

**NEBRASKA**

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DEPARTMENT OF REVENUE

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

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**LOUP 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 Loup 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 Loup 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: Jessica Ruzicka, Loup County Assessor

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## Introduction

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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.

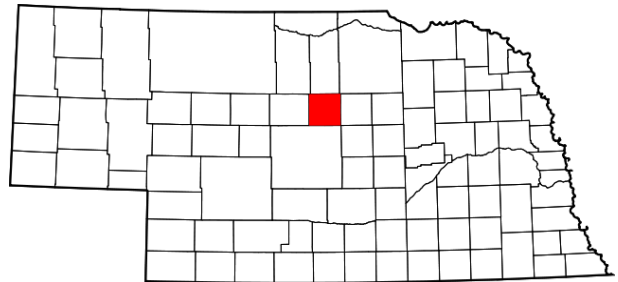
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

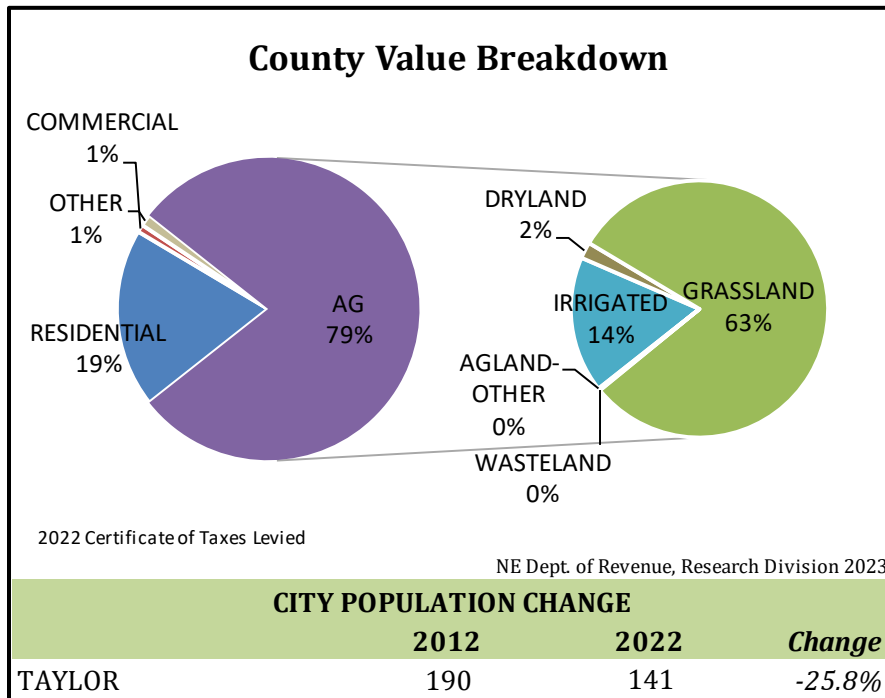


## County Overview

With a total area of 568 square miles, Loup County has 604 residents, per the Census Bureau Quick Facts for 2021, a 1% decrease in population from the 2020 U.S. Census. Reports indicate that 70% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$106,533 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Loup County are located in and around the county seat of Taylor. According to the latest information from the U.S. Census Bureau, there are 17 employer establishments with total employment of 40, a 7% decrease in employment from 2019.



Agricultural land is the largest contributor to the county’s valuation base by a significant margin. Grassland makes up the majority of the land in the county. Loup County is included in the Lower Loup Natural Resources District (NRD).

Loup County is also home to Calamus Reservoir. The lake is located on the eastern side of the county and is shared with neighboring Garfield

County. Calamus Lake offers some of the state’s finest recreational opportunities including camping, fishing, boating, and hunting.

# 2023 Residential Correlation for Loup County

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## *Assessment Actions*

For the 2023 assessment year a reappraisal was completed for Valuation Group 5. Improvements were increased 30% and lot values were increased \$5,000 for Valuation Group 6. Improvements in Valuation Groups 1 and 2 were increased 18% and lot values were increased \$3,000. All pick-up work was reviewed 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.

Sales qualification and verification practices were reviewed with the county assessor. Interviews and questionnaires are utilized to gather information. The counties sales usability rate is slightly below the statewide average. Sufficient explanation for disqualified sales is provided to indicate that all arm's-length transactions have been made available for measurement.

Four valuation groups are recognized by the county assessor. The influence of the recreational opportunities around Calamus Lake define Valuation Groups 1 & 2. Valuation Group 1 comprises the mobile homes around the lake while Valuation Group 2 is designated for the stick built homes. Valuation Group 6 is the Village of Taylor, the county seat and only incorporated town in Loup County. The remaining rural parcels outside of the village boundaries and the influence of Calamus Lake comprise Valuation Group 5.

The county is in adherence with the six-year inspection and review requirement within the residential class of property. For Valuation Groups 1, 2 & 5 the lot value study and depreciation tables are 2022. Valuation Group 6 lot value study and depreciation tables are 2020. The county assessor has a written valuation methodology which details the assessment practices.

## *Description of Analysis*

Sales in the residential class are stratified into four valuation groups.

<b>Valuation Group</b>	<b>Description</b>
1	Calamus Lake-Mobile Homes
2	Calamus Lake-Stick Built Homes
5	Rural
6	Taylor

## 2023 Residential Correlation for Loup County

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Twenty-four qualified residential sales stratified into four valuation groups formulate the statistical profile. The overall residential class show that all three measures of central tendency are within the acceptable range. Only Valuation Groups 2 and 6 have sufficient sales for measurement individually. The median ratio for both valuation groups is within the acceptable range. The qualitative statistics for Valuation Group 2 are in range while the qualitative statistics are above the range for Valuation Group 6 which is typical for small rural counties. In the case of the overall PRD and the PRD for Valuation Group 6, neither were observed to demonstrate regressive tendencies when the data was arrayed. The removal of two low dollar sales brought both ratios into acceptable ranges.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and accurately reflect the assessment actions reported by the County Assessor.

### *Equalization and Quality of Assessment*

The consideration of the assessment practices of the county assessor and the review of statistics with sufficient sample size suggest that assessments within the county are valued within the acceptable ranges, and therefore considered equalized. The quality of assessment of the residential property in Loup County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1	95.42	95.42	95.42	00.00	100.00
2	11	97.16	96.71	93.76	10.53	103.15
5	2	87.11	87.11	90.62	06.21	96.13
6	10	97.65	103.25	87.33	31.65	118.23
<u>ALL</u>	24	96.45	98.58	92.94	19.13	106.07

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Loup County is 96%.

# 2023 Commercial Correlation for Loup County

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## *Assessment Actions*

Pick-up work was completed and placed onto the assessment rolls for the commercial 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 sales verification and qualification process were reviewed with the county assessor. Due to the county assessor serving in the role of ex-officio and having deeds filed directly within the office, there is additional opportunity to make inquiries when sales come in to better establish usability of sales. The minimal number of commercial sales renders the usability rate high but is of little statistical significance. The overall office practices and the additional information available due to the position of ex-officio suggest that all arm's-length sales have been made available for measurement.

The low number of commercial parcels and sales provides sufficient rationale for the use of only one valuation group in the commercial class. The Loup County commercial class is within the six-year cycle as a commercial reappraisal and lot value study was last completed for the 2021 assessment year. The date of costing is 2019 and depreciation table is 2020.

## *Description of Analysis*

The three measures of central tendency and the qualitative statistics are out of the acceptable range for the four qualified sales that comprised the commercial class. Analysis of the sales shows insufficient data to determine any visible trends.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and accurately reflect the assessment actions reported by Loup County Assessor.

## *Equalization and Quality of Assessment*

The small sample size of only four total qualified sales and the variation in the measures of central tendency support that the statistics are not a reliable indicator of the overall level of value. The assessment practices of the Loup County Assessor support that assessments are within the acceptable parameters and are therefore considered equalized. The commercial class of property in Loup County complies with generally accepted mass appraisal techniques.

## 2023 Commercial Correlation for Loup County

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### *Level of Value*

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

## 2023 Agricultural Correlation for Loup County

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### *Assessment Actions*

Grassland values were increased 5%. Routine maintenance and pick-up work was completed in a timely fashion.

### *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.

Loup County farmland consist mainly of rolling, native grass covered sand dunes which makes cropping difficult. A small area of flat ground in the southeastern corner of the county is more suitable for growing crops. Due to the largely homogenous nature of the land, only one market area is used for analysis.

Sales qualification and verification practices were reviewed by examining the sales rosters and the comments for non-qualified sales provided in the roster. The usability rate is below the statewide average but is heavily influenced by the number of parcels experiencing use change from agricultural to residential.

All improvements on agricultural properties were physically inspected and were placed on the 2023 assessment rolls. The new values were scheduled to be implemented for 2022 but were not received from the appraisal service in a timely manner. The county physically reviews agricultural homes and improvements at the same time as the residential class. The same appraisal models are used for the agricultural homes and site vales that are used for the residential class. Costing, depreciation tables and land models are all current. Land use changes are additionally tracked through the local Natural Resource District.

The county has less than 300 acres of Conservation Reserve Program (CRP) all of which have been identified and valued the same as dryland. Potential intensive use parcels are valued the same as agricultural parcels.

### *Description of Analysis*

Only five qualified sales comprise the 80% Majority Land Use (MLU) statistical profile, all of which are grassland sales. Although the median is in the acceptable range, the sample is insufficient to determine an accurate level of value. All values have been determined to be acceptable and are comparable to surrounding counties. Agricultural land values appear to be equalized and are comparable to adjoining counties.

Analysis of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared to the 2022 Certificate of Taxes Levied Report (CTL) reflects the reported adjustments to the value of the agricultural land.

## 2023 Agricultural Correlation for Loup County

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### *Equalization and Quality of Assessment*

Agricultural improvements and site acres are inspected and valued with the same processes that are used for rural residential properties across the county. Agricultural improvements are equalized and assessed at the same statutory level.

A review of the assessment practices, surrounding counties and the statistical sample indicate that Loup County has achieved equalization. The quality of assessment in the agricultural land in Loup County complies with accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Grass ____						
County	5	72.22	75.55	72.49	12.88	104.22
1	5	72.22	75.55	72.49	12.88	104.22
____ ALL ____	5	72.22	75.55	72.49	12.88	104.22

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Loup County is determined to be at the statutory level of 75% of market value.

## 2023 Opinions of the Property Tax Administrator for Loup 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
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	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.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Loup County

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### Residential Real Property - Current

Number of Sales	24	Median	96.45
Total Sales Price	\$5,334,500	Mean	98.58
Total Adj. Sales Price	\$5,334,500	Wgt. Mean	92.94
Total Assessed Value	\$4,958,070	Average Assessed Value of the Base	\$97,237
Avg. Adj. Sales Price	\$222,271	Avg. Assessed Value	\$206,586

### Confidence Interval - Current

95% Median C.I	81.70 to 101.43
95% Wgt. Mean C.I	84.83 to 101.06
95% Mean C.I	85.30 to 111.86
% of Value of the Class of all Real Property Value in the County	16.78
% of Records Sold in the Study Period	3.95
% of Value Sold in the Study Period	8.40

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	26	93	92.98
2021	18	93	93.02
2020	18	0	82.26
2019	17	100	87.44

## 2023 Commission Summary for Loup County

### Commercial Real Property - Current

Number of Sales	4	Median	54.79
Total Sales Price	\$657,000	Mean	77.03
Total Adj. Sales Price	\$657,000	Wgt. Mean	57.02
Total Assessed Value	\$374,620	Average Assessed Value of the Base	\$54,061
Avg. Adj. Sales Price	\$164,250	Avg. Assessed Value	\$93,655

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-1.01 to 155.07
% of Value of the Class of all Real Property Value in the County	0.75
% of Records Sold in the Study Period	8.16
% of Value Sold in the Study Period	14.14

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	5	100	58.29
2021	1	100	59.41
2020	2	100	61.66
2019	1	100	81.82

**58 Loup  
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 : 24  
 Total Sales Price : 5,334,500  
 Total Adj. Sales Price : 5,334,500  
 Total Assessed Value : 4,958,070  
 Avg. Adj. Sales Price : 222,271  
 Avg. Assessed Value : 206,586

MEDIAN : 96  
 WGT. MEAN : 93  
 MEAN : 99  
 COD : 19.13  
 PRD : 106.07

COV : 31.90  
 STD : 31.45  
 Avg. Abs. Dev : 18.45  
 MAX Sales Ratio : 214.40  
 MIN Sales Ratio : 58.26

95% Median C.I. : 81.70 to 101.43  
 95% Wgt. Mean C.I. : 84.83 to 101.06  
 95% Mean C.I. : 85.30 to 111.86

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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	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	155,000	143,400
01-JAN-21 To 31-MAR-21	3	118.89	142.90	108.69	33.36	131.47	95.42	214.40	N/A	118,333	128,612
01-APR-21 To 30-JUN-21	3	98.49	102.98	103.30	08.27	99.69	92.99	117.45	N/A	376,667	389,090
01-JUL-21 To 30-SEP-21	7	97.16	97.63	96.81	16.22	100.85	72.54	146.39	72.54 to 146.39	225,571	218,376
01-OCT-21 To 31-DEC-21	2	90.11	90.11	94.01	09.33	95.85	81.70	98.52	N/A	61,500	57,815
01-JAN-22 To 31-MAR-22	1	96.12	96.12	96.12	00.00	100.00	96.12	96.12	N/A	315,000	302,770
01-APR-22 To 30-JUN-22	4	85.51	84.83	76.22	21.74	111.30	58.26	110.06	N/A	210,625	160,536
01-JUL-22 To 30-SEP-22	3	71.24	78.94	80.53	20.19	98.03	61.22	104.35	N/A	278,333	224,128
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	14	97.83	108.11	100.19	20.55	107.90	72.54	214.40	92.49 to 118.89	229,929	230,367
01-OCT-21 To 30-SEP-22	10	88.91	85.25	81.92	17.91	104.06	58.26	110.06	61.22 to 104.35	211,550	173,293
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	15	98.49	106.75	100.33	19.79	106.40	72.54	214.40	92.49 to 117.45	212,467	213,158
<u>ALL</u>	24	96.45	98.58	92.94	19.13	106.07	58.26	214.40	81.70 to 101.43	222,271	206,586

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	95.42	95.42	95.42	00.00	100.00	95.42	95.42	N/A	195,000	186,060
2	11	97.16	96.71	93.76	10.53	103.15	71.24	118.89	74.23 to 117.45	392,273	367,800
5	2	87.11	87.11	90.62	06.21	96.13	81.70	92.52	N/A	94,000	85,180
6	10	97.65	103.25	87.33	31.65	118.23	58.26	214.40	61.22 to 146.39	63,650	55,586
<u>ALL</u>	24	96.45	98.58	92.94	19.13	106.07	58.26	214.40	81.70 to 101.43	222,271	206,586

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	24	96.45	98.58	92.94	19.13	106.07	58.26	214.40	81.70 to 101.43	222,271	206,586
06											
07											
<u>ALL</u>	24	96.45	98.58	92.94	19.13	106.07	58.26	214.40	81.70 to 101.43	222,271	206,586

**58 Loup  
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 : 24  
 Total Sales Price : 5,334,500  
 Total Adj. Sales Price : 5,334,500  
 Total Assessed Value : 4,958,070  
 Avg. Adj. Sales Price : 222,271  
 Avg. Assessed Value : 206,586

MEDIAN : 96  
 WGT. MEAN : 93  
 MEAN : 99  
 COD : 19.13  
 PRD : 106.07

COV : 31.90  
 STD : 31.45  
 Avg. Abs. Dev : 18.45  
 MAX Sales Ratio : 214.40  
 MIN Sales Ratio : 58.26

95% Median C.I. : 81.70 to 101.43  
 95% Wgt. Mean C.I. : 84.83 to 101.06  
 95% Mean C.I. : 85.30 to 111.86

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	2	180.40	180.40	174.73	18.85	103.25	146.39	214.40	N/A	12,000	20,968
Less Than 30,000	2	180.40	180.40	174.73	18.85	103.25	146.39	214.40	N/A	12,000	20,968
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	24	96.45	98.58	92.94	19.13	106.07	58.26	214.40	81.70 to 101.43	222,271	206,586
Greater Than 14,999	22	95.77	91.15	92.57	13.01	98.47	58.26	118.89	74.23 to 100.44	241,386	223,461
Greater Than 29,999	22	95.77	91.15	92.57	13.01	98.47	58.26	118.89	74.23 to 100.44	241,386	223,461
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	2	180.40	180.40	174.73	18.85	103.25	146.39	214.40	N/A	12,000	20,968
15,000 TO 29,999											
30,000 TO 59,999	5	81.70	86.80	87.36	15.02	99.36	72.54	110.06	N/A	42,600	37,214
60,000 TO 99,999	2	78.39	78.39	82.02	25.68	95.57	58.26	98.52	N/A	76,250	62,543
100,000 TO 149,999	2	81.33	81.33	82.04	24.73	99.13	61.22	101.43	N/A	140,000	114,863
150,000 TO 249,999	3	95.42	102.28	101.56	09.21	100.71	92.52	118.89	N/A	166,667	169,265
250,000 TO 499,999	8	96.64	96.29	95.65	08.36	100.67	71.24	117.45	71.24 to 117.45	355,625	340,153
500,000 TO 999,999	2	87.34	87.34	86.84	15.01	100.58	74.23	100.44	N/A	660,000	573,120
1,000,000 +											
<b>ALL</b>	<b>24</b>	<b>96.45</b>	<b>98.58</b>	<b>92.94</b>	<b>19.13</b>	<b>106.07</b>	<b>58.26</b>	<b>214.40</b>	<b>81.70 to 101.43</b>	<b>222,271</b>	<b>206,586</b>

**58 Loup**  
**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 : 4  
Total Sales Price : 657,000  
Total Adj. Sales Price : 657,000  
Total Assessed Value : 374,620  
Avg. Adj. Sales Price : 164,250  
Avg. Assessed Value : 93,655

MEDIAN : 55  
WGT. MEAN : 57  
MEAN : 77  
COD : 49.81  
PRD : 135.09

COV : 63.68  
STD : 49.05  
Avg. Abs. Dev : 27.29  
MAX Sales Ratio : 150.33  
MIN Sales Ratio : 48.19

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : -1.01 to 155.07

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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											
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	2	53.24	53.24	52.76	09.49	100.91	48.19	58.29	N/A	68,500	36,140
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	2	100.81	100.81	58.14	49.12	173.39	51.29	150.33	N/A	260,000	151,170
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	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
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	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
<u>ALL</u>	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
<u>ALL</u>	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
04											
<u>ALL</u>	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655

**58 Loup**  
**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 : 4  
 Total Sales Price : 657,000  
 Total Adj. Sales Price : 657,000  
 Total Assessed Value : 374,620  
 Avg. Adj. Sales Price : 164,250  
 Avg. Assessed Value : 93,655

MEDIAN : 55  
 WGT. MEAN : 57  
 MEAN : 77  
 COD : 49.81  
 PRD : 135.09

COV : 63.68  
 STD : 49.05  
 Avg. Abs. Dev : 27.29  
 MAX Sales Ratio : 150.33  
 MIN Sales Ratio : 48.19

95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : -1.01 to 155.07

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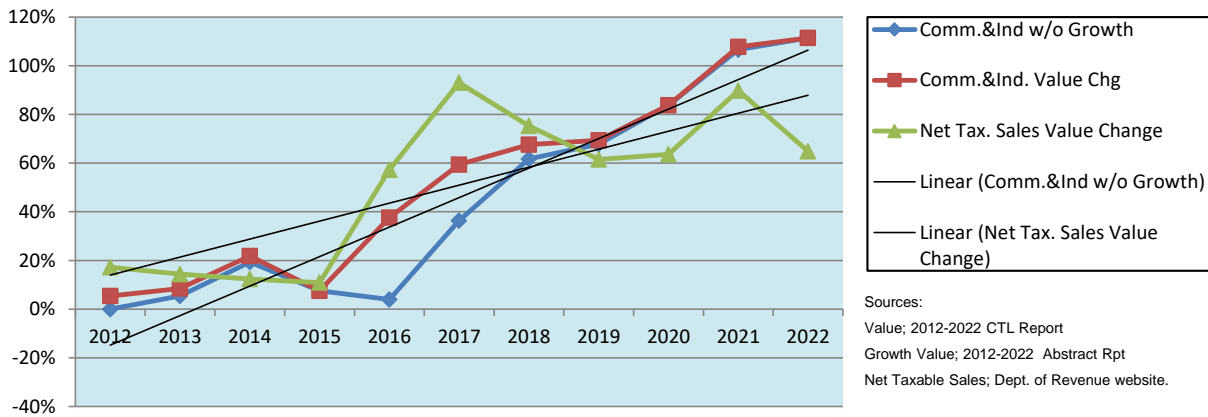
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
Greater Than 14,999	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
Greater Than 29,999	4	54.79	77.03	57.02	49.81	135.09	48.19	150.33	N/A	164,250	93,655
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	150.33	150.33	150.33	00.00	100.00	150.33	150.33	N/A	36,000	54,120
60,000 TO 99,999	2	53.24	53.24	52.76	09.49	100.91	48.19	58.29	N/A	68,500	36,140
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	51.29	51.29	51.29	00.00	100.00	51.29	51.29	N/A	484,000	248,220
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 +											
<b>ALL</b>	<b>4</b>	<b>54.79</b>	<b>77.03</b>	<b>57.02</b>	<b>49.81</b>	<b>135.09</b>	<b>48.19</b>	<b>150.33</b>	<b>N/A</b>	<b>164,250</b>	<b>93,655</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
350	1	51.29	51.29	51.29	00.00	100.00	51.29	51.29	N/A	484,000	248,220
406	2	53.24	53.24	52.76	09.49	100.91	48.19	58.29	N/A	68,500	36,140
543	1	150.33	150.33	150.33	00.00	100.00	150.33	150.33	N/A	36,000	54,120
<b>ALL</b>	<b>4</b>	<b>54.79</b>	<b>77.03</b>	<b>57.02</b>	<b>49.81</b>	<b>135.09</b>	<b>48.19</b>	<b>150.33</b>	<b>N/A</b>	<b>164,250</b>	<b>93,655</b>

### 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	\$ 1,235,815	\$ 6,820	0.55%	\$ 1,228,995		\$ 1,090,136	
2012	\$ 1,302,535	\$ 66,720	5.12%	\$ 1,235,815	0.00%	\$ 1,278,296	17.26%
2013	\$ 1,341,130	\$ 38,230	2.85%	\$ 1,302,900	0.03%	\$ 1,246,806	-2.46%
2014	\$ 1,505,295	\$ 30,105	2.00%	\$ 1,475,190	10.00%	\$ 1,225,036	-1.75%
2015	\$ 1,329,070	\$ -	0.00%	\$ 1,329,070	-11.71%	\$ 1,208,771	-1.33%
2016	\$ 1,700,325	\$ 415,240	24.42%	\$ 1,285,085	-3.31%	\$ 1,714,826	41.87%
2017	\$ 1,969,780	\$ 284,330	14.43%	\$ 1,685,450	-0.87%	\$ 2,104,334	22.71%
2018	\$ 2,071,420	\$ 72,945	3.52%	\$ 1,998,475	1.46%	\$ 1,911,295	-9.17%
2019	\$ 2,093,435	\$ 19,515	0.93%	\$ 2,073,920	0.12%	\$ 1,761,159	-7.86%
2020	\$ 2,271,470	\$ -	0.00%	\$ 2,271,470	8.50%	\$ 1,783,530	1.27%
2021	\$ 2,568,380	\$ 14,690	0.57%	\$ 2,553,690	12.42%	\$ 2,069,178	16.02%
2022	\$ 2,612,780	\$ -	0.00%	\$ 2,612,780	1.73%	\$ 1,797,080	-13.15%
<b>Ann %chg</b>	<b>7.21%</b>			<b>Average</b>	<b>1.67%</b>	3.47%	<b>5.76%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.00%	5.40%	17.26%
2013	5.43%	8.52%	14.37%
2014	19.37%	21.81%	12.37%
2015	7.55%	7.55%	10.88%
2016	3.99%	37.59%	57.30%
2017	36.38%	59.39%	93.03%
2018	61.71%	67.62%	75.33%
2019	67.82%	69.40%	61.55%
2020	83.80%	83.80%	63.61%
2021	106.64%	107.83%	89.81%
2022	111.42%	111.42%	64.85%

County Number	58
County Name	Loup



**58 Loup**  
**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 : 5  
 Total Sales Price : 4,101,809  
 Total Adj. Sales Price : 4,101,809  
 Total Assessed Value : 2,973,210  
 Avg. Adj. Sales Price : 820,362  
 Avg. Assessed Value : 594,642

MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 76  
 COD : 12.88  
 PRD : 104.22

COV : 16.20  
 STD : 12.24  
 Avg. Abs. Dev : 09.30  
 MAX Sales Ratio : 88.03  
 MIN Sales Ratio : 60.03

95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : 60.35 to 90.75

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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>Qtrts</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	69.49	69.49	69.49	00.00	100.00	69.49	69.49	N/A	1,032,973	717,805
01-JUL-20 To 30-SEP-20	1	60.03	60.03	60.03	00.00	100.00	60.03	60.03	N/A	221,221	132,795
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	88.02	88.02	88.02	00.02	100.00	88.00	88.03	N/A	208,808	183,785
01-APR-21 To 30-JUN-21	1	72.22	72.22	72.22	00.00	100.00	72.22	72.22	N/A	2,430,000	1,755,040
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	2	64.76	64.76	67.82	07.30	95.49	60.03	69.49	N/A	627,097	425,300
01-OCT-20 To 30-SEP-21	3	88.00	82.75	74.54	05.99	111.01	72.22	88.03	N/A	949,205	707,537
01-OCT-21 To 30-SEP-22											
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	2	64.76	64.76	67.82	07.30	95.49	60.03	69.49	N/A	627,097	425,300
01-JAN-21 To 31-DEC-21	3	88.00	82.75	74.54	05.99	111.01	72.22	88.03	N/A	949,205	707,537
<u>ALL</u>	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642
<u>ALL</u>	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642
1	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642
<u>ALL</u>	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642

**58 Loup**  
**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 : 5  
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MEDIAN : 72  
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 COD : 12.88  
 PRD : 104.22

COV : 16.20  
 STD : 12.24  
 Avg. Abs. Dev : 09.30  
 MAX Sales Ratio : 88.03  
 MIN Sales Ratio : 60.03

95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : 60.35 to 90.75

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**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
____ Grass ____											
County	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642
1	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642
____ ALL ____	5	72.22	75.55	72.49	12.88	104.22	60.03	88.03	N/A	820,362	594,642

## 58 Loup County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3,045	3,045	3,045	3,045	2,685	2,685	2,685	1,790	<b>2,818</b>
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Garfield	1	3,475	3,475	3,475	2,950	2,950	2,625	2,625	2,250	<b>3,021</b>
Brown	1	3,600	3,600	3,400	3,400	2,355	3,140	3,140	3,030	<b>3,307</b>
Rock	2	n/a	2,700	2,600	2,600	2,500	2,400	2,350	2,200	<b>2,370</b>
Holt	3	2,400	2,400	2,325	2,325	2,147	2,225	2,100	2,100	<b>2,208</b>
Custer	3	3,700	3,700	3,692	3,450	3,225	3,225	2,450	2,450	<b>3,161</b>

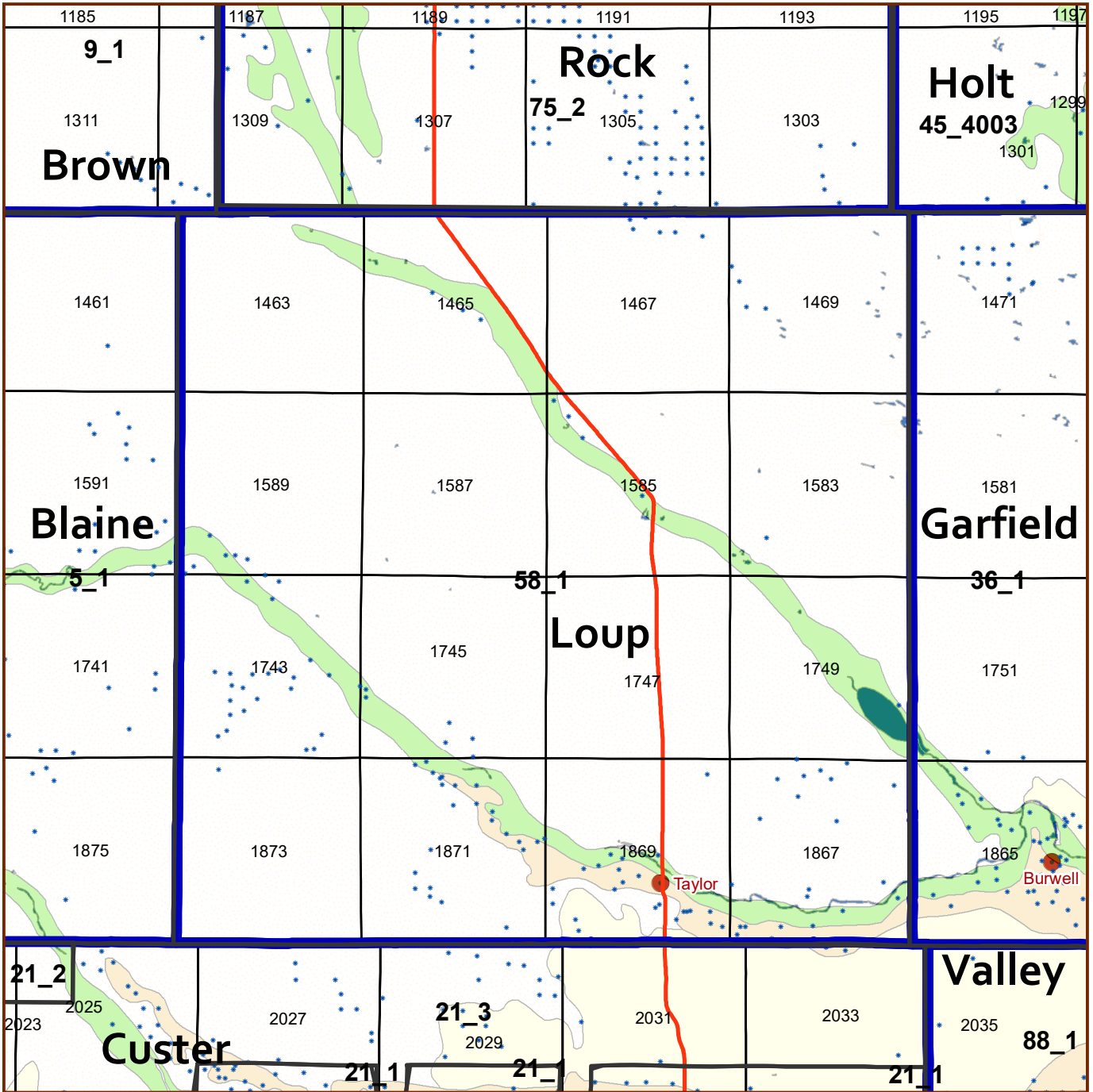
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	830	830	830	775	700	700	700	<b>768</b>
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	<b>590</b>
Garfield	1	n/a	1,450	1,450	1,270	1,270	1,060	1,051	981	<b>1,224</b>
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	<b>1,002</b>
Rock	2	n/a	n/a	1,070	1,070	960	n/a	868	800	<b>889</b>
Holt	3	2,600	2,600	2,400	2,400	2,200	2,200	2,000	2,000	<b>2,307</b>
Custer	3	n/a	1,375	1,375	1,375	1,375	1,375	1,375	1,375	<b>1,375</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	660	n/a	660	660	660	660	660	660	<b>660</b>
Blaine	1	620	620	620	620	590	590	590	590	<b>595</b>
Garfield	1	850	n/a	808	850	740	740	841	741	<b>770</b>
Brown	1	826	825	700	702	650	650	625	625	<b>674</b>
Rock	2	890	934	830	851	689	635	635	453	<b>748</b>
Holt	3	1,346	1,581	1,168	1,288	982	967	952	1,065	<b>1,215</b>
Custer	3	855	961	800	752	796	634	n/a	1,281	<b>758</b>

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	763	n/a	100
Blaine	1	n/a	n/a	25
Garfield	1	826	n/a	191
Brown	1	768	672	75
Rock	2	763	350	100
Holt	3	1,445	500	250
Custer	3	1,115	n/a	50

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.

# LOUP COUNTY



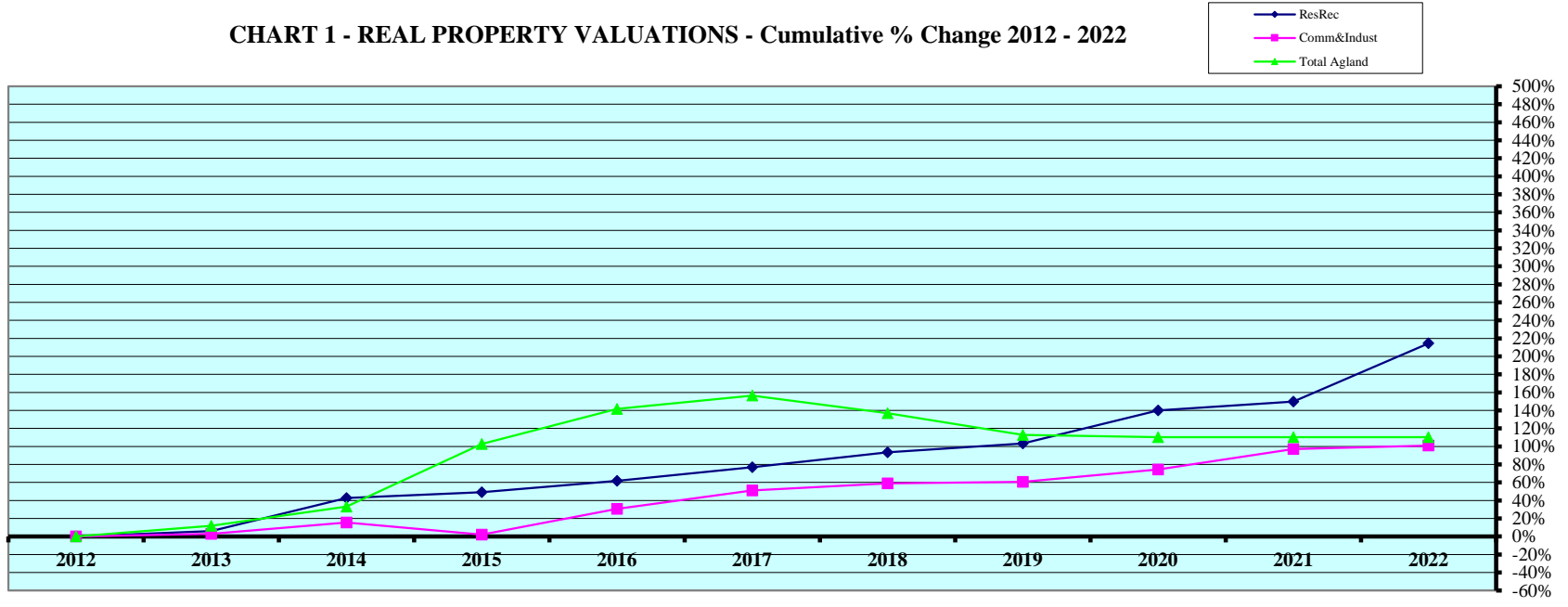
**Legend**

- 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 <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	15,571,510	-	-	-	1,302,535	-	-	-	119,951,255	-	-	-
2013	16,505,220	933,710	6.00%	6.00%	1,341,130	38,595	2.96%	2.96%	134,292,740	14,341,485	11.96%	11.96%
2014	22,243,060	5,737,840	34.76%	42.84%	1,505,295	164,165	12.24%	15.57%	159,877,720	25,584,980	19.05%	33.29%
2015	23,242,915	999,855	4.50%	49.27%	1,329,070	-176,225	-11.71%	2.04%	243,040,345	83,162,625	52.02%	102.62%
2016	25,199,695	1,956,780	8.42%	61.83%	1,700,325	371,255	27.93%	30.54%	289,896,510	46,856,165	19.28%	141.68%
2017	27,557,095	2,357,400	9.35%	76.97%	1,969,780	269,455	15.85%	51.23%	307,619,500	17,722,990	6.11%	156.45%
2018	30,133,065	2,575,970	9.35%	93.51%	2,071,420	101,640	5.16%	59.03%	284,042,680	-23,576,820	-7.66%	136.80%
2019	31,644,560	1,511,495	5.02%	103.22%	2,093,435	22,015	1.06%	60.72%	255,427,540	-28,615,140	-10.07%	112.94%
2020	37,353,745	5,709,185	18.04%	139.89%	2,271,470	178,035	8.50%	74.39%	252,326,485	-3,101,055	-1.21%	110.36%
2021	38,900,450	1,546,705	4.14%	149.82%	2,568,380	296,910	13.07%	97.18%	252,263,490	-62,995	-0.02%	110.31%
2022	48,967,955	10,067,505	25.88%	214.47%	2,617,260	48,880	1.90%	100.94%	252,088,845	-174,645	-0.07%	110.16%

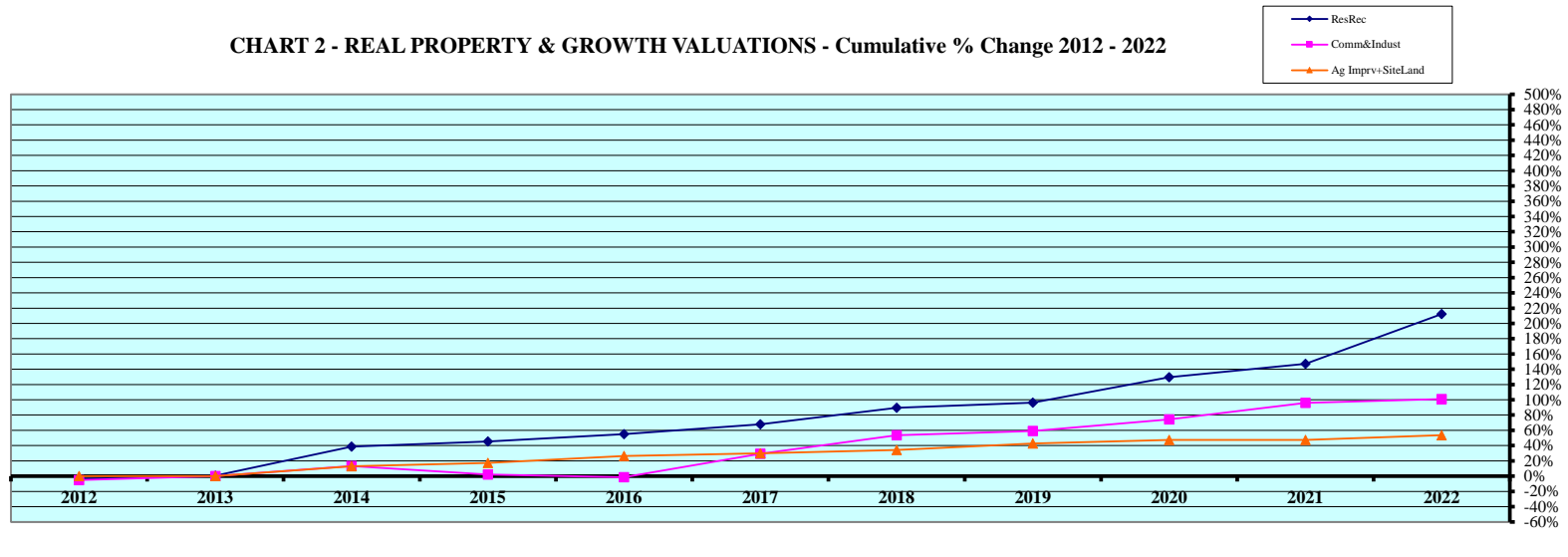
Rate Annual %chg: Residential & Recreational **12.14%** Commercial & Industrial **7.23%** Agricultural Land **7.71%**

Cnty# **58**  
County **LOUP**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	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	15,571,510	554,380	3.56%	15,017,130	-	-3.56%	1,302,535	66,720	5.12%	1,235,815	-	-5.12%						
2013	16,505,220	849,415	5.15%	15,655,805	0.54%	0.54%	1,341,130	38,230	2.85%	1,302,900	0.03%	0.03%						
2014	22,243,060	654,180	2.94%	21,588,880	30.80%	38.64%	1,505,295	30,105	2.00%	1,475,190	10.00%	13.26%						
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	45.24%	1,329,070	0	0.00%	1,329,070	-11.71%	2.04%						
2016	25,199,695	1,083,470	4.30%	24,116,225	3.76%	54.87%	1,700,325	415,240	24.42%	1,285,085	-3.31%	-1.34%						
2017	27,557,095	1,420,245	5.15%	26,136,850	3.72%	67.85%	1,969,780	284,330	14.43%	1,685,450	-0.87%	29.40%						
2018	30,133,065	635,165	2.11%	29,497,900	7.04%	89.44%	2,071,420	72,945	3.52%	1,998,475	1.46%	53.43%						
2019	31,644,560	1,098,900	3.47%	30,545,660	1.37%	96.16%	2,093,435	19,515	0.93%	2,073,920	0.12%	59.22%						
2020	37,353,745	1,604,610	4.30%	35,749,135	12.97%	129.58%	2,271,470	0	0.00%	2,271,470	8.50%	74.39%						
2021	38,900,450	425,155	1.09%	38,475,295	3.00%	147.09%	2,568,380	14,690	0.57%	2,553,690	12.42%	96.06%						
2022	48,967,955	344,215	0.70%	48,623,740	25.00%	212.26%	2,617,260	0	0.00%	2,617,260	1.90%	100.94%						
Rate Ann%chg	12.14%			Resid & Recreat w/o growth			8.99%			7.23%			C & I w/o growth			1.85%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	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	7,946,120	2,566,180	10,512,300	330,175	3.14%	10,182,125	-	-		
2013	8,103,835	2,601,155	10,704,990	183,085	1.71%	10,521,905	0.09%	0.09%		
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	11,875,900	10.94%	12.97%		
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840	-1.71%	17.35%		
2016	10,305,195	3,314,905	13,620,100	326,685	2.40%	13,293,415	1.54%	26.46%		
2017	10,544,005	3,520,710	14,064,715	423,180	3.01%	13,641,535	0.16%	29.77%		
2018	10,805,825	3,659,255	14,465,080	355,235	2.46%	14,109,845	0.32%	34.22%		
2019	11,544,740	3,821,655	15,366,395	348,145	2.27%	15,018,250	3.82%	42.86%		
2020	12,006,015	3,864,860	15,870,875	368,305	2.32%	15,502,570	0.89%	47.47%		
2021	12,354,595	3,938,030	16,292,625	799,905	4.91%	15,492,720	-2.38%	47.38%		
2022	12,445,020	4,065,955	16,510,975	358,350	2.17%	16,152,625	-0.86%	53.65%		
Rate Ann%chg	4.59%		4.71%		4.62%		Ag Imprv+Site w/o growth		1.28%	

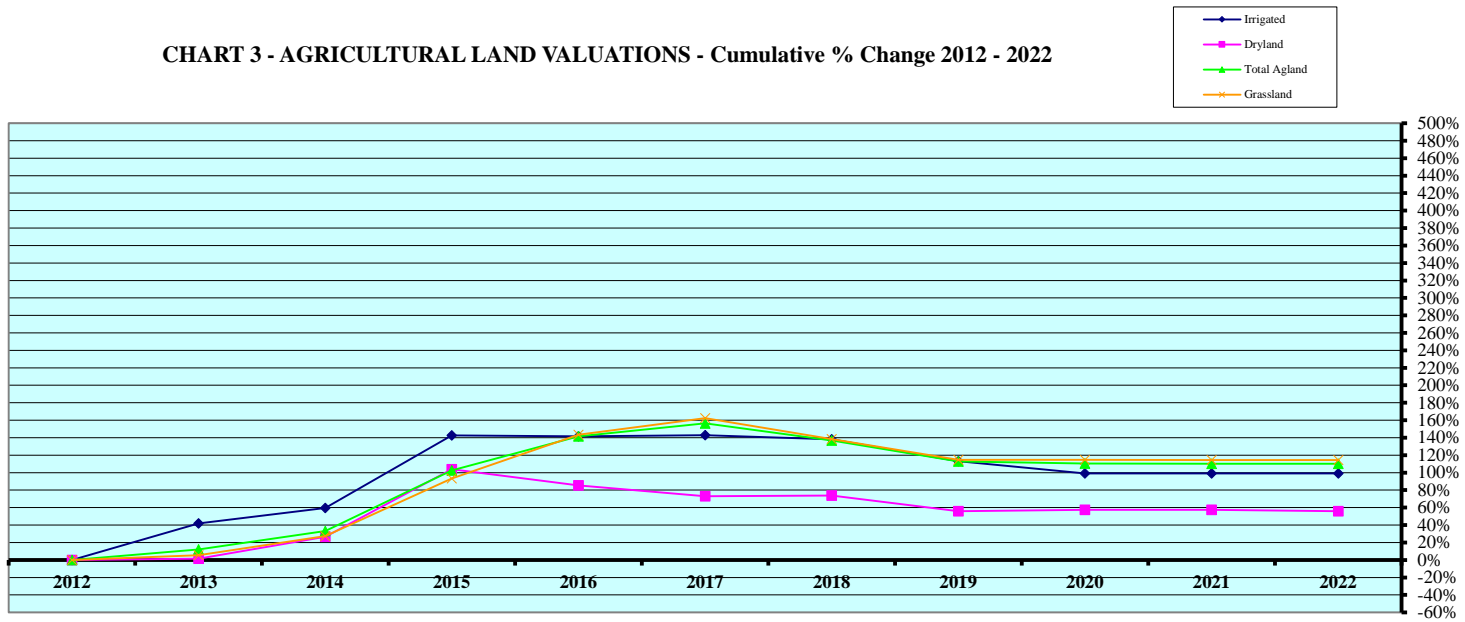
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 58  
County LOUP

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	21,717,085	-	-	-	3,324,695	-	-	-	94,686,595	-	-	-
2013	30,785,785	9,068,700	41.76%	41.76%	3,378,010	53,315	1.60%	1.60%	99,883,550	5,196,955	5.49%	5.49%
2014	34,670,970	3,885,185	12.62%	59.65%	4,204,860	826,850	24.48%	26.47%	120,479,445	20,595,895	20.62%	27.24%
2015	52,714,670	18,043,700	52.04%	142.73%	6,778,365	2,573,505	61.20%	103.88%	182,968,435	62,488,990	51.87%	93.24%
2016	52,473,270	-241,400	-0.46%	141.62%	6,163,575	-614,790	-9.07%	85.39%	230,532,325	47,563,890	26.00%	143.47%
2017	52,742,995	269,725	0.51%	142.86%	5,755,210	-408,365	-6.63%	73.10%	248,443,855	17,911,530	7.77%	162.39%
2018	51,721,425	-1,021,570	-1.94%	138.16%	5,776,165	20,955	0.36%	73.74%	225,867,535	-22,576,320	-9.09%	138.54%
2019	46,273,730	-5,447,695	-10.53%	113.08%	5,185,670	-590,495	-10.22%	55.97%	203,292,440	-22,575,095	-9.99%	114.70%
2020	43,217,215	-3,056,515	-6.61%	99.00%	5,230,930	45,260	0.87%	57.34%	203,190,190	-102,250	-0.05%	114.59%
2021	43,234,160	16,945	0.04%	99.08%	5,230,930	0	0.00%	57.34%	203,109,770	-80,420	-0.04%	114.51%
2022	43,241,315	7,155	0.02%	99.11%	5,177,680	-53,250	-1.02%	55.73%	202,981,510	-128,260	-0.06%	114.37%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	148,170	-	-	-	74,710	-	-	-	119,951,255	-	-	-
2013	163,200	15,030	10.14%	10.14%	82,195	7,485	10.02%	10.02%	134,292,740	14,341,485	11.96%	11.96%
2014	222,225	59,025	36.17%	49.98%	300,220	218,025	265.25%	301.85%	159,877,720	25,584,980	19.05%	33.29%
2015	235,615	13,390	6.03%	59.02%	343,260	43,040	14.34%	359.46%	243,040,345	83,162,625	52.02%	102.62%
2016	294,525	58,910	25.00%	98.78%	432,815	89,555	26.09%	479.33%	289,896,510	46,856,165	19.28%	141.68%
2017	275,660	-18,865	-6.41%	86.04%	401,780	-31,035	-7.17%	437.79%	307,619,500	17,722,990	6.11%	156.45%
2018	275,785	125	0.05%	86.13%	401,770	-10	0.00%	437.77%	284,042,680	-23,576,820	-7.66%	136.80%
2019	275,400	-385	-0.14%	85.87%	400,300	-1,470	-0.37%	435.81%	255,427,540	-28,615,140	-10.07%	112.94%
2020	288,665	13,265	4.82%	94.82%	399,485	-815	-0.20%	434.71%	252,326,485	-3,101,055	-1.21%	110.36%
2021	289,145	480	0.17%	95.14%	399,485	0	0.00%	434.71%	252,263,490	-62,995	-0.02%	110.31%
2022	289,145	0	0.00%	95.14%	399,195	-290	-0.07%	434.33%	252,088,845	-174,645	-0.07%	110.16%

Cnty#   
 County

Rate Ann.%chg: Total Agric Land

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	21,717,085	15,332	1,416			3,324,695	8,792	378			94,685,185	320,777	295		
2013	30,785,785	15,530	1,982	39.95%	39.95%	3,378,010	8,552	395	4.45%	4.45%	99,883,550	320,798	311	5.48%	5.48%
2014	34,670,970	15,506	2,236	12.80%	57.86%	4,204,860	8,627	487	23.39%	28.88%	120,479,445	320,743	376	20.64%	27.26%
2015	52,714,660	15,554	3,389	51.57%	139.27%	6,780,935	8,587	790	62.03%	108.82%	182,990,465	320,736	571	51.89%	93.29%
2016	52,714,670	15,554	3,389	0.00%	139.27%	6,193,695	7,234	856	8.42%	126.40%	230,438,740	321,844	716	25.50%	142.57%
2017	52,742,925	15,557	3,390	0.03%	139.36%	5,782,700	6,814	849	-0.88%	124.41%	248,414,205	322,365	771	7.63%	161.07%
2018	51,721,425	15,532	3,330	-1.78%	135.10%	5,776,170	6,811	848	-0.06%	124.26%	225,878,285	322,414	701	-9.09%	137.35%
2019	46,278,505	15,525	2,981	-10.48%	110.45%	5,181,070	6,809	761	-10.28%	101.22%	203,286,630	322,404	631	-10.00%	113.61%
2020	43,228,695	15,348	2,816	-5.52%	98.84%	5,230,930	6,802	769	1.07%	103.36%	203,187,820	322,437	630	-0.06%	113.49%
2021	43,234,155	15,351	2,816	-0.01%	98.83%	5,230,930	6,802	769	0.00%	103.36%	203,174,380	322,416	630	0.00%	113.49%
2022	43,241,320	15,354	2,816	0.00%	98.83%	5,177,680	6,733	769	-0.01%	103.35%	202,981,510	322,112	630	0.00%	113.49%

Rate Annual %chg Average Value/Acre: 7.11%

7.36%

7.88%

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	148,170	2,963	50			74,710	1,494	50			119,949,845	349,358	343		
2013	163,200	2,967	55	10.00%	10.00%	82,195	1,494	55	10.02%	10.02%	134,292,740	349,342	384	11.96%	11.96%
2014	222,225	2,963	75	36.37%	50.01%	300,220	1,501	200	263.55%	299.97%	159,877,720	349,341	458	19.05%	33.29%
2015	237,020	2,963	80	6.66%	60.00%	344,875	1,499	230	15.00%	359.97%	243,067,955	349,339	696	52.03%	102.65%
2016	294,525	2,945	100	25.00%	100.00%	432,815	1,492	290	26.09%	479.96%	290,074,445	349,070	831	19.43%	142.03%
2017	276,105	2,760	100	0.02%	100.05%	403,555	1,391	290	0.01%	480.00%	307,619,490	348,888	882	6.10%	156.80%
2018	275,785	2,757	100	0.00%	100.05%	401,770	1,385	290	0.00%	480.00%	284,053,435	348,899	814	-7.66%	137.12%
2019	275,695	2,756	100	0.00%	100.05%	401,535	1,385	290	0.00%	479.99%	255,423,435	348,878	732	-10.07%	113.23%
2020	288,665	2,886	100	0.00%	100.05%	399,485	1,378	290	0.00%	479.96%	252,335,595	348,851	723	-1.20%	110.67%
2021	289,145	2,891	100	0.00%	100.05%	399,485	1,378	290	0.00%	479.96%	252,328,095	348,837	723	0.00%	110.68%
2022	289,145	2,891	100	0.00%	100.05%	399,195	1,377	290	0.00%	479.96%	252,088,850	348,466	723	0.01%	110.70%

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LOUP

Rate Annual %chg Average Value/Acre: 7.74%

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

CHART 4



CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
607	<b>LOUP</b>	5,895,965	1,776,595	94,475	48,967,955	2,617,260	0	0	252,088,845	12,445,020	4,065,955	0	327,952,070
cnty sectorvalue % of total value:		1.80%	0.54%	0.03%	14.93%	0.80%			76.87%	3.79%	1.24%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
190	<b>TAYLOR</b>	208,950	105,155	1,490	4,793,370	532,215	0	0	0	0	0	0	5,641,180
31.30%	%sector of county sector	3.54%	5.92%	1.58%	9.79%	20.33%							1.72%
	%sector of municipality	3.70%	1.86%	0.03%	84.97%	9.43%							100.00%
190	<b>Total Municipalities</b>	208,950	105,155	1,490	4,793,371	532,215	0	0	0	0	0	0	5,641,181
31.35%	%all municip.sectors of cnty	3.54%	5.92%	1.58%	9.79%	20.33%							1.72%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,805</b>	<b>Value : 351,647,535</b>	<b>Growth 2,080,950</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	32	77,750	0	0	249	8,110,855	281	8,188,605	
<b>02. Res Improve Land</b>	119	1,172,255	0	0	202	7,575,145	321	8,747,400	
<b>03. Res Improvements</b>	119	5,473,930	0	0	207	36,612,945	326	42,086,875	
<b>04. Res Total</b>	151	6,723,935	0	0	456	52,298,945	607	59,022,880	1,527,125
<b>% of Res Total</b>	24.88	11.39	0.00	0.00	75.12	88.61	33.63	16.78	73.39
<b>05. Com UnImp Land</b>	1	1,160	0	0	3	28,320	4	29,480	
<b>06. Com Improve Land</b>	24	35,655	0	0	8	178,260	32	213,915	
<b>07. Com Improvements</b>	24	497,415	0	0	21	1,908,185	45	2,405,600	
<b>08. Com Total</b>	25	534,230	0	0	24	2,114,765	49	2,648,995	21,690
<b>% of Com Total</b>	51.02	20.17	0.00	0.00	48.98	79.83	2.71	0.75	1.04
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	151	6,723,935	0	0	456	52,298,945	607	59,022,880	1,527,125
<b>% of Res &amp; Rec Total</b>	24.88	11.39	0.00	0.00	75.12	88.61	33.63	16.78	73.39
<b>Com &amp; Ind Total</b>	25	534,230	0	0	24	2,114,765	49	2,648,995	21,690
<b>% of Com &amp; Ind Total</b>	51.02	20.17	0.00	0.00	48.98	79.83	2.71	0.75	1.04
<b>17. Taxable Total</b>	176	7,258,165	0	0	480	54,413,710	656	61,671,875	1,548,815
<b>% of Taxable Total</b>	26.83	11.77	0.00	0.00	73.17	88.23	36.34	17.54	74.43

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	31	0	96	127

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	911	204,913,565	911	204,913,565
28. Ag-Improved Land	0	0	0	0	230	60,294,750	230	60,294,750
29. Ag Improvements	0	0	0	0	238	24,767,345	238	24,767,345

30. Ag Total				1,149	289,975,660
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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	89,600	7	7.00	89,600	
32. HomeSite Improv Land	171	189.06	1,903,315	171	189.06	1,903,315	
33. HomeSite Improvements	179	0.00	17,206,220	179	0.00	17,206,220	482,220
34. HomeSite Total				<b>186</b>	<b>196.06</b>	<b>19,199,135</b>	
35. FarmSite UnImp Land	11	56.23	71,585	11	56.23	71,585	
36. FarmSite Improv Land	207	739.83	1,119,980	207	739.83	1,119,980	
37. FarmSite Improvements	226	0.00	7,561,125	226	0.00	7,561,125	49,915
38. FarmSite Total				<b>237</b>	<b>796.06</b>	<b>8,752,690</b>	
39. Road & Ditches	363	1,104.99	0	363	1,104.99	0	
40. Other- Non Ag Use	2	7.42	45,000	2	7.42	45,000	
41. Total Section VI				<b>423</b>	<b>2,104.53</b>	<b>27,996,825</b>	<b>532,135</b>

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	9	1,320.00	881,965	9	1,320.00	881,965

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	3,351.99	21.65%	10,206,815	23.39%	3,045.00
46. 1A	3,156.61	20.39%	9,611,845	22.03%	3,044.99
47. 2A1	906.54	5.85%	2,760,425	6.33%	3,045.01
48. 2A	1,411.69	9.12%	4,298,595	9.85%	3,045.00
49. 3A1	2,626.88	16.96%	7,053,170	16.16%	2,685.00
50. 3A	808.18	5.22%	2,169,965	4.97%	2,685.00
51. 4A1	1,971.48	12.73%	5,293,455	12.13%	2,685.02
52. 4A	1,251.24	8.08%	2,239,695	5.13%	1,789.98
<b>53. Total</b>	<b>15,484.61</b>	<b>100.00%</b>	<b>43,633,965</b>	<b>100.00%</b>	<b>2,817.89</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	733.99	11.11%	609,210	12.00%	830.00
56. 2D1	166.71	2.52%	138,380	2.73%	830.06
57. 2D	2,362.35	35.74%	1,960,750	38.63%	830.00
58. 3D1	327.35	4.95%	253,700	5.00%	775.01
59. 3D	107.43	1.63%	75,200	1.48%	699.99
60. 4D1	733.46	11.10%	513,420	10.12%	700.00
61. 4D	2,177.75	32.95%	1,524,440	30.04%	700.01
<b>62. Total</b>	<b>6,609.04</b>	<b>100.00%</b>	<b>5,075,100</b>	<b>100.00%</b>	<b>767.90</b>
<b>Grass</b>					
63. 1G1	19,720.08	6.12%	13,022,835	6.13%	660.38
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	25,124.82	7.80%	16,585,180	7.80%	660.11
66. 2G	16,190.01	5.03%	10,688,200	5.03%	660.17
67. 3G1	167,842.79	52.12%	110,779,040	52.11%	660.02
68. 3G	86,461.57	26.85%	57,070,205	26.85%	660.06
69. 4G1	3,147.02	0.98%	2,077,015	0.98%	659.99
70. 4G	3,572.98	1.11%	2,358,955	1.11%	660.22
<b>71. Total</b>	<b>322,059.27</b>	<b>100.00%</b>	<b>212,581,430</b>	<b>100.00%</b>	<b>660.07</b>
<b>Irrigated Total</b>					
	15,484.61	4.44%	43,633,965	16.66%	2,817.89
<b>Dry Total</b>					
	6,609.04	1.90%	5,075,100	1.94%	767.90
<b>Grass Total</b>					
	322,059.27	92.43%	212,581,430	81.14%	660.07
72. Waste	2,890.72	0.83%	289,145	0.11%	100.03
73. Other	1,376.54	0.40%	399,195	0.15%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>348,420.18</b>	<b>100.00%</b>	<b>261,978,835</b>	<b>100.00%</b>	<b>751.90</b>

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	15,484.61	43,633,965	15,484.61	43,633,965
77. Dry Land	0.00	0	0.00	0	6,609.04	5,075,100	6,609.04	5,075,100
78. Grass	0.00	0	0.00	0	322,059.27	212,581,430	322,059.27	212,581,430
79. Waste	0.00	0	0.00	0	2,890.72	289,145	2,890.72	289,145
80. Other	0.00	0	0.00	0	1,376.54	399,195	1,376.54	399,195
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	348,420.18	261,978,835	348,420.18	261,978,835

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,484.61	4.44%	43,633,965	16.66%	2,817.89
Dry Land	6,609.04	1.90%	5,075,100	1.94%	767.90
Grass	322,059.27	92.43%	212,581,430	81.14%	660.07
Waste	2,890.72	0.83%	289,145	0.11%	100.03
Other	1,376.54	0.40%	399,195	0.15%	290.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	348,420.18	100.00%	261,978,835	100.00%	751.90

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	70,565	0	0	0	0	1	70,565	0
83.2 Calamus Lake Mh	4	160,600	20	677,700	20	2,096,140	24	2,934,440	18,660
83.3 Calamus Lake Sb	35	1,141,050	130	5,734,580	132	29,640,450	167	36,516,080	526,785
83.4 Calamus Lake Vacant	168	6,292,045	20	860,150	20	1,964,055	188	9,116,250	542,285
83.5 Loup River	10	256,095	8	91,600	8	619,215	18	966,910	0
83.6 Rural	31	190,500	24	211,115	27	2,293,085	58	2,694,700	381,105
83.7 Taylor	32	77,750	119	1,172,255	119	5,473,930	151	6,723,935	58,290
84 Residential Total	281	8,188,605	321	8,747,400	326	42,086,875	607	59,022,880	1,527,125



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	Calamus Lake C	0	0	4	140,170	6	752,000	6	892,170	0
85.2	Loup River	0	0	0	0	1	54,905	1	54,905	0
85.3	Rural	3	28,320	4	38,090	14	1,101,280	17	1,167,690	0
85.4	Taylor	1	1,160	24	35,655	24	497,415	25	534,230	21,690
86	Commercial Total	4	29,480	32	213,915	45	2,405,600	49	2,648,995	21,690

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	19,675.28	6.11%	12,985,650	6.11%	660.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	25,108.74	7.80%	16,571,835	7.80%	660.00
90. 2G	16,173.78	5.02%	10,674,725	5.02%	660.00
91. 3G1	167,820.31	52.14%	110,761,615	52.14%	660.00
92. 3G	86,395.96	26.84%	57,024,280	26.84%	660.03
93. 4G1	3,147.02	0.98%	2,077,015	0.98%	659.99
94. 4G	3,553.08	1.10%	2,345,025	1.10%	660.00
95. Total	321,874.17	100.00%	212,440,145	100.00%	660.01
<b>CRP</b>					
96. 1C1	44.80	24.20%	37,185	26.32%	830.02
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	16.08	8.69%	13,345	9.45%	829.91
99. 2C	16.23	8.77%	13,475	9.54%	830.25
100. 3C1	22.48	12.14%	17,425	12.33%	775.13
101. 3C	65.61	35.45%	45,925	32.51%	699.97
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	19.90	10.75%	13,930	9.86%	700.00
104. Total	185.10	100.00%	141,285	100.00%	763.29
<b>Timber</b>					
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
<b>Grass Total</b>					
	321,874.17	99.94%	212,440,145	99.93%	660.01
<b>CRP Total</b>					
	185.10	0.06%	141,285	0.07%	763.29
<b>Timber Total</b>					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	322,059.27	100.00%	212,581,430	100.00%	660.07

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

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	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	48,967,955	59,022,880	10,054,925	20.53%	1,527,125	17.42%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,445,020	19,199,135	6,754,115	54.27%	482,220	50.40%
<b>04. Total Residential (sum lines 1-3)</b>	<b>61,412,975</b>	<b>78,222,015</b>	<b>16,809,040</b>	<b>27.37%</b>	<b>2,009,345</b>	<b>24.10%</b>
05. Commercial	2,617,260	2,648,995	31,735	1.21%	21,690	0.38%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>2,617,260</b>	<b>2,648,995</b>	<b>31,735</b>	<b>1.21%</b>	<b>21,690</b>	<b>0.38%</b>
08. Ag-Farmsite Land, Outbuildings	4,020,955	8,752,690	4,731,735	117.68%	49,915	116.44%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	45,000	45,000	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>4,065,955</b>	<b>8,797,690</b>	<b>4,731,735</b>	<b>116.37%</b>	<b>49,915</b>	<b>115.15%</b>
12. Irrigated	43,241,315	43,633,965	392,650	0.91%		
13. Dryland	5,177,680	5,075,100	-102,580	-1.98%		
14. Grassland	202,981,510	212,581,430	9,599,920	4.73%		
15. Wasteland	289,145	289,145	0	0.00%		
16. Other Agland	399,195	399,195	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>252,088,845</b>	<b>261,978,835</b>	<b>9,889,990</b>	<b>3.92%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>320,185,035</b>	<b>351,647,535</b>	<b>31,462,500</b>	<b>9.83%</b>	<b>2,080,950</b>	<b>9.18%</b>

## 2023 Assessment Survey for Loup County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$13,595
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$214,421 is set aside for a complete countywide reappraisal for residential, commercial and agricultural improvements next year.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	See question #8 above.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$1,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$4485

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS CAMA
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	no
5.	<b>If so, who maintains the Cadastral Maps?</b>
	n/a
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	<a href="https://loup.gworks.com">https://loup.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
<b>4.</b>	<b>When was zoning implemented?</b>
	October 10, 2001.

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Kaiser Appraisal and Consulting Service and Jeff Quist
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Yes, Kaiser Appraisal and Consulting Service
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, with the help of the assessor

## 2023 Residential Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	County assessor and contracted appraiser														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.														
<b>4.</b>	<b>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?</b>														
	Depreciation studies were developed based on local market information.														
<b>5.</b>	<b>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.</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														

	Lot values are \$1000 now. For 2023, will be adding \$8,000 to improved parcels for water/sewer																																							
<b>7.</b>	<b>How are rural residential site values developed?</b>																																							
	The home site was raised to \$9,000 and the farm site to \$1,500 for 2019. This was based on studying the surrounding counties values.																																							
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																							
	No																																							
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																							
	Unsold vacant lots within the Calamus Lake Area being held for sale receive a “developer discount”. The “developer discount” is arrived at by using a discounted cash flow method with the appraiser ascertaining the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to full value and once improved, \$8,000 is added to the lot value for water/sewer.																																							
<b>10.</b>	<table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>2</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>5</td> <td>2021</td> <td>6/2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>6</td> <td>2020</td> <td>6/2019</td> <td>2020</td> <td>2020</td> </tr> <tr> <td>AG DW</td> <td>2021</td> <td>2021</td> <td>2021</td> <td>2021</td> </tr> <tr> <td>AG OB</td> <td>2021</td> <td>2021</td> <td>2021</td> <td>2021</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	6/2021	2021	2021	2	2021	6/2021	2021	2021	5	2021	6/2021	2021	2021	6	2020	6/2019	2020	2020	AG DW	2021	2021	2021	2021	AG OB	2021	2021	2021	2021
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	<p>The county has started a reappraisal of the residential class for the 2021 assessment year. The village of Taylor was reappraised while the Calamus Lake and Rural parcels will be reviewed and revalued for the 2022 assessment year.</p> <p>Calamus Lake is complete. Rural is not and will go on next year 2023.</p>																																							



## 2023 Commercial Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	County Assessor, contracted appraiser	
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	<p>Taylor - This includes all commercial properties within the Village of Taylor and within a one mile radius. The 2010 census assesses the population of the village at 190 (up from the 186 noted in the 2000 census). Highways 183 and 91 divide the town. Businesses include a bar/grill and the bank. The K-12 school is located on the southwest edge of town. A post office (whose hours will be cut in 2014) and the Region #26 dispatch center which serves eight counties is located around the town square (city park).</p> <p>Calamus Lake Area - This includes all commercial properties located at or near the proximity of the Calamus Lake, whether located in a subdivision or within the immediate lake area.</p>
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.	
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	Loup County has no properties which I would describe as unique.	
<b>4.</b>	<b>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?</b>	
	Depreciation studies are based on local market information.	
<b>5.</b>	<b>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.</b>	
	Yes, individual depreciation tables are developed for each valuation grouping.	
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>	
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.	

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	2020	6/2019	2020	2020
A complete reappraisal was completed for the 2021 assessment year					

## 2023 Agricultural Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County Assessor and contracted appraiser							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<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>Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.</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	Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.	2021
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Farm home sites carry the same value as rural residential home sites. One acre is valued at \$9,000 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	No separate market analysis has been conducted where intensive use is identified. Loup County does have feedlots which are valued based on LCG's.							

7.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	N/A
7a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
8a.	<b>How many parcels have a special valuation application on file?</b>
	N/A
8b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
8c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
8d.	<b>Where is the influenced area located within the county?</b>
	N/A
8e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2022 PLAN OF ASSESSMENT  
for  
LOUP COUNTY  
Assessment Years 2023, 2024, and 2025  
Date: June 15, 2022**

**INTRODUCTION**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> 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<sup>st</sup> 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<sup>st</sup> each year.

**REAL PROPERTY ASSESSMENT REQUIREMENTS**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling

legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land for 2021; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**GENERAL DESCRIPTION of REAL PROPERTY in LOUP COUNTY**

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

<i>Parcels</i>	<i>% Of Total Parcels</i>	<i>% Of Taxable Value Base</i>
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<i>Residential</i>	604	33.5	15.24
<i>Commercial</i>	50	2.77	.82
<i>Industrial</i>	0	0	0
<i>Recreational</i>	0	0	0
<i>Agricultural</i>	1148	63.71	83.94
<i>Special Value</i>	0	0	0
<b>TOTAL</b>	<b>1802</b>	<b>100%</b>	<b>100%</b>

	<i>Acres</i>	<i>% Of Agland Total</i>
<i>Agricultural taxable acres:</i>	<b>349,457.10</b>	<b>100%</b>
<i>Grass</i>	322,112.11	92.27
<i>Irrigated</i>	15,353.73	4.40
<i>Dryland</i>	6,732.88	1.93
<i>Waste</i>	2,890.72	.83
<i>Shelterbelts</i>	1,376.54	.39
<i>Ag Home Sites</i>	196.06	.06
<i>Ag Farm Site</i>	795.06	.23

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fifteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. A new subdivision was platted in 2016 and vacated the same year, however, they are selling off the surveyed lots without it being a development. Two new subdivisions were platted in 2021 near the Calamus Lake with most lots being sold by the middle of 2022. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

### **New Property**

The County had an estimated nineteen (19) zoning permits for new construction/additions for 2022. While new construction was county-wide, most of the growth continued to be



attributable to the lake area. New construction was up compared to last year with 2 more zoning applications.

## **CURRENT RESOURCES**

### **STAFFING, BUDGET AND TRAINING**

#### **Staffing**

The office is staffed by one full-time office clerk and the County Clerk, who also serves in the ex-officio positions of Register of Deeds, Clerk, Assessor and Election Commissioner. The assessor and/or her deputy performs ALL the Assessor duties (even if this document refers only to the Assessor) with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

#### **Training**

The assessor is required to obtain sixty hours of continuing education within a four-year period. To date she has acquired 56.75 hours. The deputy is new to the office this year

and has plans to start taking assessor classes next year and taking the assessor exam in order to get certified.

## **Budget**

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. The County Clerk did not receive compensation for the ex-officio Assessor position until 2007. The Board set the additional compensation for the Assessor position beginning with the year 2019 at \$6,000.00 with an annual 2% increase. The County Clerk's 2020-2021 budget is \$110,250.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary and her deputy also comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$12,595.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2020-2021 was set at \$320,000.00. This budget is used to pay for the annual pickup work and will be used to pay for a full reappraisal of all improved properties by Kaiser Appraisal Service. The reappraisal was originally scheduled to be complete in 2020. However, due the COVID 19 pandemic, said reappraisal could not be started until June 2020, so payments will be made out of the 2020-2021 budget and will continue into the 2021-2022 budget. Due to the implementation of GIS Workshop, a

GIS Workshop Fund was established for the 2016-17 budget year and the 2020-21 budget was set at \$23,500.

## **CADASTRAL AND AERIAL MAPS**

GIS Workshop is the main resource used by the county for cadastral and aerial maps. The county does have old Cadastral maps from 1969 and aerial maps from 1999 but they are no longer maintained due to the ease of using GIS.

## **Property Record Cards**

The assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all properties. New residences are assigned an E911 address by the communication director and updates are emailed to the assessor on a regular basis.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found in the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card. All of the foregoing information can also be found on gWorks as it is pulled from the MIPS website.

## **SOFTWARE**

For the first time, beginning in April 2015, the assessor started using MIPS for all record keeping including all notices, tax receipts, pricing and administrative reports, etc. Beginning in May 2016, the Board authorized the Assessor's use of the MIPS CAMA program. All improvement information, pictures, drawings, etc. have been entered into that system and it will be available to everyone through a link to MIPS on the county website and gWorks also captures this information.

## **CURRENT ASSESSMENT PROCEDURES for REAL PROPERTY**

### **Discovery, Listing and Inventory of All Property**

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. Loup County has a new zoning administrator who is only in the office for 3 1/2 hours per week but she willingly shares all zoning permit applications with the assessor, which is of great benefit in tracking new construction.

### **Data Collection**

Data collection is done by a local person who has done extensive work with a Nebraska appraisal company in the listing of properties for reappraisal. She lists the necessary data to price all new improvements, measures the improvement and shows the improvement location on the current ground sketch. All market and income data are collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. The assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc.

Loup County completed reappraisals of all town and commercial lots through Kaiser Appraisal services in 2020 and these values were placed on the tax rolls for 2021. Work on Rural properties also began in 2020 and will be completed in 2022 to be placed on tax rolls in 2023. There has been a delay in completing the appraisal.

Following is the breakdown of the timeline for the next yearly review. All the below listed properties will be visited during the contracted reappraisal.

**Physical Reviews in conjunction with a full contract reappraisal:**

**Lake Subdivisions: 2021**

**Village of Taylor: Completed in 2020**

**All of T24N: 2022**

**All of T23N: 2022**

**All of T22N: 2022**

**All of T21N: 2022**

All houses were re-priced on a new Marshall Swift database with new depreciations applied. Kaiser Appraisal Service physically inspected all commercial properties in 2020 and assigned depreciations to each one. All data was entered in to MIPS and repriced

using 6-2021 Marshall Swift database. All residential properties have been re-priced after the afore-noted physical inspections using a 7-2021 Marshall Swift database.

Once the reappraisal is complete all residential, agricultural and commercial improvements will be repriced on MIPS using the latest Marshall Swift database available.

### **Review assessment of sales ratio studies before assessment actions**

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc., for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with her. I also discuss what, if any, changes need to be made to residential and commercial with Referee Bill Kaiser.

## **Approaches to Value**

All three approaches to value were developed with the help of Referee Bill Kaiser.

- 1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.
- 2) The cost approach is from the 2021 Marshall Swift program on MIPS is being used with the last depreciation study completed by Appraiser Bill Kaiser in 2020. Depreciation tables were changed according to the new study done by Appraiser Bill Kaiser.
- 3) Appraiser Bill Kaiser also completed an income and expense analysis at the time of the current reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.
- 4) The ex-officio assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County. The Property Assessment Department as of the 2018 valuation no longer adds sales from neighboring counties. At this time no market areas have been established and Loup County has no special value on any agricultural land. Both market areas and special value may be established in the future if a need is shown.

## **Reconciliation of Final Value and Documentation**



Reconciliation of final value is done by the assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

### **Review assessment sales ratio studies after assessment actions**

Once the assessment process has been completed the assessor puts the new information into her sales file data and redoes the ratio statistics.

### **Notices and Public Relations**

Once the above assessment processes are complete, the assessor mails evaluation notices to all taxpayers whose value have changed. Such notices contain all information as prescribed by state statute, including but not limited to, prior and current year's values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a notice in the county's legal newspaper, The Burwell Tribune, notifying the public that the annual revision of the assessment rolls is complete and on file, on or before June 1st. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

**LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2022**

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
<b>Residential</b>	93	*	*
<b>Commercial</b>	100	*	*
<b>Agricultural</b>	75	*	*

\*TERC did not publish statistical numbers for these measurements.

**RESIDENTIAL:** This class had a total of Twenty-six (26) improved sales. These sales had a median of 93, a C.O.D of 22.82 and a P.R.D. of 104.17. One sale was Calamus Lake Mobile Homes, eleven were Calamus Lake Stick Built, one rural home sites and thirteen were in the Village of Taylor.

**COMMERCIAL:** The commercial statistics, based on five (5) sale, making the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission

certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

***AGRICULTURAL:*** This class saw six (6) sales for the current study period for Loup County. The resulting stats on the six sales were a median of 68, a C.O.D. of 15.95 and a P.R.D. of 104.14. Again, the Property Assessment Division chose not to add sales from adjoining counties and due to the low number of sales TERC certified the median at 75%. The assessor raised agricultural home sites to \$8000 per acre and agricultural farm sites to \$1000 per acre for 2019 and these value remain for 2022.

#### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2022**

***RESIDENTIAL:*** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

***RESIDENTIAL/Lake Properties and Subdivisions:*** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The assessor will

continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

**COMMERCIAL:** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. Properties will be repriced as needed using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2023 tax rolls.

**AGRICULTURAL:** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. As many pivots have been placed on previously gravity irrigated land, through use of the local Farm Service Agency (F.S.A.) information and drawings, changes have been made to correct the type of irrigation and the resulting changes in irrigated acres. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

All improvements on agricultural properties were physically inspected pursuant to the scheduled reappraisal during 2021. All agricultural improvements will be repriced using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2023 tax rolls. Improvements were not added to the tax rolls as

scheduled for the 2022 tax period because the information was not received from the appraiser on time.

The assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office. Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the assessor.

### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2023**

***RESIDENTIAL:*** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

***RESIDENTIAL/Lake Properties and Subdivisions:*** Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

**COMMERCIAL:** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

**AGRICULTURAL:** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The assessor will be adding all information, sketching and pictures to the MIPS CAMA system and gWorks will then pull said information from that site.

#### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2024**

**RESIDENTIAL:** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

**RESIDENTIAL/Lake Properties and Subdivisions:** Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual

pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

***COMMERCIAL:*** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

***AGRICULTURAL:*** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

#### **OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE**

***RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES:*** The assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

**ADMINISTRATIVE REPORTS:** The assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the *Abstract of Real Property*, *Assessor Survey*, and *Assessed Value Update* on or before March 19<sup>th</sup>, the *County Personal Property Abstract Report* on or before July 20<sup>th</sup>, the *Certification of Values* on or before August 20<sup>th</sup>, the *School District Taxable Value Report* on or before August 20<sup>th</sup>, the *Average Assessed Value of Single-Family Residential Property* on or before September 1<sup>st</sup>, the *Annual Plan of Assessment* with the Board of Equalization on or before July 31<sup>st</sup> and PAD on or before October 31<sup>st</sup>, the *Annual Tax Roll* on or before November 22<sup>nd</sup>, the *Homestead Exemption Summary Certificate Form 458S* on or before November 30<sup>th</sup>, the *Personal Property Tax Exemption Summary Certificate Form 259P* on or before November 30<sup>th</sup>, the *Certificate of Taxes Levied* on or before December 1<sup>st</sup>, the *Legal Description and Owner of all property owned by the State or governmental subdivisions of the State* on or before December 1, 2004 and every fourth December thereafter, and the *Report of current values of properties owned by the Board of Educational Lands and Funds*.

**PERSONAL PROPERTY:** The assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of



April to those who haven't yet filed. Any filings after May 1<sup>st</sup> are penalized according to statute.

***PERMISSIVE EXEMPTIONS:*** The assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned, she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

***TAXABLE GOVERNMENT OWNED PROPERTY:*** An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

***HOMESTEAD EXEMPTIONS:*** The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the assessor. The assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The assessor also fills out the necessary information

on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are processed each year. The assessor assists all applicants who need help with completing the forms.

***TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS:*** The assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk, she sets the tax rates and verifies that they are correct. The assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

***COUNTY BOARD OF EQUALIZATION, TERC APPEALS:*** The county assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. If necessary, she defends values before the TERC board with written testimony.

***EDUCATION:*** Please see *Training*, page 4 of this document.

## **2022 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY**

The Loup County assessor (hereafter referred to as county assessor) is required by state statutes, in particular Neb. Rev. Stat. §77-1303 to prepare an annual assessment roll of all taxable property on or before March 19<sup>th</sup> of each year. The following valuation methods described in this document, and hereby made a part of the annual Three-Year Plan of Assessment, will describe the processes for setting valuations for ad valorem tax purposes. Much of the information contained in this document can also be found in the annual Three-Year Plan of Assessment.

The county assessor establishes and maintains data on approximately 1,800 real property parcels located within the boundaries of Loup County which covers a total of 576 square miles. The parcel count is up due to agricultural land being split into two new subdivisions. This data includes but is not limited to property characteristics, descriptions and ownership/address information. New construction is updated annually using zoning permits with attached blue prints. Subsequent physical inspections then verify and/or correct that information.

Acceptable statistical ranges for the median have been established by statute for all property classes and said ranges can be found in Neb. Rev. Statute §77-5023 (92%-100% for all classes except agricultural whose range is 69%-75%). While the median is used to measure the existing appraisal value level, the coefficient of dispersion (COD) measures the uniformity of that value. The recommended COD for residential is less than 15 while

less than 20 is acceptable for commercial and agricultural. An additional uniformity measure is the price related differential (PRD) which should ideally fall somewhere between .98 and 1.03. The Property Assessment Division (PAD), closely watches and monitors whether the county is falling within statutory/suggested ranges for all three of the foregoing measurement statistics, with the most emphasis being placed upon the median measurement. When a county like Loup County has a such a low number of sales in all property classes, it's much more difficult to achieve all statistical measures OR to place much reliance on the resultant statistics,

**A. CLIENT AND INTENDED USERS:**

County government (namely the county assessor) has the often times difficult task of assigning assessment values for taxation based upon mass appraisal techniques. All political subdivisions located within the boundaries of Loup County, who receive property taxes, in addition to the State of Nebraska, become the intended users of the applied mass appraisal. Identification of the use and users of our valuations (opinions of value) is done in order to better develop and report in a responsible and cohesive manner.

**B. INTENDED USE:**

Loup County's real property assessments are used by the Loup County Assessor for the purpose of property taxation and said resultant values meet the principles as established and set out in Nebraska Administrative Code, Title 350, and Chapter 50. If said opinions of value are used for other goals and/or objectives, they may be rendered

invalid as they would be used for a purpose other than that for which they were originally established and intended.

**C. EFFECTIVE DATE OF VALUATION:**

The effective date of valuation for all real property located within the boundaries of Loup County is January 1, 2022.

**D. DATE OF THE REPORTED VALUES:**

All assessments of value were completed before March 19, 2022 and Valuation Notices were mailed to all property owners as of May 20th, to their last known address, by first class mail on or before June 1, 2022. Such notices were generated and mailed directly from the Loup County Assessor's office.

**E. TYPE AND DEFINITION OF VALUE:**

The definition of real property is located in Neb. Rev. Stat. §77-103. The terms "actual" and "market" value are viewed as one and the same in the State of Nebraska. The definition of "actual" value has been established in Neb. Rev. Stat. §77-112 as follows in a direct excerpt from said statute ..... Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value 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 buyer and willing seller, 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. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

The definition of agricultural and horticultural land can be found in Neb. Rev. Stat. §77-1359 and as the reader of this missive is quite capable of locating this statute, no further column space will be expended disclosing the actual wording of said statute.

**F. DISCLOSURE OF ALL ASSUMPTIONS, LIMITING CONDITIONS AND JURISDICTIONAL EXCEPTIONS:**

1) Fee simple estate assumes irrefutable ownership of the property which is not encumbered by any other interest or estate and is subject only to such limitations as may be imposed upon same by certain governmental powers, namely, police power, eminent domain, escheat and/or taxation. Properties within Loup County have been assessed and will continue to be assessed as fee simple and unfettered of liens and encumbrances and under accountable ownership and/or knowledgeable management.

2) The county relies on the maintained property ownership map(s), deeds and any and all available materials to establish the dimensions/acreage attributable to all subject properties. As a result, surveys of assessed properties will not be provided, unless such survey has been recorded into the county's records and is requested.

3) If any unfavorable conditions exist for any given parcel, same shall be annotated in the record file and upon the associated record card. The land use and any improvements located within the confines of the described property are depicted on the assessment record card.

4) Loup County has used computer imagery including but not limited to those found on the following sites: gWorks, Google Earth, NRCS/United States Department of Agriculture, and United States Geological Survey in the past to complete the required six-year inspection cycle. They have also established an ongoing physical inspection of all improved properties on a six-year rotation basis.

5) While every attempt has been made to physically inspect all improved properties on a continual six-year rotation, all such inspections may or may not have been recorded on the record card. In some instances, the property may have been inspected two or more years in a row, if zoning applications were filed indicating a change to the property, immediately following the mandatory six-year inspection. In an attempt to save the county tax dollars, if a physical inspection of the property occurred in a year prior to the scheduled six-year inspection, the property was not revisited.

6) Unless hidden or imperceptible conditions are found, it is presumed that none exist that would cause the property to be more or less desirable with regards to its resultant valuation.

7) It is expected that properties/landowners remain in compliance with all relevant governmental regulations/laws whether federal, state or local.

8) It is believed that all zoning and use requirements are being met unless information exists to the contrary.

9) Value opinions contained within this report have been based upon the

assumption any and all necessary licenses, occupancy certificates, etc., have been or could be attained from the appropriate government agency.

10) Land values are based upon highest and best use of said land as though vacant at the time the value is established.

11) While no warrant is given or implied with regards to the information contained herein, every reasonable effort has been taken to ensure that any information, whether an estimate or opinion, is dependable and verifiable.

12) Valuation groupings in Loup County are as follows:

*Calamus Lake Area MH #1* – This includes the three mobile home subdivisions (Mike’s Meadows Subdivisions #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.

*Calamus Lake Area SB #2* – This valuation group includes all “stick built” homes located within the following Calamus Lake subdivisions (Aggie’s Acres #1, #2, #3, #4, #5, #6 and #7, Glenridge, Quail Ridge, Moses Shoals and Goodenow). Any rural residential sites with stick-built homes located in this area are included in this valuation grouping.

*Loup River #4* – This grouping is no longer being utilized due to a lack of sales over a number of years. If sales begin to occur within this grouping it may be brought back into use.

*Rural #5* – This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm



home/farm sites. Sales within the unincorporated Village of Almeria are included with this grouping.

Taylor #6- All improved and unimproved properties within the Village of Taylor are included with this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a unique gift shop.

#### **REPLACEMENT COST IS UTILIZED BY LOUP COUNTY:**

Loup County uses replacement cost versus reproduction cost. Replacement cost constitutes building a substitute of equal quality without any function obsolescence (see explanation below).

Using the Marshall Swift Costing Tables in the MIPS CAMA System (which will be used to price all improvements in Loup County in 2021-2022) calculates the TOTAL cost of construction including but not limited to materials, labor, subcontractors, builder's overhead and profit, architectural and engineering fees, consulting fees, survey and permit fees, legal fees, taxes, insurance and cost of interim financing. There are also separate cost tables for residential components which include attached garages and other additions, heating and cooling systems, plumbing, building and yard improvements, commercial buildings, and agricultural buildings.

## **DEFINITIONS OF TYPES OF DEPRECIATIONS:**

**Physical Deterioration:** the effects of ordinary wear and tear and the action of elements on an improvement.

**Functional Obsolescence:** the absence or inadequacy of features in the design, layout, or construction of the building that are currently desired by purchasers, or the presence of features that have become unfashionable or unnecessary. Fixtures such as bathtubs or vanities, and kitchens with outdated cabinets.

**External Obsolescence:** the loss of value from forces outside the building or property, such as changes in optimum land use, legislative enactments that restrict or impair property rights, and/or changes in supply/demand relationships.

**Economic Obsolescence:** this type of depreciation results from external factors affecting the property such as economic forces or environmental changes which can affect the supply/demand relationships in the market.

## **DEPRECIATION:**

Kaiser Appraisal Service has in the past and will again, pursuant to the 2020 contracted appraisal extended for 2022 of Loup County, develop depreciation schedules and tables using all legally accepted and established procedures to accomplish same. Said depreciation tables will be built with the local market data (and possibly market data from comparable adjoining counties due to the low number of sales in Loup County) to

establish depreciation factors that will fit the majority of parcels assessed in each neighborhood. However, Kaiser Appraisal Service does have the discretion to override depreciation schedules or assign additional depreciation to qualifying individual parcels that do not fit within the majority being assessed. In those instances, Kaiser Appraisal Service shall utilize his knowledge and experience with the local market

Depreciation will be estimated using foregoing established depreciation schedules which will show the typical loss in value at various ages or effective ages. As these tables will typically identify physical deterioration, additional adjustments may be required for functional or economic obsolescence (definitions found above). As different properties depreciate at different rates, depreciation schedules will be adapted to different types of properties.

Depreciation tables in Loup County are built from the market utilizing all legal and acceptable practices normally used in the establishment of same.

## **2022 LOUP COUNTY APPRAISAL PROCESS**

Loup County began using MIPS for all record keeping including notices, tax receipts, pricing and administrative reports in April of 2015. May of 2016 ushered in the use of the MIPS CAMA program. GWorks is used for mapping, although the assessor also maps out the splits for the cadastral and aerial photos using Deed Plotter+ for Windows.

## **RESIDENTIAL PROPERTIES**

The six-year inspection has been completed on all residential properties located within the Village of Taylor, and all commercial properties. Resultant findings and changes to values were placed on the 2021 tax roll. See specific data below concerning the afore-referenced properties.

### **Changes for 2022:**

The sales study period for all valuation grouping listed below was 10/1/2019 to 9/30/2021. Property Assessment Division (PAD) and Tax Equalization and Review Commission (TERC) certified Loup County's overall residential value as 93%.

The below residential properties were all valued using the cost approach. All relevant data is entered into the 7/21 Marshall Swift pricing program for all improved properties located in the Village of Taylor.

### **VILLAGE OF TAYLOR #06**

A complete reappraisal was completed in 2020, all improvements were repriced in MIPS using Marshall and Swift 7/2021 costing tables. Based on sales data, lots are assessed at .1722¢ per square foot. An additional \$3,000 was added to all improved parcels to compensate for the addition of a well and sewer services. There were thirteen (13) sales in this valuation grouping for the aforementioned study period. This resulted in a 95.04

median after the properties were reappraised and new values entered for the 2022 tax rolls.

#### **CALAMUS LAKE AREA SB #02**

This valuation grouping had eleven (11) sales in the current study period. The median was 96.45. All parcels in this grouping were physically inspected in 2021. All improvements in this assessor location have been priced using the 7/21 Marshall Swift pricing on the MIPS CAMA program. Following the reappraisal new depreciation tables were completed by Kaiser Appraisal services and applied to the 2022 assessment year.

#### **CALAMUS LAKE AREA MH #01**

Loup County only had one (1) sales of this type of property in the current sales file with a median of 84.59. It is hoped this location in particular will benefit from the reappraisal to be conducted in 2021 and placed on the 2022 tax rolls.

#### **LOUP RIVER #04**

As mentioned above, this grouping is no longer be used.

#### **RURAL #05**

No changes were made with the exception of the addition of any new improvements and the removal of any improvements that no longer exist. There was one (1) rural sales

therefore no changes were made to this valuation grouping for 2022. This is another area which will be updated and brought into compliance with the 2022 reappraisal.

## **COMMERCIAL PROPERTIES**

All commercial properties were reviewed in 2020 by Bill Kaiser which puts Loup County in compliance with the six-year physical inspection program. Kaiser repriced all commercial properties using the most current available information obtained from the inspection. Properties were repriced using 7/21 Marshall Swift pricing.

## **AGRICULTURAL PROPERTIES**

This class saw six (6) sales for the current study period (10-1-18 to 9-30-21) for Loup County. Agricultural home sites continue to be valued at \$8000 per acre and agricultural farm sites continue to be valued at \$1000 per acre for 2022. These values were implemented in 2019.

The resulting stats on the six (6) sales were a median of 67.73 (not within the acceptable range of 69% to 75%), a C.O.D. of 15.95 and a P.R.D. of 104.14. Again, the Property Assessment Division chose not to add sales from adjoining counties.

Loup County has only one market area. Updates are made annually to accommodate splits, changes in land use and/or ownership changes.

**This concludes the 2022 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY and I respectfully submit same and remind readers that it is hereby made a part of the 2022 Three Year Plan of Assessment. Same has been written to the best of my knowledge and belief. Please witness my signature and date below.**

### **CONCLUSION**

The budget requests aforementioned (see *Budget*, page 4 and 5 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fifth of the county each year.

Respectfully submitted:

Jessica Ruzicka, Loup County Assessor