	38,205
01-APR-22 To 30-JUN-22	1	79.20	79.20	79.20	00.00	100.00	79.20	79.20	N/A	165,000	130,684
01-JUL-22 To 30-SEP-22	2	89.24	89.24	94.42	11.35	94.51	79.11	99.36	N/A	41,000	38,713
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	13	95.76	92.32	94.15	14.95	98.06	56.42	116.88	67.98 to 113.79	98,654	92,879
01-OCT-21 To 30-SEP-22	9	79.11	77.35	66.09	20.31	117.04	39.96	106.71	53.46 to 99.36	119,000	78,643
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	15	92.58	84.71	80.13	20.87	105.72	39.96	116.88	63.16 to 103.32	128,833	103,229
<u>ALL</u>	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055
<u>ALL</u>	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055
06											
07											
<u>ALL</u>	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055

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 95% Wgt. Mean C.I. : 62.21 to 100.54
 95% Mean C.I. : 76.72 to 95.66

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	71.14	72.12	70.64	19.41	102.10	53.46	92.75	N/A	22,000	15,542
Ranges Excl. Low \$											
Greater Than 4,999	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055
Greater Than 14,999	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055
Greater Than 29,999	18	95.67	89.32	81.79	16.63	109.21	39.96	116.88	76.92 to 103.32	125,861	102,947
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	71.14	72.12	70.64	19.41	102.10	53.46	92.75	N/A	22,000	15,542
30,000 TO 59,999	5	95.57	96.93	96.64	15.12	100.30	65.83	116.88	N/A	47,800	46,195
60,000 TO 99,999	4	92.80	92.45	92.29	16.53	100.17	67.98	116.21	N/A	65,000	59,989
100,000 TO 149,999	6	96.28	89.32	89.85	13.46	99.41	56.42	106.71	56.42 to 106.71	118,583	106,550
150,000 TO 249,999	1	79.20	79.20	79.20	00.00	100.00	79.20	79.20	N/A	165,000	130,684
250,000 TO 499,999	2	69.11	69.11	68.78	42.18	100.48	39.96	98.25	N/A	445,000	306,070
500,000 TO 999,999											
1,000,000 +											
ALL	22	92.67	86.19	81.38	18.37	105.91	39.96	116.88	67.98 to 99.36	106,977	87,055

57 Logan
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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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>Qtrrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20											
01-OCT-20 To 30-SEP-21											
01-OCT-21 To 30-SEP-22											
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20											
01-JAN-21 To 31-DEC-21											
<u>ALL</u>											

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											
04											
<u>ALL</u>											

57 Logan
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

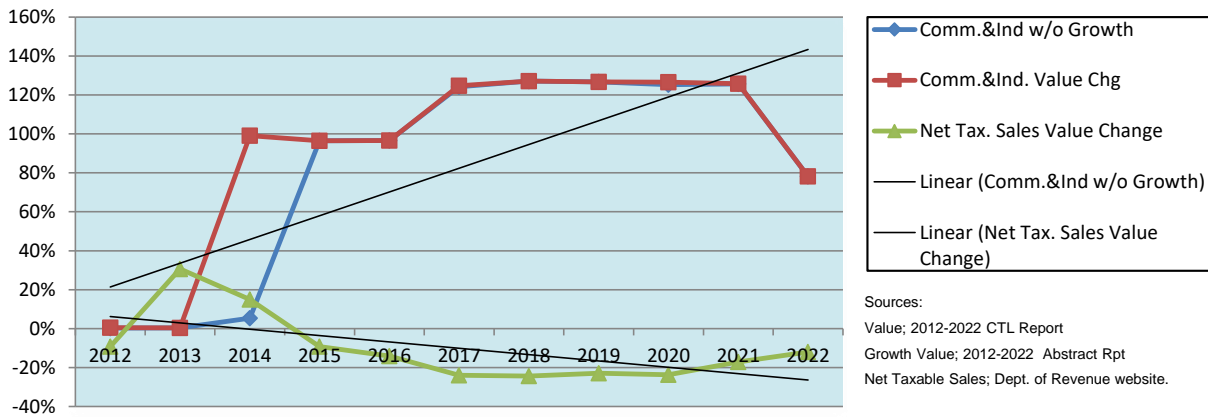
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999											
Greater Than 14,999											
Greater Than 29,999											
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL											

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	\$ 1,859,019	\$ -	0.00%	\$ 1,859,019		\$ 3,097,309	
2012	\$ 1,868,258	\$ 4,381	0.23%	\$ 1,863,877	0.26%	\$ 2,810,403	-9.26%
2013	\$ 1,865,795	\$ -	0.00%	\$ 1,865,795	-0.13%	\$ 4,046,679	43.99%
2014	\$ 3,701,585	\$ 1,743,718	47.11%	\$ 1,957,867	4.93%	\$ 3,561,406	-11.99%
2015	\$ 3,651,447	\$ -	0.00%	\$ 3,651,447	-1.35%	\$ 2,813,232	-21.01%
2016	\$ 3,654,375	\$ -	0.00%	\$ 3,654,375	0.08%	\$ 2,659,640	-5.46%
2017	\$ 4,178,245	\$ 9,657	0.23%	\$ 4,168,588	14.07%	\$ 2,353,622	-11.51%
2018	\$ 4,222,544	\$ -	0.00%	\$ 4,222,544	1.06%	\$ 2,342,342	-0.48%
2019	\$ 4,214,892	\$ -	0.00%	\$ 4,214,892	-0.18%	\$ 2,387,133	1.91%
2020	\$ 4,213,229	\$ 24,671	0.59%	\$ 4,188,558	-0.62%	\$ 2,361,284	-1.08%
2021	\$ 4,198,449	\$ 3,745	0.09%	\$ 4,194,704	-0.44%	\$ 2,568,494	8.78%
2022	\$ 3,312,616	\$ -	0.00%	\$ 3,312,616	-21.10%	\$ 2,726,378	6.15%
Ann %chg	5.89%			Average	-0.31%	-0.30%	0.00%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.26%	0.50%	-9.26%
2013	0.36%	0.36%	30.65%
2014	5.32%	99.11%	14.98%
2015	96.42%	96.42%	-9.17%
2016	96.58%	96.58%	-14.13%
2017	124.24%	124.76%	-24.01%
2018	127.14%	127.14%	-24.37%
2019	126.73%	126.73%	-22.93%
2020	125.31%	126.64%	-23.76%
2021	125.64%	125.84%	-17.07%
2022	78.19%	78.19%	-11.98%

County Number	57
County Name	Logan

57 Logan
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 : 26
Total Sales Price : 30,528,947
Total Adj. Sales Price : 30,528,947
Total Assessed Value : 21,620,674
Avg. Adj. Sales Price : 1,174,190
Avg. Assessed Value : 831,564

MEDIAN : 72
WGT. MEAN : 71
MEAN : 74
COD : 14.57
PRD : 103.84

COV : 18.85
STD : 13.86
Avg. Abs. Dev : 10.46
MAX Sales Ratio : 110.10
MIN Sales Ratio : 50.69

95% Median C.I. : 65.07 to 82.31
95% Wgt. Mean C.I. : 63.80 to 77.84
95% Mean C.I. : 67.94 to 79.14

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	4	68.76	76.71	68.89	21.32	111.35	59.23	110.10	N/A	350,750	241,636
01-APR-20 To 30-JUN-20	1	87.97	87.97	87.97	00.00	100.00	87.97	87.97	N/A	783,041	688,868
01-JUL-20 To 30-SEP-20	1	73.93	73.93	73.93	00.00	100.00	73.93	73.93	N/A	750,000	554,450
01-OCT-20 To 31-DEC-20	2	62.21	62.21	62.08	00.63	100.21	61.82	62.60	N/A	479,140	297,432
01-JAN-21 To 31-MAR-21	6	69.26	73.65	75.44	11.25	97.63	65.07	90.58	65.07 to 90.58	857,866	647,214
01-APR-21 To 30-JUN-21	2	69.50	69.50	70.73	03.12	98.26	67.33	71.67	N/A	1,342,000	949,152
01-JUL-21 To 30-SEP-21	1	89.99	89.99	89.99	00.00	100.00	89.99	89.99	N/A	887,563	798,719
01-OCT-21 To 31-DEC-21	6	72.80	71.23	65.04	16.43	109.52	50.69	91.22	50.69 to 91.22	1,600,303	1,040,773
01-JAN-22 To 31-MAR-22	2	74.34	74.34	72.37	21.83	102.72	58.11	90.57	N/A	1,340,466	970,154
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	71.91	71.91	71.91	00.00	100.00	71.91	71.91	N/A	5,633,114	4,050,695
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	6	73.29	78.13	75.27	17.11	103.80	59.23	110.10	59.23 to 110.10	489,340	368,310
01-OCT-20 To 30-SEP-21	11	67.33	72.30	74.15	11.33	97.51	61.82	90.58	62.60 to 89.99	879,731	652,288
01-OCT-21 To 30-SEP-22	9	72.39	72.00	68.30	16.07	105.42	50.69	91.22	54.74 to 90.57	1,990,652	1,359,516
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	8	68.76	74.15	72.02	17.48	102.96	59.23	110.10	59.23 to 110.10	486,790	350,591
01-JAN-21 To 31-DEC-21	15	71.67	73.22	70.00	13.31	104.60	50.69	91.22	65.41 to 85.13	1,221,372	854,997
<u>ALL</u>	26	71.79	73.54	70.82	14.57	103.84	50.69	110.10	65.07 to 82.31	1,174,190	831,564

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	26	71.79	73.54	70.82	14.57	103.84	50.69	110.10	65.07 to 82.31	1,174,190	831,564
<u>ALL</u>	26	71.79	73.54	70.82	14.57	103.84	50.69	110.10	65.07 to 82.31	1,174,190	831,564

57 Logan
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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MEDIAN : 72
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 MEAN : 74
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 STD : 13.86
 Avg. Abs. Dev : 10.46
 MAX Sales Ratio : 110.10
 MIN Sales Ratio : 50.69

95% Median C.I. : 65.07 to 82.31
 95% Wgt. Mean C.I. : 63.80 to 77.84
 95% Mean C.I. : 67.94 to 79.14

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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
<u> Dry </u>											
County	1	67.10	67.10	67.10	00.00	100.00	67.10	67.10	N/A	176,000	118,092
1	1	67.10	67.10	67.10	00.00	100.00	67.10	67.10	N/A	176,000	118,092
<u> Grass </u>											
County	9	72.39	72.62	76.73	16.33	94.64	50.69	90.58	59.23 to 90.57	922,585	707,878
1	9	72.39	72.62	76.73	16.33	94.64	50.69	90.58	59.23 to 90.57	922,585	707,878
<u> ALL </u>	26	71.79	73.54	70.82	14.57	103.84	50.69	110.10	65.07 to 82.31	1,174,190	831,564

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Irrigated </u>											
County	10	69.38	72.18	69.71	12.44	103.54	58.11	91.22	61.82 to 85.13	813,626	567,153
1	10	69.38	72.18	69.71	12.44	103.54	58.11	91.22	61.82 to 85.13	813,626	567,153
<u> Dry </u>											
County	1	67.10	67.10	67.10	00.00	100.00	67.10	67.10	N/A	176,000	118,092
1	1	67.10	67.10	67.10	00.00	100.00	67.10	67.10	N/A	176,000	118,092
<u> Grass </u>											
County	11	71.91	72.47	74.37	13.54	97.45	50.69	90.58	59.23 to 90.57	1,457,852	1,084,245
1	11	71.91	72.47	74.37	13.54	97.45	50.69	90.58	59.23 to 90.57	1,457,852	1,084,245
<u> ALL </u>	26	71.79	73.54	70.82	14.57	103.84	50.69	110.10	65.07 to 82.31	1,174,190	831,564

Logan County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Logan	1	3,973	3,973	3,744	3,744	3,177	3,177	2,808	2,808	3,432
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Custer	2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Custer	4	3,700	3,710	3,700	3,400	3,000	3,000	2,800	2,625	3,401
Lincoln	2	2,750	2,735	2,750	2,737	2,667	2,655	2,737	2,736	2,733
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Logan	1	n/a	1,498	1,498	1,498	1,404	1,404	1,258	1,258	1,416
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	590
Custer	2	n/a	610	n/a	599	599	n/a	n/a	599	603
Custer	4	n/a	1,600	1,550	1,300	1,300	1,200	1,130	1,130	1,380
Lincoln	2	n/a	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725

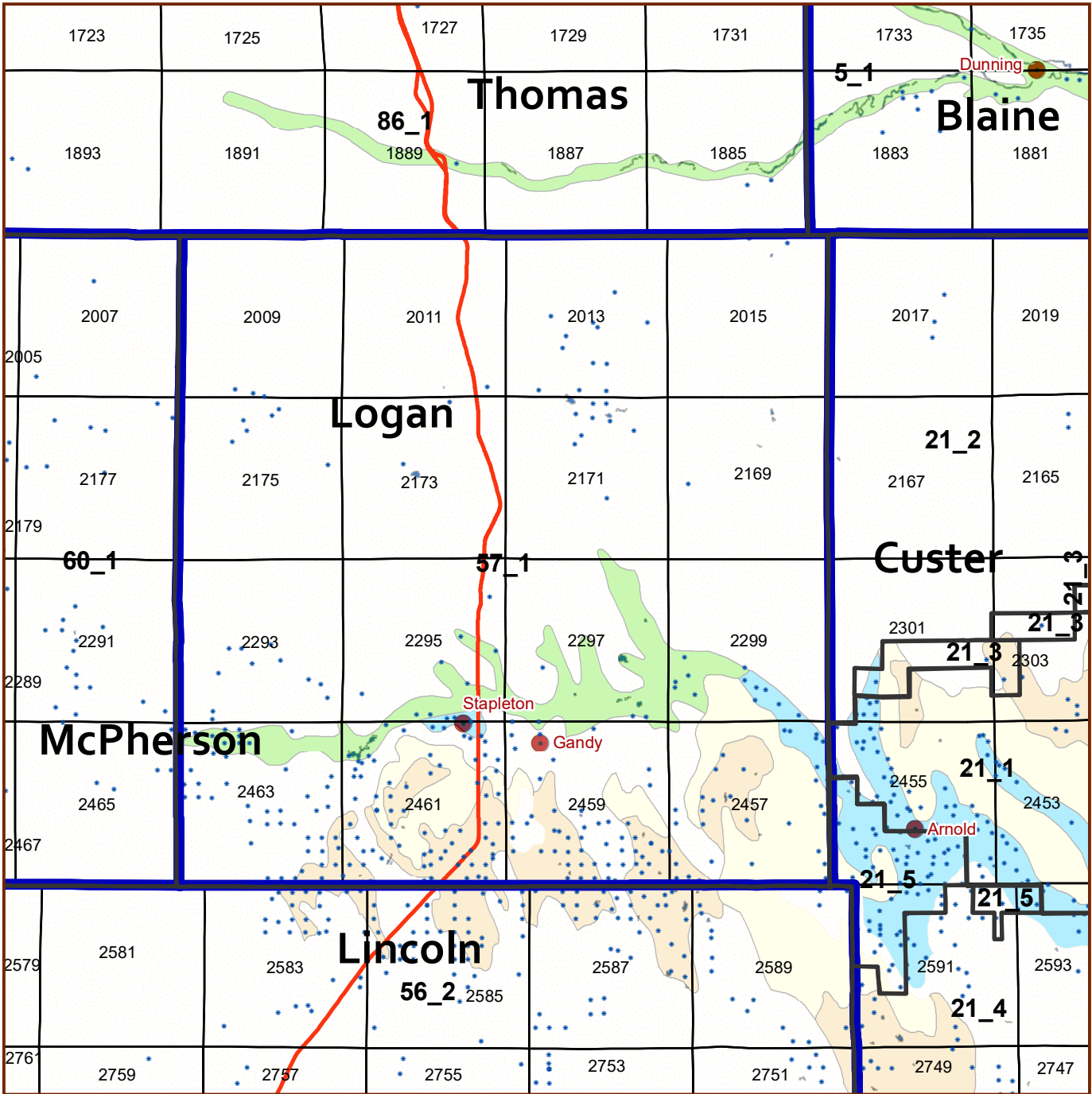
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Logan	1	636	634	634	634	634	634	634	n/a	634
Thomas	1	585	585	585	585	585	585	585	585	585
Blaine	1	620	620	620	620	590	590	590	590	595
Custer	2	600	600	590	590	540	531	n/a	n/a	536
Custer	4	790	823	821	750	819	621	n/a	516	763
Lincoln	2	690	679	690	690	688	660	660	650	662
McPherson	1	545	545	545	545	545	545	545	545	545

County	Mkt Area	CRP	TIMBER	WASTE
Logan	1	610	n/a	15
Thomas	1	n/a	n/a	150
Blaine	1	n/a	n/a	25
Custer	2	n/a	n/a	40
Custer	4	1,060	n/a	50
Lincoln	2	n/a	n/a	338
McPherson	1	725	n/a	10

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.

LOGAN COUNTY



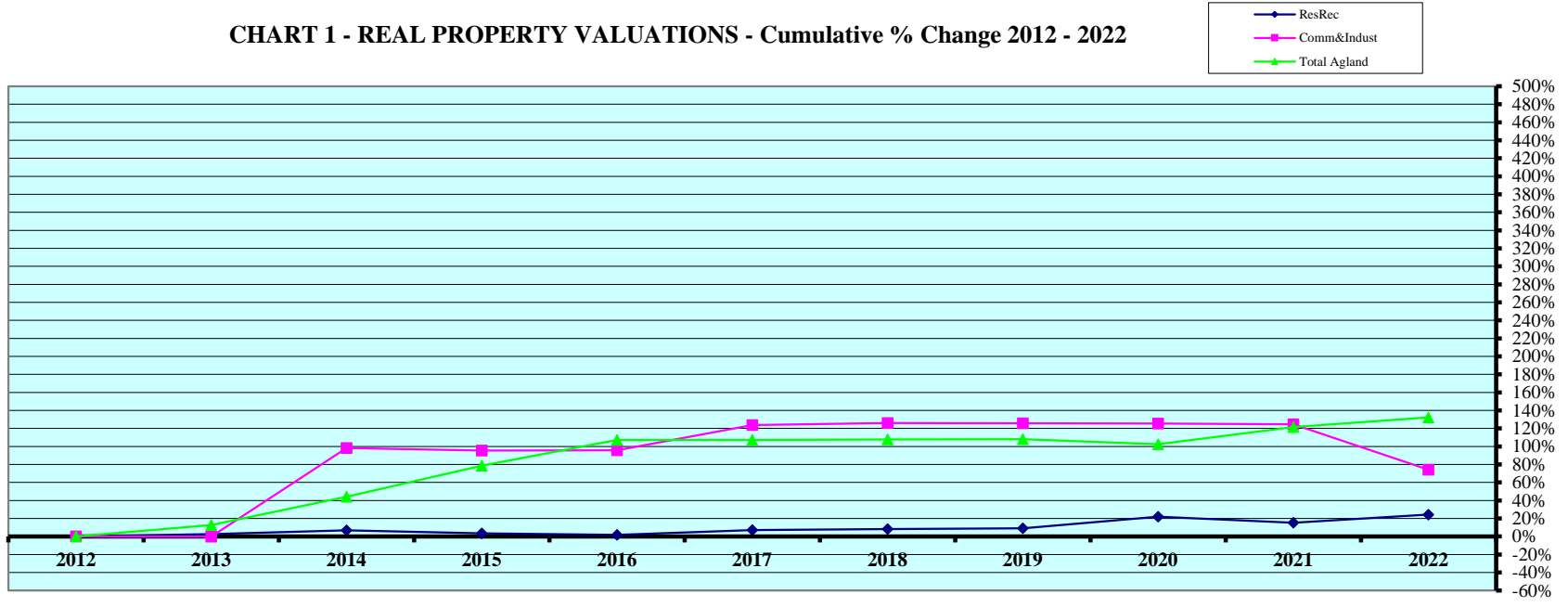
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

- Excessively 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	12,648,149	-	-	-	1,868,258	-	-	-	136,111,173	-	-	-
2013	12,985,303	337,154	2.67%	2.67%	1,865,795	-2,463	-0.13%	-0.13%	153,373,829	17,262,656	12.68%	12.68%
2014	13,499,708	514,405	3.96%	6.73%	3,701,585	1,835,790	98.39%	98.13%	196,172,358	42,798,529	27.90%	44.13%
2015	13,103,383	-396,325	-2.94%	3.60%	3,651,447	-50,138	-1.35%	95.45%	242,985,551	46,813,193	23.86%	78.52%
2016	12,866,127	-237,256	-1.81%	1.72%	3,654,375	2,928	0.08%	95.60%	281,987,367	39,001,816	16.05%	107.17%
2017	13,552,577	686,450	5.34%	7.15%	4,178,245	523,870	14.34%	123.64%	282,121,912	134,545	0.05%	107.27%
2018	13,693,674	141,097	1.04%	8.27%	4,222,544	44,299	1.06%	126.02%	282,959,393	837,481	0.30%	107.89%
2019	13,800,157	106,483	0.78%	9.11%	4,214,892	-7,652	-0.18%	125.61%	283,283,778	324,385	0.11%	108.13%
2020	15,440,186	1,640,029	11.88%	22.07%	4,213,229	-1,663	-0.04%	125.52%	275,731,206	-7,552,572	-2.67%	102.58%
2021	14,590,972	-849,214	-5.50%	15.36%	4,198,449	-14,780	-0.35%	124.73%	301,468,577	25,737,371	9.33%	121.49%
2022	15,727,772	1,136,800	7.79%	24.35%	3,255,164	-943,285	-22.47%	74.24%	316,181,379	14,712,802	4.88%	132.30%

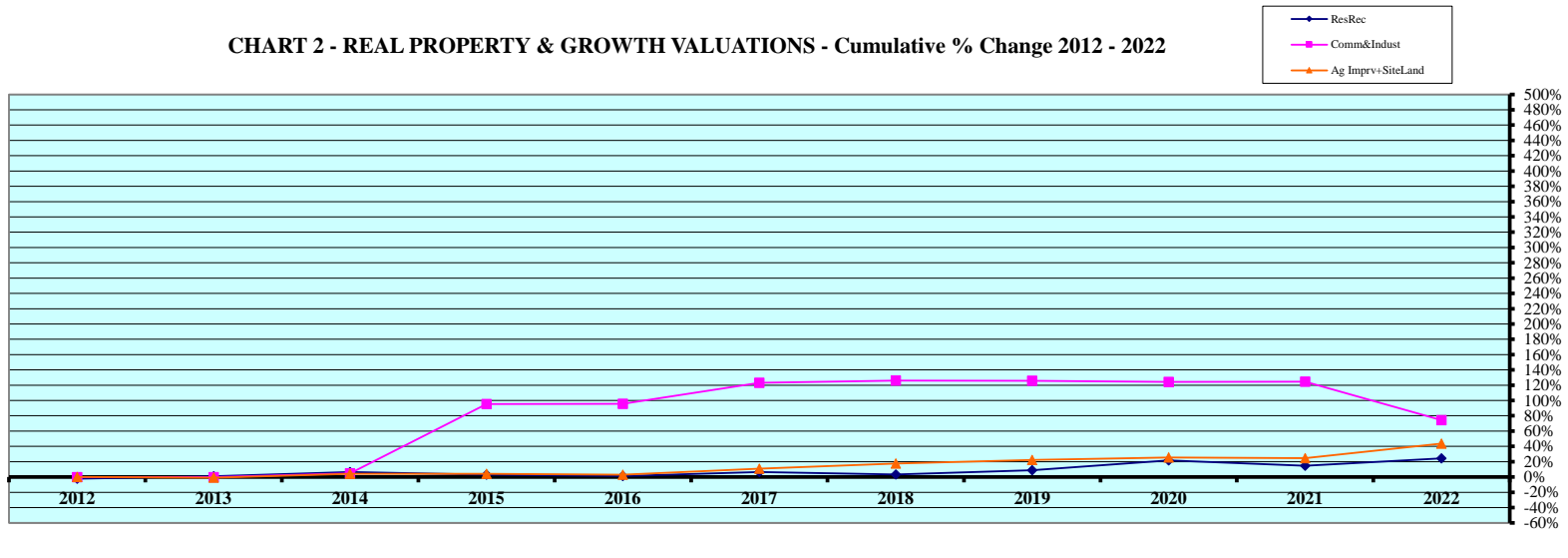
Rate Annual %chg: Residential & Recreational **2.20%** Commercial & Industrial **5.71%** Agricultural Land **8.79%**

Cnty# **57**
County **LOGAN**

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	12,648,149	281,900	2.23%	12,366,249	-	-2.23%	1,868,258	4,381	0.23%	1,863,877	-	-0.23%
2013	12,985,303	234,970	1.81%	12,750,333	0.81%	0.81%	1,865,795	0	0.00%	1,865,795	-0.13%	-0.13%
2014	13,499,708	44,800	0.33%	13,454,908	3.62%	6.38%	3,701,585	1,743,718	47.11%	1,957,867	4.93%	4.80%
2015	13,103,383	94,372	0.72%	13,009,011	-3.63%	2.85%	3,651,447	0	0.00%	3,651,447	-1.35%	95.45%
2016	12,866,127	50,944	0.40%	12,815,183	-2.20%	1.32%	3,654,375	0	0.00%	3,654,375	0.08%	95.60%
2017	13,552,577	65,631	0.48%	13,486,946	4.83%	6.63%	4,178,245	9,657	0.23%	4,168,588	14.07%	123.13%
2018	13,693,674	618,771	4.52%	13,074,903	-3.52%	3.37%	4,222,544	0	0.00%	4,222,544	1.06%	126.02%
2019	13,800,157	36,396	0.26%	13,763,761	0.51%	8.82%	4,214,892	0	0.00%	4,214,892	-0.18%	125.61%
2020	15,440,186	37,295	0.24%	15,402,891	11.61%	21.78%	4,213,229	24,671	0.59%	4,188,558	-0.62%	124.20%
2021	14,590,972	69,400	0.48%	14,521,572	-5.95%	14.81%	4,198,449	3,745	0.09%	4,194,704	-0.44%	124.52%
2022	15,727,772	1,975	0.01%	15,725,797	7.78%	24.33%	3,255,164	0	0.00%	3,255,164	-22.47%	74.24%
Rate Ann%chg	2.20%		Resid & Recreat w/o growth			1.38%	5.71%		C & I w/o growth			-0.51%

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	11,219,511	3,000,013	14,219,524	144,467	1.02%	14,075,057	-	-
2013	11,173,766	3,164,244	14,338,010	251,197	1.75%	14,086,813	-0.93%	-0.93%
2014	11,636,428	3,160,710	14,797,138	0	0.00%	14,797,138	3.20%	4.06%
2015	11,552,714	3,690,697	15,243,411	449,108	2.95%	14,794,303	-0.02%	4.04%
2016	11,491,498	3,776,031	15,267,529	629,036	4.12%	14,638,493	-3.97%	2.95%
2017	12,506,293	3,869,823	16,376,116	611,047	3.73%	15,765,069	3.26%	10.87%
2018	13,281,868	4,131,388	17,413,256	704,083	4.04%	16,709,173	2.03%	17.51%
2019	13,355,882	4,125,979	17,481,861	79,910	0.46%	17,401,951	-0.06%	22.38%
2020	13,732,222	4,178,076	17,910,298	87,330	0.49%	17,822,968	1.95%	25.34%
2021	13,670,875	4,324,300	17,995,175	280,760	1.56%	17,714,415	-1.09%	24.58%
2022	15,786,875	4,832,550	20,619,425	188,375	0.91%	20,431,050	13.54%	43.68%
Rate Ann%chg	3.47%	4.88%	3.79%	Ag Imprv+Site w/o growth			1.79%	

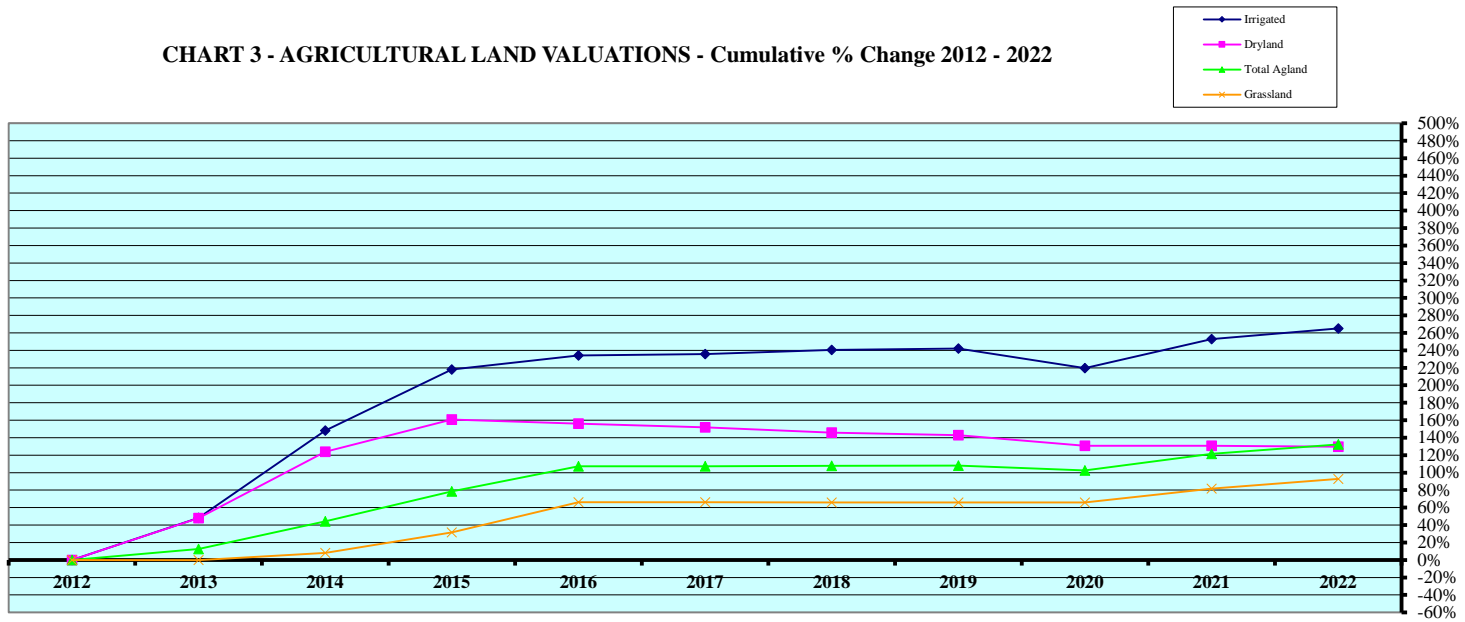
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 57
County LOGAN

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	29,811,201	-	-	-	6,338,738	-	-	-	99,929,208	-	-	-
2013	44,187,428	14,376,227	48.22%	48.22%	9,379,697	3,040,959	47.97%	47.97%	99,774,960	-154,248	-0.15%	-0.15%
2014	73,978,165	29,790,737	67.42%	148.16%	14,200,866	4,821,169	51.40%	124.03%	107,961,583	8,186,623	8.21%	8.04%
2015	94,809,628	20,831,463	28.16%	218.03%	16,531,173	2,330,307	16.41%	160.80%	131,612,799	23,651,216	21.91%	31.71%
2016	99,580,959	4,771,331	5.03%	234.04%	16,237,154	-294,019	-1.78%	156.16%	166,137,476	34,524,677	26.23%	66.26%
2017	100,098,272	517,313	0.52%	235.77%	15,967,164	-269,990	-1.66%	151.90%	166,024,368	-113,108	-0.07%	66.14%
2018	101,497,301	1,399,029	1.40%	240.47%	15,581,484	-385,680	-2.42%	145.81%	165,848,500	-175,868	-0.11%	65.97%
2019	102,009,866	512,565	0.51%	242.19%	15,397,289	-184,195	-1.18%	142.91%	165,844,515	-3,985	0.00%	65.96%
2020	95,256,763	-6,753,103	-6.62%	219.53%	14,628,692	-768,597	-4.99%	130.78%	165,791,750	-52,765	-0.03%	65.91%
2021	105,189,252	9,932,489	10.43%	252.85%	14,627,078	-1,614	-0.01%	130.76%	181,578,759	15,787,009	9.52%	81.71%
2022	108,841,314	3,652,062	3.47%	265.10%	14,561,525	-65,553	-0.45%	129.72%	192,702,522	11,123,763	6.13%	92.84%

Rate Ann.%chg: Irrigated **13.83%** Dryland **8.67%** Grassland **6.79%**

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	31,838	-	-	-	188	-	-	-	136,111,173	-	-	-
2013	31,556	-282	-0.89%	-0.89%	188	0	0.00%	0.00%	153,373,829	17,262,656	12.68%	12.68%
2014	31,556	0	0.00%	-0.89%	188	0	0.00%	0.00%	196,172,358	42,798,529	27.90%	44.13%
2015	31,763	207	0.66%	-0.24%	188	0	0.00%	0.00%	242,985,551	46,813,193	23.86%	78.52%
2016	31,590	-173	-0.54%	-0.78%	188	0	0.00%	0.00%	281,987,367	39,001,816	16.05%	107.17%
2017	31,920	330	1.04%	0.26%	188	0	0.00%	0.00%	282,121,912	134,545	0.05%	107.27%
2018	31,920	0	0.00%	0.26%	188	0	0.00%	0.00%	282,959,393	837,481	0.30%	107.89%
2019	31,920	0	0.00%	0.26%	188	0	0.00%	0.00%	283,283,778	324,385	0.11%	108.13%
2020	31,445	-475	-1.49%	-1.23%	22,556	22,368	11897.87%	11897.87%	275,731,206	-7,552,572	-2.67%	102.58%
2021	31,445	0	0.00%	-1.23%	42,043	19,487	86.39%	22263.30%	301,468,577	25,737,371	9.33%	121.49%
2022	31,465	20	0.06%	-1.17%	44,553	2,510	5.97%	23598.40%	316,181,379	14,712,802	4.88%	132.30%

Cnty# **57**
County **LOGAN**

Rate Ann.%chg: Total Agric Land **8.79%**

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	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2012	29,811,201	26,706	1,116			6,338,312	15,732	403			99,923,909	317,218	315		
2013	44,167,210	28,344	1,558	39.59%	39.59%	9,438,680	14,680	643	59.59%	59.59%	99,746,072	316,654	315	0.00%	0.00%
2014	73,828,292	29,907	2,469	58.42%	121.14%	15,580,715	13,370	1,165	81.25%	189.25%	107,565,707	316,370	340	7.94%	7.94%
2015	94,809,627	31,108	3,048	23.46%	173.02%	16,531,126	11,471	1,441	23.66%	257.70%	131,613,219	317,043	415	22.10%	31.79%
2016	99,580,959	32,122	3,100	1.72%	177.71%	16,237,154	11,271	1,441	-0.03%	257.59%	165,981,890	315,930	525	26.56%	66.79%
2017	99,680,618	32,214	3,094	-0.19%	177.20%	15,967,164	11,077	1,441	0.05%	257.78%	166,112,605	316,223	525	-0.01%	66.76%
2018	101,500,334	32,850	3,090	-0.15%	176.79%	15,585,527	10,822	1,440	-0.09%	257.45%	165,848,543	315,821	525	-0.03%	66.71%
2019	102,009,866	33,005	3,091	0.03%	176.87%	15,393,221	10,696	1,439	-0.07%	257.20%	165,824,576	315,775	525	0.00%	66.71%
2020	95,256,763	33,066	2,881	-6.79%	158.07%	14,628,692	10,734	1,363	-5.30%	238.28%	165,773,307	315,640	525	0.01%	66.73%
2021	105,194,505	33,066	3,181	10.43%	184.99%	14,628,780	10,734	1,363	0.00%	238.28%	181,620,767	315,645	575	9.56%	82.66%
2022	108,911,393	33,035	3,297	3.63%	195.34%	14,540,380	10,667	1,363	0.02%	238.33%	192,656,174	315,734	610	6.05%	93.71%

Rate Annual %chg Average Value/Acre: 11.44%

12.96%

6.84%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2012	31,838	2,122	15			188	38	5			136,105,448	361,816	376		
2013	31,556	2,104	15	0.00%	0.00%	188	38	5	0.00%	0.00%	153,383,706	361,819	424	12.69%	12.69%
2014	31,556	2,104	15	0.00%	0.00%	188	38	5	0.00%	0.00%	197,006,458	361,788	545	28.45%	44.76%
2015	31,763	2,107	15	0.50%	0.50%	188	38	5	0.00%	0.00%	242,985,923	361,766	672	23.35%	78.55%
2016	31,590	2,106	15	-0.50%	0.00%	188	38	5	0.00%	0.00%	281,831,781	361,466	780	16.08%	107.27%
2017	31,920	2,128	15	-0.01%	0.00%	188	38	5	0.03%	0.03%	281,792,495	361,680	779	-0.07%	107.12%
2018	31,920	2,128	15	0.00%	0.00%	938	39	24	385.98%	386.11%	282,967,262	361,660	782	0.42%	107.99%
2019	31,920	2,128	15	0.00%	0.00%	188	38	5	-79.42%	0.03%	283,259,771	361,643	783	0.11%	108.22%
2020	31,445	2,096	15	0.00%	-0.01%	22,556	111	204	3969.83%	3970.92%	275,712,763	361,647	762	-2.67%	102.67%
2021	31,445	2,096	15	0.00%	-0.01%	42,043	141	299	46.31%	5856.03%	301,517,540	361,682	834	9.35%	121.61%
2022	31,445	2,096	15	0.00%	-0.01%	44,553	141	316	5.97%	6211.61%	316,183,945	361,672	874	4.87%	132.40%

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LOGAN

Rate Annual %chg Average Value/Acre: 8.80%

(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
716	LOGAN	10,993,433	1,871,713	363,111	15,727,772	3,255,164	0	0	316,181,379	15,786,875	4,832,550	860	369,012,857
cnty sectorvalue % of total value:		2.98%	0.51%	0.10%	4.26%	0.88%			85.68%	4.28%	1.31%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
32	GANDY	19,756	0	0	1,104,154	10,490	0	0	0	0	0	0	1,134,400
4.47%	%sector of county sector	0.18%			7.02%	0.32%							0.31%
	%sector of municipality	1.74%			97.33%	0.92%							100.00%
305	STAPLETON	282,873	386,858	62,681	9,590,203	1,423,723	0	0	6,491	0	0	0	11,752,829
42.60%	%sector of county sector	2.57%	20.67%	17.26%	60.98%	43.74%			0.00%				3.18%
	%sector of municipality	2.41%	3.29%	0.53%	81.60%	12.11%			0.06%				100.00%
	%sector of county sector												
	%sector of municipality												
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337	Total Municipalities	302,629	386,858	62,681	10,694,359	1,434,214	0	0	6,491	0	0	0	12,887,231
47.13%	%all municip.sectors of cnty	2.75%	20.67%	17.26%	68.00%	44.06%			0.00%				3.49%

Total Real Property Sum Lines 17, 25, & 30	Records : 1,550	Value : 369,609,844	Growth 708,153	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	74	176,248	0	0	35	729,150	109	905,398	
02. Res Improve Land	171	853,257	0	0	35	296,000	206	1,149,257	
03. Res Improvements	172	9,683,640	0	0	37	4,435,232	209	14,118,872	
04. Res Total	246	10,713,145	0	0	72	5,460,382	318	16,173,527	409,360
% of Res Total	77.36	66.24	0.00	0.00	22.64	33.76	20.52	4.38	57.81
05. Com UnImp Land	9	53,075	0	0	0	0	9	53,075	
06. Com Improve Land	30	115,445	0	0	4	265,181	34	380,626	
07. Com Improvements	30	1,302,418	0	0	4	1,518,390	34	2,820,808	
08. Com Total	39	1,470,938	0	0	4	1,783,571	43	3,254,509	0
% of Com Total	90.70	45.20	0.00	0.00	9.30	54.80	2.77	0.88	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	246	10,713,145	0	0	72	5,460,382	318	16,173,527	409,360
% of Res & Rec Total	77.36	66.24	0.00	0.00	22.64	33.76	20.52	4.38	57.81
Com & Ind Total	39	1,470,938	0	0	4	1,783,571	43	3,254,509	0
% of Com & Ind Total	90.70	45.20	0.00	0.00	9.30	54.80	2.77	0.88	0.00
17. Taxable Total	285	12,184,083	0	0	76	7,243,953	361	19,428,036	409,360
% of Taxable Total	78.95	62.71	0.00	0.00	21.05	37.29	23.29	5.26	57.81

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	14	860	14	860	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	24	0	10	34

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	376,988	0	0	977	265,523,170	979	265,900,158
28. Ag-Improved Land	0	0	0	0	192	64,909,847	192	64,909,847
29. Ag Improvements	0	0	0	0	196	19,370,943	196	19,370,943

30. Ag Total				1,175	350,180,948
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	7.00	56,000	7	7.00	56,000	
32. HomeSite Improv Land	143	159.10	1,272,800	143	159.10	1,272,800	
33. HomeSite Improvements	148	0.00	14,700,830	148	0.00	14,700,830	288,870
34. HomeSite Total				155	166.10	16,029,630	
35. FarmSite UnImp Land	2	2.00	2,000	2	2.00	2,000	
36. FarmSite Improv Land	168	171.09	171,090	168	171.09	171,090	
37. FarmSite Improvements	187	0.00	4,670,113	187	0.00	4,670,113	9,923
38. FarmSite Total				189	173.09	4,843,203	
39. Road & Ditches	479	1,574.28	0	479	1,574.28	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				344	1,913.47	20,872,833	298,793

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,254.78	3.77%	4,985,241	4.36%	3,973.00
46. 1A	10,049.36	30.19%	39,926,112	34.95%	3,973.00
47. 2A1	110.17	0.33%	412,475	0.36%	3,743.99
48. 2A	6,629.70	19.92%	24,821,595	21.73%	3,744.00
49. 3A1	2,683.11	8.06%	8,524,240	7.46%	3,177.00
50. 3A	823.24	2.47%	2,615,435	2.29%	3,177.00
51. 4A1	4,251.30	12.77%	11,937,651	10.45%	2,808.00
52. 4A	7,486.03	22.49%	21,020,767	18.40%	2,808.00
53. Total	33,287.69	100.00%	114,243,516	100.00%	3,432.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,373.55	32.48%	5,053,581	34.35%	1,498.00
56. 2D1	64.20	0.62%	96,172	0.65%	1,498.01
57. 2D	2,855.53	27.49%	4,277,587	29.08%	1,498.00
58. 3D1	649.61	6.25%	912,052	6.20%	1,404.00
59. 3D	256.77	2.47%	360,507	2.45%	1,404.01
60. 4D1	1,451.45	13.97%	1,825,930	12.41%	1,258.00
61. 4D	1,736.35	16.72%	2,184,338	14.85%	1,258.01
62. Total	10,387.46	100.00%	14,710,167	100.00%	1,416.15
Grass					
63. 1G1	18,592.69	5.89%	11,824,793	5.90%	635.99
64. 1G	1,547.23	0.49%	980,945	0.49%	634.00
65. 2G1	6,039.47	1.91%	3,829,022	1.91%	634.00
66. 2G	2,030.36	0.64%	1,287,252	0.64%	634.00
67. 3G1	11,563.76	3.66%	7,331,422	3.66%	634.00
68. 3G	275,907.15	87.38%	174,981,393	87.37%	634.20
69. 4G1	25.01	0.01%	15,856	0.01%	633.99
70. 4G	45.46	0.01%	27,731	0.01%	610.01
71. Total	315,751.13	100.00%	200,278,414	100.00%	634.29
Irrigated Total					
	33,287.69	9.20%	114,243,516	34.69%	3,432.00
Dry Total					
	10,387.46	2.87%	14,710,167	4.47%	1,416.15
Grass Total					
	315,751.13	87.30%	200,278,414	60.82%	634.29
72. Waste	2,097.65	0.58%	31,465	0.01%	15.00
73. Other	140.84	0.04%	44,553	0.01%	316.34
74. Exempt	10.03	0.00%	13,991	0.00%	1,394.92
75. Market Area Total	361,664.77	100.00%	329,308,115	100.00%	910.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	33,287.69	114,243,516	33,287.69	114,243,516
77. Dry Land	0.00	0	0.00	0	10,387.46	14,710,167	10,387.46	14,710,167
78. Grass	594.62	376,988	0.00	0	315,156.51	199,901,426	315,751.13	200,278,414
79. Waste	0.00	0	0.00	0	2,097.65	31,465	2,097.65	31,465
80. Other	0.00	0	0.00	0	140.84	44,553	140.84	44,553
81. Exempt	0.00	0	0.00	0	10.03	13,991	10.03	13,991
82. Total	594.62	376,988	0.00	0	361,070.15	328,931,127	361,664.77	329,308,115

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	33,287.69	9.20%	114,243,516	34.69%	3,432.00
Dry Land	10,387.46	2.87%	14,710,167	4.47%	1,416.15
Grass	315,751.13	87.30%	200,278,414	60.82%	634.29
Waste	2,097.65	0.58%	31,465	0.01%	15.00
Other	140.84	0.04%	44,553	0.01%	316.34
Exempt	10.03	0.00%	13,991	0.00%	1,394.92
Total	361,664.77	100.00%	329,308,115	100.00%	910.53

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 Gandy (2)	57	103,594	20	113,470	20	887,090	77	1,104,154	0
83.2 Rural (3)	35	729,150	35	296,000	37	4,435,232	72	5,460,382	406,234
83.3 Stapleton (1)	17	72,654	151	739,787	152	8,796,550	169	9,608,991	3,126
84 Residential Total	109	905,398	206	1,149,257	209	14,118,872	318	16,173,527	409,360

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Gandy (2)	1	6,725	1	1,095	1	2,670	2	10,490	0
85.2	Rural (3)	0	0	5	276,181	5	1,544,770	5	1,820,951	0
85.3	Stapleton (1)	8	46,350	28	103,350	28	1,273,368	36	1,423,068	0
86	Commercial Total	9	53,075	34	380,626	34	2,820,808	43	3,254,509	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	18,592.69	5.89%	11,824,793	5.90%	635.99
88. 1G	1,547.23	0.49%	980,945	0.49%	634.00
89. 2G1	6,039.47	1.91%	3,829,022	1.91%	634.00
90. 2G	2,030.36	0.64%	1,287,252	0.64%	634.00
91. 3G1	11,563.76	3.66%	7,331,422	3.66%	634.00
92. 3G	275,907.15	87.39%	174,981,393	87.38%	634.20
93. 4G1	25.01	0.01%	15,856	0.01%	633.99
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	315,705.67	100.00%	200,250,683	100.00%	634.30
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	45.46	100.00%	27,731	100.00%	610.01
104. Total	45.46	100.00%	27,731	100.00%	610.01
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	315,705.67	99.99%	200,250,683	99.99%	634.30
CRP Total	45.46	0.01%	27,731	0.01%	610.01
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	315,751.13	100.00%	200,278,414	100.00%	634.29

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

57 Logan

	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	15,727,772	16,173,527	445,755	2.83%	409,360	0.23%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	15,786,875	16,029,630	242,755	1.54%	288,870	-0.29%
04. Total Residential (sum lines 1-3)	31,514,647	32,203,157	688,510	2.18%	698,230	-0.03%
05. Commercial	3,255,164	3,254,509	-655	-0.02%	0	-0.02%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	3,255,164	3,254,509	-655	-0.02%	0	-0.02%
08. Ag-Farmsite Land, Outbuildings	4,832,550	4,843,203	10,653	0.22%	9,923	0.02%
09. Minerals	860	860	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	4,833,410	4,844,063	10,653	0.22%	9,923	0.02%
12. Irrigated	108,841,314	114,243,516	5,402,202	4.96%		
13. Dryland	14,561,525	14,710,167	148,642	1.02%		
14. Grassland	192,702,522	200,278,414	7,575,892	3.93%		
15. Wasteland	31,465	31,465	0	0.00%		
16. Other Agland	44,553	44,553	0	0.00%		
17. Total Agricultural Land	316,181,379	329,308,115	13,126,736	4.15%		
18. Total Value of all Real Property (Locally Assessed)	355,784,600	369,609,844	13,825,244	3.89%	708,153	3.69%

2023 Assessment Survey for Logan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$98,100
7.	Adopted budget, or granted budget if different from above:
	\$98,100
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$24,000
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:
	\$7,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,400
12.	Amount of last year's assessor's budget not used:
	\$38,003.96

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The county assessor
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.logan.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
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No - only the rural area is zoned.

3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2003, updated in 2020.

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation, LLC.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation, LLC.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The County requires the contractor to be credentialed and to have professional experience in the appraisal field.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal firm completes the listing work and helps create the depreciation tables, the county assessor reviews the work and ultimately sets the values.

2023 Residential Assessment Survey for Logan County

1.	Valuation data collection done by:								
	Central Plains Valuation, LLC.								
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>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels throughout the county.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.	AG DW	Dwellings located on rural parcels throughout the county.	AG OB	Outbuildings - structures located on rural parcels throughout the county
<u>Valuation Group</u>	<u>Description of unique characteristics</u>								
1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.								
AG DW	Dwellings located on rural parcels throughout the county.								
AG OB	Outbuildings - structures located on rural parcels throughout the county								
3.	List and describe the approach(es) used to estimate the market value of residential properties.								
	The county studies the residential sales and sends out letters to buyers and sellers. Due to an inadequate number of sales, a cost approach rather than a sales comparison or income approach is used.								
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 studies are developed based on local market information.								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.								
	Only one valuation group is necessary for the residential class.								
6.	Describe the methodology used to determine the residential lot values?								
	The county reviews lot sales and then a square foot cost is used.								
7.	How are rural residential site values developed?								
	To be considered a rural residential property the property must be 20 acres or less. The first acre is valued at \$8,000, and excess acres are valued at \$3,000 up to 20 acres.								
8.	Are there form 191 applications on file?								
	No								
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?								
	N/A								

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2021	2018	2009	2020
	AG DW	2021	2018	2021	2021
	AG OB	2021	2018	2021	2021

Rural Residential and outbuildings were physically inspected in 2020 and the villages were inspected in 2020 by a contract appraisal firm.

Lot study for AG DW & OB completed in 2021..

2023 Commercial Assessment Survey for Logan County

1.	Valuation data collection done by:													
	Central Plains Valuation, LLC.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	An income approach to estimate market value is not possible due to the lack of sales. A cost approach is used with comparable sales used from surrounding areas to establish a price per square foot.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Central Plains Valuation, LLC. would be hired to value unique commercial properties.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation is based on the local and surrounding market information.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	Only one valuation group is required for commercial property.													
6.	Describe the methodology used to determine the commercial lot values.													
	Market information and a square foot cost are applied.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2016	2009	2020
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2021	2016	2009	2020										

2023 Agricultural Assessment Survey for Logan County

1.	Valuation data collection done by:							
	The county assessor collects land use data and Central Plains Valuation, LLC.. collects structure information.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; 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>Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2021						
3.	Describe the process used to determine and monitor market areas.							
	Only one market area is necessary for agricultural land.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational land at this time.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Rural home sites are valued at \$8,000 for the first acre and \$1000 for the building site. Values for 4500 (rural residential) parcels are the first acre is \$8,000, it is then \$3,000/acre up to 20 acres.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	No current intensive use at this time.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Parcels in the Wetland Reserve Program are valued at 100% of grassland value.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CRP							
	<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?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							

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

LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT JUNE 15, 2022

Logan County has 317 residential properties, 43 Commercial Properties and 1168 agricultural properties. There are an estimated 150 personal property filings each year and an estimated 50 homestead exemptions.

Logan County has an official and one full-time deputy that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official and fulltime clerical handle most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land description.

Aerials pictures were taken in 2000-2001, but now just use our Gworks imagery last updated in 2020.

In 2019 we put on new improvements, added new irrigation and made no changes to the land and lot value. In January 2020 we implemented a new soil survey. In 2020 we lowered values in some classes of dryland and irrigated, also added some new irrigated acres. We made a 16% increase to all residential property in Stapleton and Gandy and all residential acreages. We changed buildings from utility farm buildings to what they actually are and added a new building depreciation for 2020. In 2020-2021 hired Central Plains Valuation to review and take pictures of all residential property in Stapleton, Gandy and rural residential acreages. Work done by Central Plains Valuation in 2020-2021 was entered on the computer and Residential and Mobile Home pricing was brought up to Marshall Swift 2018 pricing with a new 2021 depreciation table. In 2021 we implemented a new depreciation schedule for all outbuildings and grain bins. In 2021 we also raised some of our irrigated land class pricing and all of our grassland pricing. In 2021-2022 we did a reappraisal of all our Agricultural improved property and all commercial property. We raised the 1-acre homesite and 1-acre building site value. We redone the residential depreciation. We also raised our irrigation and grassland values.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2022-2023 we plan on a review of south $\frac{1}{4}$ of Logan County. In 2023-2024 we plan on a review of the north $\frac{1}{2}$ of Logan County. In 2024-2025 we plan on finishing the south $\frac{1}{4}$ of the County. We study sales in Ag, Commercial and Residential for all three years to change our values as needed.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers
Logan County Assessor