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DEPARTMENT OF REVENUE

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

MCPHERSON 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 McPherson 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 McPherson 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: Kathy Hoberg, McPherson County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

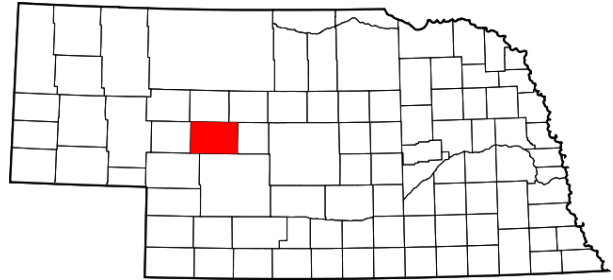
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

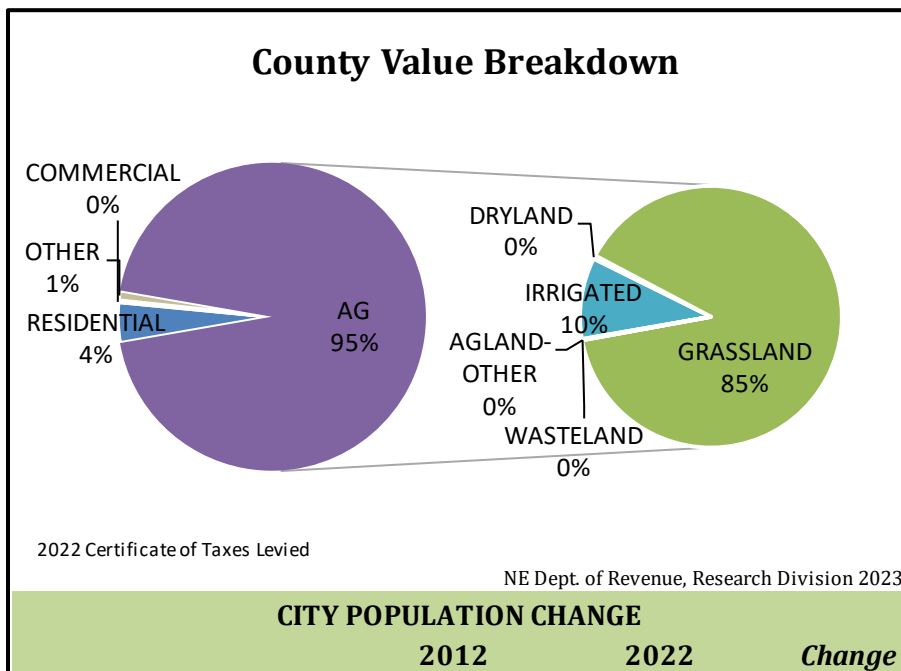
**Further information may be found in Exhibit 94*

County Overview

With a total area of 859 square miles, McPherson County has 379 residents, per the Census Bureau Quick Facts for 2021, reflecting a 5% decline in population from the 2020 U.S. Census. Reports indicate that 73% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$66,1445 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in McPherson County are evenly disbursed throughout the county. According to the latest information available from the U.S. Census Bureau, there are seven (7) employer establishments with total employment of 17, for an 11% decrease in employment since 2019.



Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. McPherson County is included in both the Upper Loup and Twin Platte Natural Resources Districts (NRD).

2023 Residential Correlation for McPherson County

Assessment Actions

For the residential class in McPherson County all depreciation tables were updated as well as the lot values. All pick-up work and routine maintenance were completed.

Assessment Practice Review

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

The county assessor's sales qualification and verification processes were evaluated to determine if all arm's-length sales were made available for measurement purposes. A review of the sales indicates that the county assessor qualified 56% of available sales for measurement purposes which fall within the statewide threshold.

The six-year inspection and review cycle is current for the residential class. The McPherson County assessor used residential property costing and depreciation updated to 2022. There is a current valuation methodology on file.

Description of Analysis

McPherson County residential consisted of five sales for the study period. All measures of central tendency are within the acceptable range. The COD is low while still meeting IAAO standards and the PRD is low at 97%. Further analysis of the individual sales shows that the base ratios show little variance ranging only from 83-99%. Regardless of the small sample size the sales appear to be equalized and reflect the change in the abstract.

The 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows the increases consistent with assessment actions made by the county assessor.

Equalization and Quality of Assessment

Assessment practices were reviewed, and it was determined that residential property is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

Level of Value

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

2023 Commercial Correlation for McPherson County

Assessment Actions

For the 2023 assessment year, all depreciation tables and lots were updated.

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

Assessment Practice Review

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

The verification and qualification processes were reviewed with the county assessor. Given the low number of sales, a review of the entire roster of sales was conducted which indicated that all arm's-length transactions were made available for measurement purposes.

With so few commercial parcels, the commercial class in McPherson County has only one valuation group. The six-year review cycle and inspection is current, and the last physical inspection was in 2021. Depreciation tables and lots were updated for 2023. Costing is showing as 2014.

Description of Analysis

For the current study period, only one sale exists for the commercial class. Therefore, there are not enough sales to do a statistical analysis. The limited number of commercial parcels and low volume of sales dictates that a level of value is only achieved through analysis of the assessment practices of the county assessor.

Review of Chart 2 – Real Property Growth & Valuations shows that commercial property values have increased at the same rate as residential property in McPherson County over the past decade, supporting that values are uniformly established. The 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) is consistent with the reported actions of the assessor.

Equalization and Quality of Assessment

The review of the assessment practices by the county assessor determined that commercial property assessment in McPherson County complies with generally accepted mass appraisal techniques and is uniformly assessed.

Level of Value

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

2023 Agricultural Correlation for McPherson County

Assessment Actions

For the agricultural property class, a 2% increase was made to the grassland values.

All pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

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

A review of the sales verification and qualification in McPherson County shows that the usability rate is slightly below the statewide average. Further analysis was done of the sales roster to ensure that all disqualified sales had sufficient reasons given, and it was determined that all arm's-length transactions are being included for measurement.

Agricultural land, rural residential and outbuildings were last updated in 2021. Depreciation tables were updated for the 2023 assessment year while costing is 2014.

McPherson County only has one market area for agricultural land. Two hog facilities are located in the county, but intensive use has not been identified. Special valuation influences have not been recognized and no applications have been received.

Description of Analysis

A total of 10 qualified sales comprises the three-year study period resulting in a median of 70%. The other two measures of central tendency were not in the acceptable range. Seven of the ten sales were grassland sales at the 80% Majority Land Use (MLU) level with the same median. The low number of sales provides minimal statistical reliance. McPherson County grass values are comparable to surroundings counties.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the 2% increase to grassland reported by the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutorily required level.

The reviewed assessment practices of the McPherson County Assessor indicates that the land values are assessed uniformly using generally accepted mass appraisal techniques.

2023 Agricultural Correlation for McPherson County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	78.44	78.44	78.44	00.00	100.00
1	1	78.44	78.44	78.44	00.00	100.00
<u>Grass</u>						
County	7	70.21	73.08	58.43	23.49	125.07
1	7	70.21	73.08	58.43	23.49	125.07
<u>ALL</u>						
	10	70.21	66.97	57.96	26.26	115.55

Level of Value

Based on analysis of all available information, the level of value of agricultural land in McPherson County is 70%.

2023 Opinions of the Property Tax Administrator for McPherson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for McPherson County

Residential Real Property - Current

Number of Sales	5	Median	92.23
Total Sales Price	\$203,909	Mean	91.62
Total Adj. Sales Price	\$203,909	Wgt. Mean	94.84
Total Assessed Value	\$193,397	Average Assessed Value of the Base	\$42,448
Avg. Adj. Sales Price	\$40,782	Avg. Assessed Value	\$38,679

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	82.81 to 100.43
% of Value of the Class of all Real Property Value in the County	1.55
% of Records Sold in the Study Period	3.97
% of Value Sold in the Study Period	3.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	5	100	85.43
2021	2	100	94.25
2020	1	100	107.75
2019	5	100	102.63

2023 Commission Summary for McPherson County

Commercial Real Property - Current

Number of Sales	1	Median	100.35
Total Sales Price	\$40,000	Mean	100.35
Total Adj. Sales Price	\$40,000	Wgt. Mean	100.35
Total Assessed Value	\$40,140	Average Assessed Value of the Base	\$34,457
Avg. Adj. Sales Price	\$40,000	Avg. Assessed Value	\$40,140

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.17
% of Records Sold in the Study Period	5.88
% of Value Sold in the Study Period	6.85

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	2	100	95.56
2021	2	100	92.21
2020	1	100	102.45
2019	0	100	00.00

**60 McPherson
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 : 5
 Total Sales Price : 203,909
 Total Adj. Sales Price : 203,909
 Total Assessed Value : 193,397
 Avg. Adj. Sales Price : 40,782
 Avg. Assessed Value : 38,679

MEDIAN : 92
 WGT. MEAN : 95
 MEAN : 92
 COD : 06.08
 PRD : 96.60

COV : 07.75
 STD : 07.10
 Avg. Abs. Dev : 05.61
 MAX Sales Ratio : 99.88
 MIN Sales Ratio : 83.87

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 82.81 to 100.43

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	2	84.46	84.46	84.43	00.70	100.04	83.87	85.04	N/A	14,005	11,824	
01-JAN-21 To 31-MAR-21												
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	1	92.23	92.23	92.23	00.00	100.00	92.23	92.23	N/A	69,900	64,470	
01-OCT-21 To 31-DEC-21	2	98.48	98.48	99.32	01.43	99.15	97.07	99.88	N/A	53,000	52,640	
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-20 To 30-SEP-21	3	85.04	87.05	90.00	03.28	96.72	83.87	92.23	N/A	32,636	29,372	
01-OCT-21 To 30-SEP-22	2	98.48	98.48	99.32	01.43	99.15	97.07	99.88	N/A	53,000	52,640	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	3	97.07	96.39	96.50	02.63	99.89	92.23	99.88	N/A	58,633	56,583	
<u>ALL</u>	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679	
<u>ALL</u>	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679	
06												
07												
<u>ALL</u>	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679	

**60 McPherson
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 95% Mean C.I. : 82.81 to 100.43

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	84.46	84.46	84.43	00.70	100.04	83.87	85.04	N/A	14,005	11,824
Less Than 30,000	3	85.04	88.66	89.84	05.17	98.69	83.87	97.07	N/A	16,336	14,677
Ranges Excl. Low \$											
Greater Than 4,999	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679
Greater Than 14,999	3	97.07	96.39	96.50	02.63	99.89	92.23	99.88	N/A	58,633	56,583
Greater Than 29,999	2	96.06	96.06	96.43	03.99	99.62	92.23	99.88	N/A	77,450	74,683
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	84.46	84.46	84.43	00.70	100.04	83.87	85.04	N/A	14,005	11,824
15,000 TO 29,999	1	97.07	97.07	97.07	00.00	100.00	97.07	97.07	N/A	21,000	20,385
30,000 TO 59,999											
60,000 TO 99,999	2	96.06	96.06	96.43	03.99	99.62	92.23	99.88	N/A	77,450	74,683
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	5	92.23	91.62	94.84	06.08	96.60	83.87	99.88	N/A	40,782	38,679

**60 McPherson
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 : 1
 Total Sales Price : 40,000
 Total Adj. Sales Price : 40,000
 Total Assessed Value : 40,140
 Avg. Adj. Sales Price : 40,000
 Avg. Assessed Value : 40,140

MEDIAN : 100
 WGT. MEAN : 100
 MEAN : 100
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 100.35
 MIN Sales Ratio : 100.35

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

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DATE OF SALE *										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	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
01-OCT-20 To 30-SEP-21											
01-OCT-21 To 30-SEP-22											
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
01-JAN-21 To 31-DEC-21											
<u>ALL</u>	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140

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	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
<u>ALL</u>	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140

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	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
04											
<u>ALL</u>	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140

**60 McPherson
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 : 1
 Total Sales Price : 40,000
 Total Adj. Sales Price : 40,000
 Total Assessed Value : 40,140
 Avg. Adj. Sales Price : 40,000
 Avg. Assessed Value : 40,140

MEDIAN : 100
 WGT. MEAN : 100
 MEAN : 100
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 100.35
 MIN Sales Ratio : 100.35

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

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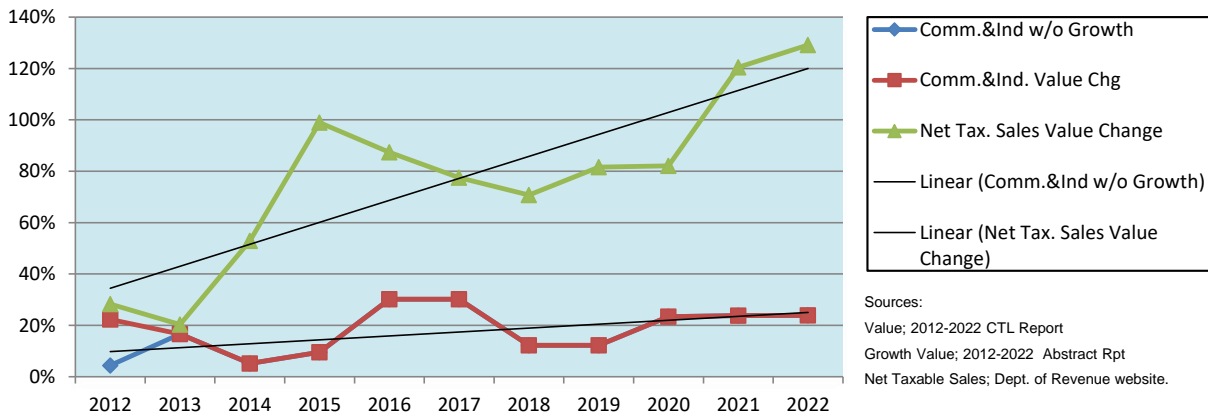
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
Greater Than 14,999	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
Greater Than 29,999	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140

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	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140
ALL	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	40,000	40,140

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	\$ 483,005	\$ 336	0.07%	\$ 482,669		\$ 415,110	
2012	\$ 590,635	\$ 86,383	14.63%	\$ 504,252	4.40%	\$ 532,589	28.30%
2013	\$ 563,415	\$ -	0.00%	\$ 563,415	-4.61%	\$ 499,489	-6.21%
2014	\$ 508,084	\$ -	0.00%	\$ 508,084	-9.82%	\$ 634,591	27.05%
2015	\$ 528,919	\$ -	0.00%	\$ 528,919	4.10%	\$ 825,874	30.14%
2016	\$ 628,737	\$ -	0.00%	\$ 628,737	18.87%	\$ 777,834	-5.82%
2017	\$ 628,737	\$ -	0.00%	\$ 628,737	0.00%	\$ 736,971	-5.25%
2018	\$ 541,956	\$ -	0.00%	\$ 541,956	-13.80%	\$ 708,737	-3.83%
2019	\$ 541,956	\$ -	0.00%	\$ 541,956	0.00%	\$ 753,946	6.38%
2020	\$ 595,801	\$ -	0.00%	\$ 595,801	9.94%	\$ 755,992	0.27%
2021	\$ 597,750	\$ -	0.00%	\$ 597,750	0.33%	\$ 915,208	21.06%
2022	\$ 598,285	\$ -	0.00%	\$ 598,285	0.09%	\$ 951,254	3.94%
Ann %chg	0.13%			Average	0.86%	5.97%	8.73%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	4.40%	22.28%	28.30%
2013	16.65%	16.65%	20.33%
2014	5.19%	5.19%	52.87%
2015	9.51%	9.51%	98.95%
2016	30.17%	30.17%	87.38%
2017	30.17%	30.17%	77.54%
2018	12.21%	12.21%	70.73%
2019	12.21%	12.21%	81.63%
2020	23.35%	23.35%	82.12%
2021	23.76%	23.76%	120.47%
2022	23.87%	23.87%	129.16%

County Number	60
County Name	McPherson

60 McPherson
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 : 10
Total Sales Price : 12,264,500
Total Adj. Sales Price : 12,264,500
Total Assessed Value : 7,108,704
Avg. Adj. Sales Price : 1,226,450
Avg. Assessed Value : 710,870

MEDIAN : 70
WGT. MEAN : 58
MEAN : 67
COD : 26.26
PRD : 115.55

COV : 40.50
STD : 27.12
Avg. Abs. Dev : 18.44
MAX Sales Ratio : 111.48
MIN Sales Ratio : 11.59

95% Median C.I. : 43.42 to 85.37
95% Wgt. Mean C.I. : 39.05 to 76.88
95% Mean C.I. : 47.57 to 86.37

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	2	70.21	70.21	70.21	00.00	100.00	70.21	70.21	N/A	480,000	336,990	
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20	2	89.78	89.78	85.09	24.17	105.51	68.08	111.48	N/A	1,275,500	1,085,337	
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20	1	85.37	85.37	85.37	00.00	100.00	85.37	85.37	N/A	406,000	346,620	
01-JAN-21 To 31-MAR-21												
01-APR-21 To 30-JUN-21	1	49.32	49.32	49.32	00.00	100.00	49.32	49.32	N/A	610,000	300,873	
01-JUL-21 To 30-SEP-21	1	81.56	81.56	81.56	00.00	100.00	81.56	81.56	N/A	425,000	346,620	
01-OCT-21 To 31-DEC-21	1	78.44	78.44	78.44	00.00	100.00	78.44	78.44	N/A	1,100,000	862,861	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22	1	43.42	43.42	43.42	00.00	100.00	43.42	43.42	N/A	5,300,000	2,301,334	
01-JUL-22 To 30-SEP-22	1	11.59	11.59	11.59	00.00	100.00	11.59	11.59	N/A	912,500	105,743	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	4	70.21	80.00	81.02	15.45	98.74	68.08	111.48	N/A	877,750	711,163	
01-OCT-20 To 30-SEP-21	3	81.56	72.08	68.99	14.74	104.48	49.32	85.37	N/A	480,333	331,371	
01-OCT-21 To 30-SEP-22	3	43.42	44.48	44.72	51.31	99.46	11.59	78.44	N/A	2,437,500	1,089,979	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	3	85.37	88.31	85.13	16.95	103.74	68.08	111.48	N/A	985,667	839,098	
01-JAN-21 To 31-DEC-21	3	78.44	69.77	70.74	13.70	98.63	49.32	81.56	N/A	711,667	503,451	
<u>ALL</u>	10	70.21	66.97	57.96	26.26	115.55	11.59	111.48	43.42 to 85.37	1,226,450	710,870	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	10	70.21	66.97	57.96	26.26	115.55	11.59	111.48	43.42 to 85.37	1,226,450	710,870	
<u>ALL</u>	10	70.21	66.97	57.96	26.26	115.55	11.59	111.48	43.42 to 85.37	1,226,450	710,870	

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	6	70.21	66.68	51.54	17.62	129.38	43.42	85.37	43.42 to 85.37	1,283,500	661,571	
1	6	70.21	66.68	51.54	17.62	129.38	43.42	85.37	43.42 to 85.37	1,283,500	661,571	
<u>ALL</u>	10	70.21	66.97	57.96	26.26	115.55	11.59	111.48	43.42 to 85.37	1,226,450	710,870	

60 McPherson
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 : 10
 Total Sales Price : 12,264,500
 Total Adj. Sales Price : 12,264,500
 Total Assessed Value : 7,108,704
 Avg. Adj. Sales Price : 1,226,450
 Avg. Assessed Value : 710,870

MEDIAN : 70
 WGT. MEAN : 58
 MEAN : 67
 COD : 26.26
 PRD : 115.55

COV : 40.50
 STD : 27.12
 Avg. Abs. Dev : 18.44
 MAX Sales Ratio : 111.48
 MIN Sales Ratio : 11.59

95% Median C.I. : 43.42 to 85.37
 95% Wgt. Mean C.I. : 39.05 to 76.88
 95% Mean C.I. : 47.57 to 86.37

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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
Irrigated											
County	1	78.44	78.44	78.44	00.00	100.00	78.44	78.44	N/A	1,100,000	862,861
1	1	78.44	78.44	78.44	00.00	100.00	78.44	78.44	N/A	1,100,000	862,861
Grass											
County	7	70.21	73.08	58.43	23.49	125.07	43.42	111.48	43.42 to 111.48	1,243,000	726,314
1	7	70.21	73.08	58.43	23.49	125.07	43.42	111.48	43.42 to 111.48	1,243,000	726,314
ALL	10	70.21	66.97	57.96	26.26	115.55	11.59	111.48	43.42 to 85.37	1,226,450	710,870

McPherson County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Hooker	1	n/a	n/a	n/a	1,800	1,800	1,800	1,800	1,800	1,800
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Logan	1	3,973	3,973	3,744	3,744	3,177	3,177	2,808	2,808	3,432
Lincoln	2	2,750	2,735	2,750	2,737	2,667	2,655	2,737	2,736	2,733
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Arthur	1	n/a	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Logan	1	n/a	1,498	1,498	1,498	1,404	1,404	1,258	1,258	1,416
Lincoln	2	n/a	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
Keith	1	n/a	625	625	625	600	600	600	600	608
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

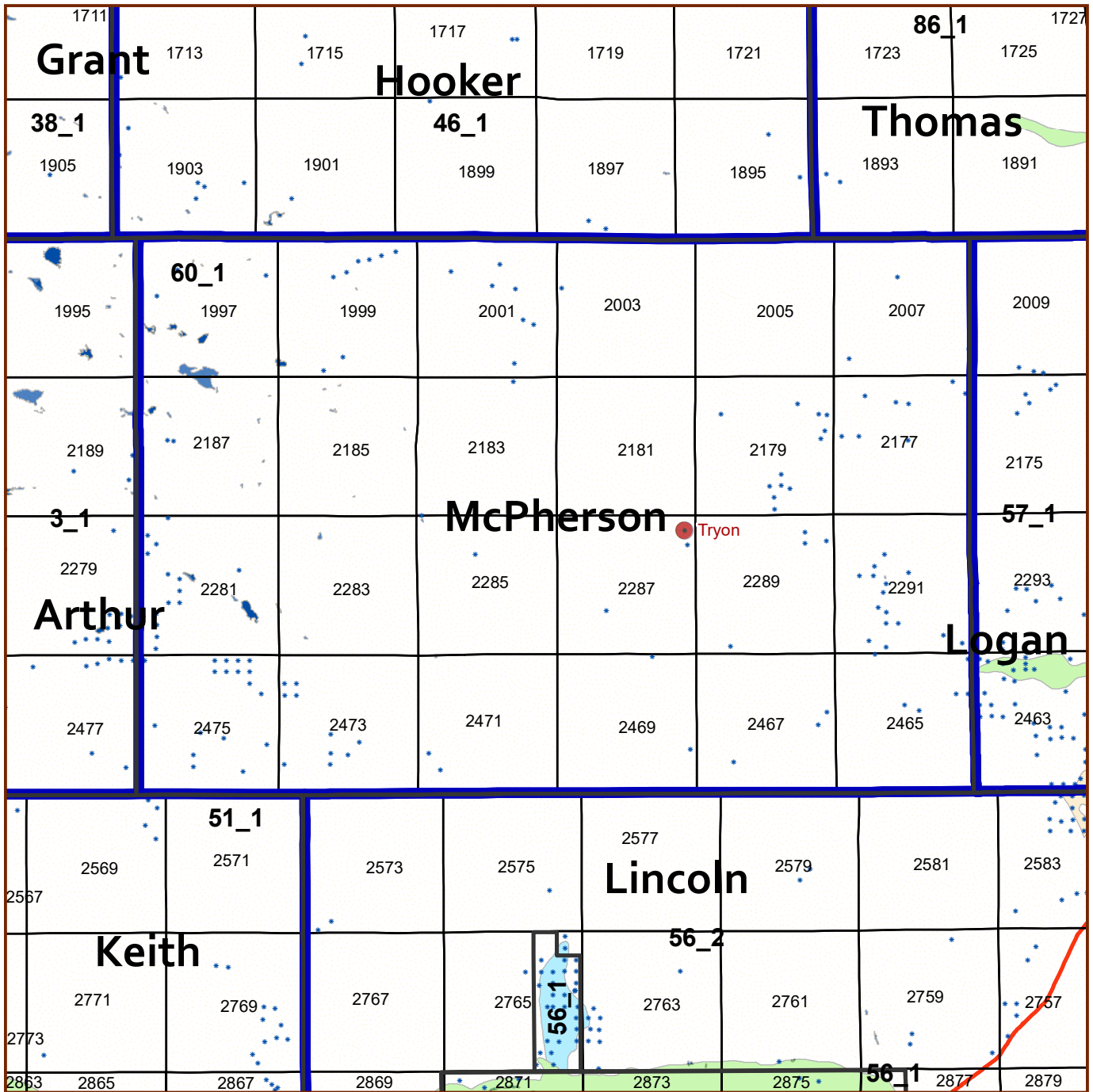
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
McPherson	1	545	545	545	545	545	545	545	545	545
Hooker	1	535	535	535	535	535	535	535	535	535
Thomas	1	585	585	585	585	585	585	585	585	585
Logan	1	636	634	634	634	634	634	634	n/a	634
Lincoln	2	690	679	690	690	688	660	660	650	662
Keith	1	525	524	n/a	525	500	500	500	500	501
Arthur	1	475	475	475	475	475	475	n/a	475	475

County	Mkt Area	CRP	TIMBER	WASTE
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9
Thomas	1	n/a	n/a	150
Logan	1	610	n/a	15
Lincoln	2	n/a	n/a	338
Keith	1	710	n/a	326
Arthur	1	n/a	n/a	10

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

McPHERSON



Legend

- Market Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

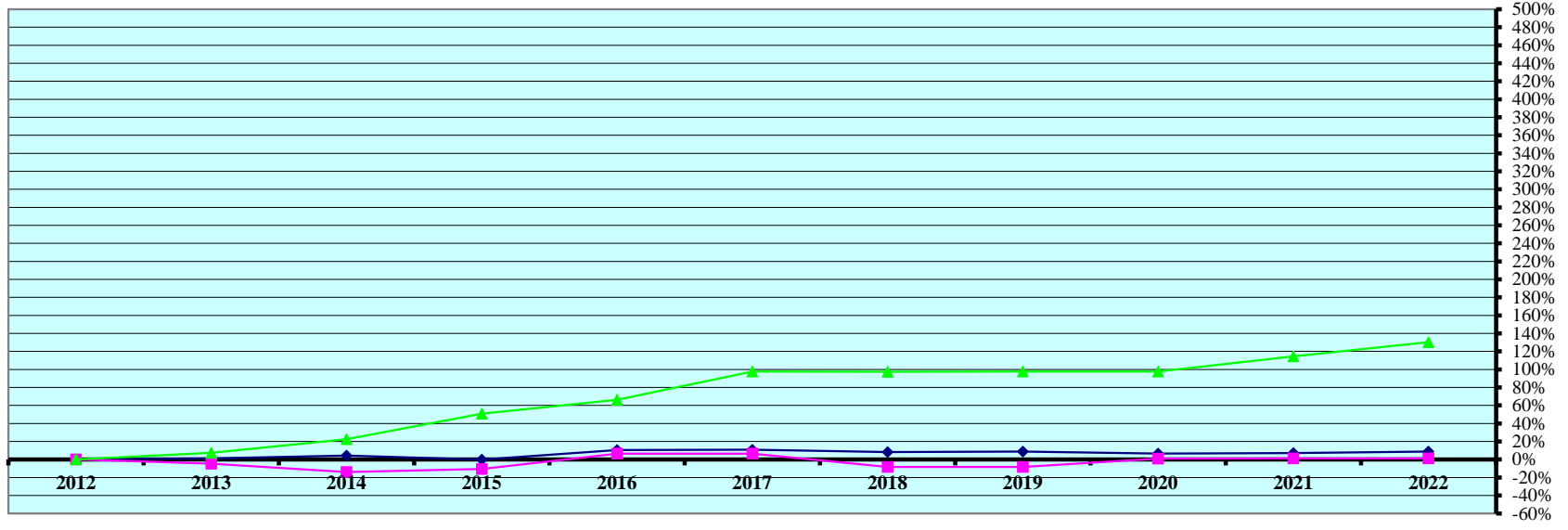
Soils

CLASS

- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	4,099,805	-	-	-	590,635	-	-	-	137,372,380	-	-	-
2013	4,147,884	48,079	1.17%	1.17%	563,415	-27,220	-4.61%	-4.61%	147,696,342	10,323,962	7.52%	7.52%
2014	4,271,814	123,930	2.99%	4.20%	508,084	-55,331	-9.82%	-13.98%	168,164,749	20,468,407	13.86%	22.42%
2015	4,095,618	-176,196	-4.12%	-0.10%	528,919	20,835	4.10%	-10.45%	207,087,300	38,922,551	23.15%	50.75%
2016	4,532,717	437,099	10.67%	10.56%	628,737	99,818	18.87%	6.45%	228,583,973	21,496,673	10.38%	66.40%
2017	4,545,037	12,320	0.27%	10.86%	628,737	0	0.00%	6.45%	271,632,594	43,048,621	18.83%	97.73%
2018	4,441,752	-103,285	-2.27%	8.34%	541,956	-86,781	-13.80%	-8.24%	271,179,564	-453,030	-0.17%	97.40%
2019	4,461,858	20,106	0.45%	8.83%	541,956	0	0.00%	-8.24%	271,407,589	228,025	0.08%	97.57%
2020	4,371,836	-90,022	-2.02%	6.64%	595,801	53,845	9.94%	0.87%	271,665,181	257,592	0.09%	97.76%
2021	4,396,324	24,488	0.56%	7.23%	597,750	1,949	0.33%	1.20%	294,757,230	23,092,049	8.50%	114.57%
2022	4,464,894	68,570	1.56%	8.91%	598,285	535	0.09%	1.30%	316,413,265	21,656,035	7.35%	130.33%

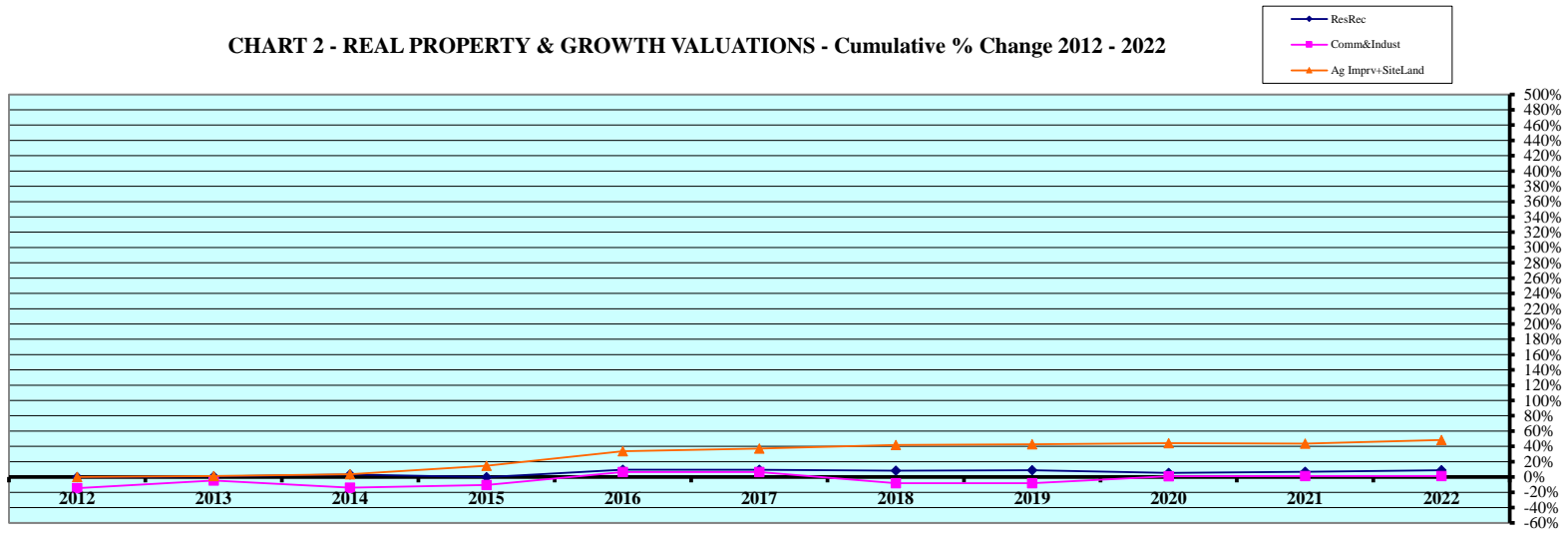
Rate Annual %chg: Residential & Recreational **0.86%** Commercial & Industrial **0.13%** Agricultural Land **8.70%**

Cnty# **60**
County **MCPHERSON**

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.
Source: 2012 - 2022 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	4,099,805	10,990	0.27%	4,088,815	-	-0.27%	590,635	86,383	14.63%	504,252	-	-14.63%		
2013	4,147,884	26,580	0.64%	4,121,304	0.52%	0.52%	563,415	0	0.00%	563,415	-4.61%	-4.61%		
2014	4,271,814	40,800	0.96%	4,231,014	2.00%	3.20%	508,084	0	0.00%	508,084	-9.82%	-13.98%		
2015	4,095,618	1,873	0.05%	4,093,745	-4.17%	-0.15%	528,919	0	0.00%	528,919	4.10%	-10.45%		
2016	4,532,717	43,248	0.95%	4,489,469	9.62%	9.50%	628,737	0	0.00%	628,737	18.87%	6.45%		
2017	4,545,037	61,927	1.36%	4,483,110	-1.09%	9.35%	628,737	0	0.00%	628,737	0.00%	6.45%		
2018	4,441,752	844	0.02%	4,440,908	-2.29%	8.32%	541,956	0	0.00%	541,956	-13.80%	-8.24%		
2019	4,461,858	240	0.01%	4,461,618	0.45%	8.83%	541,956	0	0.00%	541,956	0.00%	-8.24%		
2020	4,371,836	52,420	1.20%	4,319,416	-3.19%	5.36%	595,801	0	0.00%	595,801	9.94%	0.87%		
2021	4,396,324	16,305	0.37%	4,380,019	0.19%	6.83%	597,750	0	0.00%	597,750	0.33%	1.20%		
2022	4,464,894	0	0.00%	4,464,894	1.56%	8.91%	598,285	0	0.00%	598,285	0.09%	1.30%		
Rate Ann%chg	0.86%			Resid & Recreat w/o growth			0.36%			C & I w/o growth			0.51%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	6,762,316	2,162,487	8,924,803	153,752	1.72%	8,771,051	-	-
2013	7,020,480	2,268,503	9,288,983	261,872	2.82%	9,027,111	1.15%	1.15%
2014	7,206,684	2,432,029	9,638,713	404,223	4.19%	9,234,490	-0.59%	3.47%
2015	7,725,890	2,599,596	10,325,486	85,143	0.82%	10,240,343	6.24%	14.74%
2016	8,977,741	3,364,278	12,342,019	407,138	3.30%	11,934,881	15.59%	33.73%
2017	9,205,886	3,356,280	12,562,166	307,884	2.45%	12,254,282	-0.71%	37.31%
2018	9,385,686	3,337,699	12,723,385	54,258	0.43%	12,669,127	0.85%	41.95%
2019	9,392,091	3,375,920	12,768,011	41,085	0.32%	12,726,926	0.03%	42.60%
2020	9,507,897	3,376,706	12,884,603	26,447	0.21%	12,858,156	0.71%	44.07%
2021	9,830,152	3,455,893	13,286,045	471,425	3.55%	12,814,620	-0.54%	43.58%
2022	9,787,211	3,481,733	13,268,944	25,840	0.19%	13,243,104	-0.32%	48.39%
Rate Ann%chg	3.77%	4.88%	4.05%	Ag Imprv+Site w/o growth			2.24%	

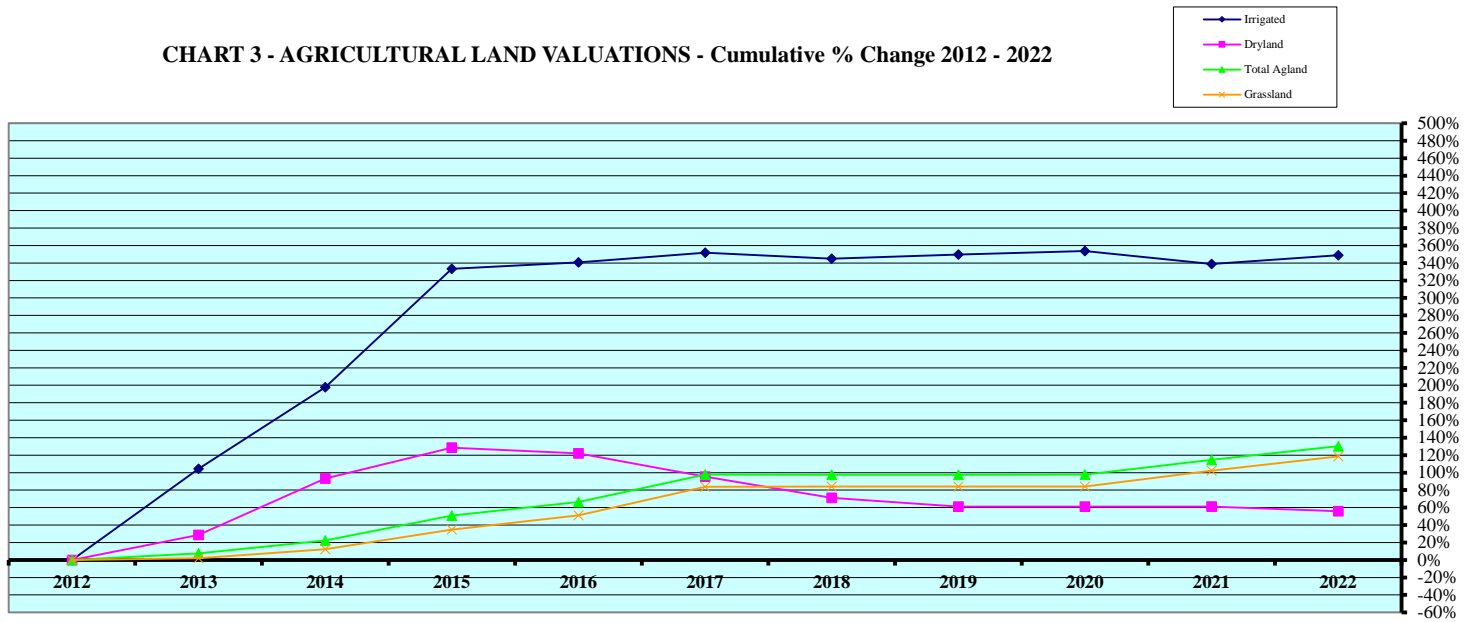
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 60
County MCPHERSON

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	7,096,113	-	-	-	847,614	-	-	-	129,388,384	-	-	-
2013	14,497,430	7,401,317	104.30%	104.30%	1,090,621	243,007	28.67%	28.67%	132,068,022	2,679,638	2.07%	2.07%
2014	21,125,389	6,627,959	45.72%	197.70%	1,638,543	547,922	50.24%	93.31%	145,360,548	13,292,526	10.06%	12.34%
2015	30,757,083	9,631,694	45.59%	333.44%	1,937,368	298,825	18.24%	128.57%	174,352,580	28,992,032	19.94%	34.75%
2016	31,272,423	515,340	1.68%	340.70%	1,881,543	-55,825	-2.88%	121.98%	195,388,550	21,035,970	12.07%	51.01%
2017	32,051,061	778,638	2.49%	351.67%	1,656,351	-225,192	-11.97%	95.41%	237,883,725	42,495,175	21.75%	83.85%
2018	31,573,710	-477,351	-1.49%	344.94%	1,449,716	-206,635	-12.48%	71.03%	238,114,491	230,766	0.10%	84.03%
2019	31,909,710	336,000	1.06%	349.68%	1,366,283	-83,433	-5.76%	61.19%	238,089,837	-24,654	-0.01%	84.01%
2020	32,195,310	285,600	0.90%	353.70%	1,366,283	0	0.00%	61.19%	238,052,829	-37,008	-0.02%	83.98%
2021	31,133,508	-1,061,802	-3.30%	338.74%	1,366,283	0	0.00%	61.19%	261,821,690	23,768,861	9.98%	102.35%
2022	31,849,923	716,415	2.30%	348.84%	1,321,950	-44,333	-3.24%	55.96%	282,805,643	20,983,953	8.01%	118.57%

Rate Ann.%chg: Irrigated **16.20%** Dryland **4.54%** Grassland **8.13%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	40,269	-	-	-	0	-	-	-	137,372,380	-	-	-
2013	40,269	0	0.00%	0.00%	0	0	-	-	147,696,342	10,323,962	7.52%	7.52%
2014	40,269	0	0.00%	0.00%	0	0	-	-	168,164,749	20,468,407	13.86%	22.42%
2015	40,269	0	0.00%	0.00%	0	0	-	-	207,087,300	38,922,551	23.15%	50.75%
2016	41,457	1,188	2.95%	2.95%	0	0	-	-	228,583,973	21,496,673	10.38%	66.40%
2017	41,457	0	0.00%	2.95%	0	0	-	-	271,632,594	43,048,621	18.83%	97.73%
2018	41,647	190	0.46%	3.42%	0	0	-	-	271,179,564	-453,030	-0.17%	97.40%
2019	41,759	112	0.27%	3.70%	0	0	-	-	271,407,589	228,025	0.08%	97.57%
2020	41,759	0	0.00%	3.70%	9,000	9,000	-	-	271,665,181	257,592	0.09%	97.76%
2021	41,759	0	0.00%	3.70%	393,990	384,990	4277.67%	-	294,757,230	23,092,049	8.50%	114.57%
2022	41,759	0	0.00%	3.70%	393,990	0	0.00%	-	316,413,265	21,656,035	7.35%	130.33%

Cnty# **60**
County **MCPHERSON**

Rate Ann.%chg: Total Agric Land **8.70%**

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	7,096,113	14,482	490			847,614	3,082	275			129,388,628	528,117	245		
2013	14,541,940	14,542	1,000	104.08%	104.08%	1,090,621	2,908	375	36.36%	36.36%	132,056,893	528,228	250	2.04%	2.04%
2014	21,707,425	14,717	1,475	47.50%	201.02%	1,756,033	2,903	605	61.33%	120.00%	145,209,902	528,036	275	10.00%	12.24%
2015	30,757,083	14,646	2,100	42.37%	328.57%	1,937,368	2,672	725	19.83%	163.63%	174,356,374	528,353	330	20.00%	34.69%
2016	31,272,423	14,892	2,100	0.00%	328.57%	1,937,368	2,672	725	0.00%	163.63%	195,378,108	528,049	370	12.12%	51.02%
2017	31,623,711	15,059	2,100	0.00%	328.57%	1,656,351	2,285	725	0.00%	163.63%	237,967,614	528,638	450	21.66%	83.74%
2018	31,572,660	15,035	2,100	0.00%	328.57%	1,692,447	2,334	725	0.00%	163.63%	237,967,602	528,638	450	0.00%	83.74%
2019	31,909,710	15,195	2,100	0.00%	328.57%	1,366,283	1,885	725	0.00%	163.63%	238,089,837	528,910	450	0.00%	83.74%
2020	32,195,310	15,331	2,100	0.00%	328.57%	1,366,283	1,885	725	0.00%	163.63%	238,058,840	528,841	450	0.00%	83.74%
2021	32,248,650	15,357	2,100	0.00%	328.57%	1,366,283	1,885	725	0.00%	163.63%	261,820,647	528,795	495	9.99%	102.09%
2022	31,573,458	15,035	2,100	0.00%	328.57%	1,321,950	1,823	725	0.00%	163.63%	282,876,076	528,637	535	8.07%	118.41%

Rate Annual %chg Average Value/Acre: 15.67%

10.18%

8.13%

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	40,269	4,027	10			0	0				137,372,624	549,708	250		
2013	40,269	4,027	10	0.00%	0.00%	0	0				147,729,723	549,705	269	7.54%	7.54%
2014	40,269	4,027	10	0.00%	0.00%	0	0				168,713,629	549,682	307	14.21%	22.82%
2015	40,269	4,027	10	0.00%	0.00%	0	0				207,091,094	549,698	377	22.74%	50.75%
2016	41,019	4,102	10	0.00%	0.00%	0	0				228,628,918	549,715	416	10.40%	66.43%
2017	41,457	4,146	10	0.00%	0.00%	0	0				271,289,133	550,128	493	18.57%	97.33%
2018	41,497	4,150	10	0.00%	0.00%	0	0				271,274,206	550,157	493	-0.01%	97.31%
2019	41,759	4,176	10	0.00%	0.00%	0	0				271,407,589	550,165	493	0.05%	97.41%
2020	41,759	4,176	10	0.00%	0.00%	9,000	3	3,000			271,671,192	550,236	494	0.08%	97.57%
2021	41,759	4,176	10	0.00%	0.00%	9,000	3	3,000	0.00%		295,486,339	550,215	537	8.77%	114.90%
2022	41,759	4,176	10	0.00%	0.00%	393,990	534	738	-75.41%		316,207,233	550,205	575	7.01%	129.97%

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MCPHERSON

Rate Annual %chg Average Value/Acre: 8.68%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 1,627	Value : 343,960,558	Growth 106,855	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	0	0	0	0	40	221,107	40	221,107	
02. Res Improve Land	0	0	0	0	82	315,386	82	315,386	
03. Res Improvements	0	0	0	0	86	4,811,976	86	4,811,976	
04. Res Total	0	0	0	0	126	5,348,469	126	5,348,469	2,555
% of Res Total	0.00	0.00	0.00	0.00	100.00	100.00	7.74	1.55	2.39
05. Com UnImp Land	0	0	0	0	5	10,600	5	10,600	
06. Com Improve Land	0	0	0	0	9	21,597	9	21,597	
07. Com Improvements	0	0	0	0	12	553,565	12	553,565	
08. Com Total	0	0	0	0	17	585,762	17	585,762	0
% of Com Total	0.00	0.00	0.00	0.00	100.00	100.00	1.04	0.17	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	0	0	0	0	126	5,348,469	126	5,348,469	2,555
% of Res & Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.74	1.55	2.39
Com & Ind Total	0	0	0	0	17	585,762	17	585,762	0
% of Com & Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.04	0.17	0.00
17. Taxable Total	0	0	0	0	143	5,934,231	143	5,934,231	2,555
% of Taxable Total	0.00	0.00	0.00	0.00	100.00	100.00	8.79	1.73	2.39

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	0	1	41	42

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,293	274,213,414	1,293	274,213,414
28. Ag-Improved Land	0	0	0	0	188	48,179,777	188	48,179,777
29. Ag Improvements	0	0	0	0	191	15,633,136	191	15,633,136

30. Ag Total				1,484	338,026,327
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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	3	3.00	12,000	3	3.00	12,000	
32. HomeSite Improv Land	125	141.00	564,000	125	141.00	564,000	
33. HomeSite Improvements	128	0.00	11,563,970	128	0.00	11,563,970	104,300
34. HomeSite Total				131	144.00	12,139,970	
35. FarmSite UnImp Land	5	6.00	3,900	5	6.00	3,900	
36. FarmSite Improv Land	176	182.00	119,350	176	182.00	119,350	
37. FarmSite Improvements	183	0.00	4,069,166	183	0.00	4,069,166	0
38. FarmSite Total				188	188.00	4,192,416	
39. Road & Ditches	297	1,630.26	0	297	1,630.26	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				319	1,962.26	16,332,386	104,300

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	427.07	2.82%	896,847	2.82%	2,100.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,002.20	13.20%	4,204,620	13.20%	2,100.00
49. 3A1	1,092.28	7.20%	2,293,788	7.20%	2,100.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	5,500.44	36.27%	11,550,924	36.27%	2,100.00
52. 4A	6,144.64	40.51%	12,903,744	40.51%	2,100.00
53. Total	15,166.63	100.00%	31,849,923	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	86.00	4.72%	62,350	4.72%	725.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	81.50	4.47%	59,088	4.47%	725.01
58. 3D1	149.80	8.22%	108,605	8.22%	725.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	1,506.07	82.60%	1,091,907	82.60%	725.00
62. Total	1,823.37	100.00%	1,321,950	100.00%	725.00
Grass					
63. 1G1	7,862.45	1.49%	4,285,035	1.49%	545.00
64. 1G	2,943.05	0.56%	1,603,963	0.56%	545.00
65. 2G1	16,973.88	3.21%	9,250,766	3.21%	545.00
66. 2G	11,059.97	2.09%	6,027,685	2.09%	545.00
67. 3G1	3,544.05	0.67%	1,931,508	0.67%	545.00
68. 3G	476,339.96	90.13%	259,657,869	90.13%	545.11
69. 4G1	8,940.87	1.69%	4,872,783	1.69%	545.00
70. 4G	838.00	0.16%	456,710	0.16%	545.00
71. Total	528,502.23	100.00%	288,086,319	100.00%	545.10
Irrigated Total					
Irrigated Total	15,166.63	2.76%	31,849,923	9.90%	2,100.00
Dry Total					
Dry Total	1,823.37	0.33%	1,321,950	0.41%	725.00
Grass Total					
Grass Total	528,502.23	96.06%	288,086,319	89.55%	545.10
72. Waste	4,175.81	0.76%	41,759	0.01%	10.00
73. Other	534.02	0.10%	393,990	0.12%	737.78
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	550,202.06	100.00%	321,693,941	100.00%	584.68

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	15,166.63	31,849,923	15,166.63	31,849,923
77. Dry Land	0.00	0	0.00	0	1,823.37	1,321,950	1,823.37	1,321,950
78. Grass	0.00	0	0.00	0	528,502.23	288,086,319	528,502.23	288,086,319
79. Waste	0.00	0	0.00	0	4,175.81	41,759	4,175.81	41,759
80. Other	0.00	0	0.00	0	534.02	393,990	534.02	393,990
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	550,202.06	321,693,941	550,202.06	321,693,941

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,166.63	2.76%	31,849,923	9.90%	2,100.00
Dry Land	1,823.37	0.33%	1,321,950	0.41%	725.00
Grass	528,502.23	96.06%	288,086,319	89.55%	545.10
Waste	4,175.81	0.76%	41,759	0.01%	10.00
Other	534.02	0.10%	393,990	0.12%	737.78
Exempt	0.00	0.00%	0	0.00%	0.00
Total	550,202.06	100.00%	321,693,941	100.00%	584.68

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 Rural (1)	40	221,107	82	315,386	86	4,811,976	126	5,348,469	2,555
84 Residential Total	40	221,107	82	315,386	86	4,811,976	126	5,348,469	2,555

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Rural (1)	5	10,600	9	21,597	12	553,565	17	585,762	0
86 Commercial Total	5	10,600	9	21,597	12	553,565	17	585,762	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,862.45	1.49%	4,285,035	1.49%	545.00
88. 1G	2,943.05	0.56%	1,603,963	0.56%	545.00
89. 2G1	16,973.88	3.21%	9,250,766	3.21%	545.00
90. 2G	11,059.97	2.09%	6,027,685	2.09%	545.00
91. 3G1	3,544.05	0.67%	1,931,508	0.67%	545.00
92. 3G	476,047.96	90.12%	259,446,168	90.12%	545.00
93. 4G1	8,940.87	1.69%	4,872,783	1.69%	545.00
94. 4G	838.00	0.16%	456,710	0.16%	545.00
95. Total	528,210.23	100.00%	287,874,618	100.00%	545.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	292.00	100.00%	211,701	100.00%	725.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	292.00	100.00%	211,701	100.00%	725.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	528,210.23	99.94%	287,874,618	99.93%	545.00
CRP Total	292.00	0.06%	211,701	0.07%	725.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	528,502.23	100.00%	288,086,319	100.00%	545.10

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

60 McPherson

	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	4,464,894	5,348,469	883,575	19.79%	2,555	19.73%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	9,787,211	12,139,970	2,352,759	24.04%	104,300	22.97%
04. Total Residential (sum lines 1-3)	14,252,105	17,488,439	3,236,334	22.71%	106,855	21.96%
05. Commercial	598,285	585,762	-12,523	-2.09%	0	-2.09%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	598,285	585,762	-12,523	-2.09%	0	-2.09%
08. Ag-Farmsite Land, Outbuildings	3,481,733	4,192,416	710,683	20.41%	0	20.41%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	3,481,733	4,192,416	710,683	20.41%	0	20.41%
12. Irrigated	31,849,923	31,849,923	0	0.00%		
13. Dryland	1,321,950	1,321,950	0	0.00%		
14. Grassland	282,805,643	288,086,319	5,280,676	1.87%		
15. Wasteland	41,759	41,759	0	0.00%		
16. Other Agland	393,990	393,990	0	0.00%		
17. Total Agricultural Land	316,413,265	321,693,941	5,280,676	1.67%		
18. Total Value of all Real Property (Locally Assessed)	334,745,388	343,960,558	9,215,170	2.75%	106,855	2.72%

2023 Assessment Survey for McPherson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$75,075
7.	Adopted budget, or granted budget if different from above:
	\$75,075
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,425
11.	Amount of the assessor's budget set aside for education/workshops:
	\$800
12.	Amount of last year's assessor's budget not used:
	\$9,961.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Uses GIS Maps, has one large map that is updated.
5.	If so, who maintains the Cadastral Maps?
	GIS
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.mcpherson.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS is used for land use and improvements (which are physically reviewed by assessor)
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation, LLC.
2.	GIS Services:
	Gworks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, Central Plains Valuation LLC did a full appraisal for 2023
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be a certified appraiser that is knowledgeable in all phases of appraisal work.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	County makes final decision based on Central Plains Valuation, LLC. suggestions.

2023 Residential Assessment Survey for McPherson County

1.	Valuation data collection done by:								
	Central Plains Valuation, LLC.								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - Structures located on rural parcels</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.	AG DW	Dwellings located on rural parcels	AG OB	Outbuildings - Structures located on rural parcels
<u>Valuation Group</u>	<u>Description of unique characteristics</u>								
1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.								
AG DW	Dwellings located on rural parcels								
AG OB	Outbuildings - Structures located on rural parcels								
3.	List and describe the approach(es) used to estimate the market value of residential properties.								
	Due to the low number of sales, a cost approach is used to estimate the market value of residential properties.								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?								
	Local market information is used to develop depreciation tables.								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.								
	Only one valuation group is necessary for residential property in the county.								
6.	Describe the methodology used to determine the residential lot values?								
	A per square foot cost was developed from the few sales and information provided in the analysis.								
7.	How are rural residential site values developed?								
	Rural residential home sites are valued at \$4,000 for the first acre, which is the same for farm home sites.								
8.	Are there form 191 applications on file?								
	None								
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?								
	There are no lots being held for sale or resale.								

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2023	6/2014	2023	2021
	AG DW	2023	6/2014	2023	2021
	AG OB	2023	NA	2023	2021

2023 Commercial Assessment Survey for McPherson County

1.	Valuation data collection done by:													
	Central Plains Valuation													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are seldom any commercial sales in McPherson County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are seldom any commercial sales in McPherson County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	There are seldom any commercial sales in McPherson County.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach is used due to the few number of commercial properties and rare sales in McPherson County. Limited income and expense data makes the income approach unreliable.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	There are currently no unique commercial properties at this time. Central Plains Valuation would be relied upon to determine the value of a unique commercial property.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation is based on local market information and sales in the immediate region.													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	There is only one valuation group for commercial property.													
6.	Describe the methodology used to determine the commercial lot values.													
	Commercial lot values will be at \$.09/square foot. The same rate as residential lot values.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">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	2023	6/2014	2023	2021
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2023	6/2014	2023	2021										

2023 Agricultural Assessment Survey for McPherson County

1.	Valuation data collection done by:						
	Central Plains Valuation provides the data on the improvements while the County Assessor does the land portion.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.</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	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2021					
	The GIS system was implemented late in 2017. The county assessor works closely with the local NRDs to track and monitor irrigated acres and also uses the websoil survey as a discovery tool. The contract appraisers hired by the county also physically inspected the land for land use changes during their rural inspection process in 2015. GIS mapping was added to each real estate file folder.						
3.	Describe the process used to determine and monitor market areas.						
	There is little distinction in the land in the county with no varying characteristics. There has been no difference in the sales within the county noted to merit more than one market area at this time.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes, farm home sites are priced comparably to the residential home sites in the Village of Tryon.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	No intensive use has been identified in the county; however, two hog facility are located in the county.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	No						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						

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

MCPHERSON COUNTY
2022 PLAN OF ASSESSMENT
FOR THE YEARS 2023, 2024, 2025

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated. Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the 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, 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 amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County

McPherson County has 1661 parcels of taxable real property and 42 parcels of exempt property. The Residential parcel count is approximately 5% of the total taxable parcels, commercial is 1% and agricultural is 94%. Exempt parcels represent 3% of the total county parcels. The taxable value of real property in the County for the 2022 year was \$334,539,356 with approximately .014% attributed to residential, .002% to commercial and 99.98% to agricultural.

McPherson County has 552,164.32 acres of taxable agricultural land. Of that, 96.14% consists primarily of grassland. For assessment year 2022, there was 1 building permit and/or information statement filed for new property construction and additions to existing improvements in the county.

Staff/Training Budget

Due to the population of the county, the McPherson County Clerk is required to be an ex-officio County Official, who must also hold the office of Assessor, Register of Deeds, Clerk of

District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also require the completion of 60 hours of continuing education within the four-year term, in order to hold the Assessor's Certificate.

This is the fourth year of the first term for the McPherson County Clerk/Assessor. The office has one full-time employee who helps with the many duties of the County Clerk's position.

McPherson County contracted with Central Plains Valuation, LLC. to assist the assessor with the 2021-2022 pick-up work in the county. Central Plains Valuation, LLC, provided pictures and measurements of new improvements, additions to existing improvements and church buildings. The county contracted with Central Plains Valuation, LLC. to assist the assessor in the 2021 county-wide re-appraisal inspection of all county improvements and commercial properties, including the compilation of a new depreciation schedule which will be used on all residential properties in the county. They reviewed all McPherson County sold property, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment and Taxation and are providing opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property. Therefore, McPherson County will remain within the state law guidelines.

Normal office hours are 35 hours per week. The Clerk/Assessor has attended the IAAO Course 101 and 300. She has also attended assessor workshops and training provided by the Department of Property Assessment and Taxation. The general budget for the Assessor in 2021-2022 is \$79,650 which includes \$26,000 for Appraisal fees.

Responsibilities

Record Maintenance and Procedure Manual

The record cards are in hard copy format. They contain the required information, such as ownership, legal description, parcel identification number, classification codes, building site descriptions and measurements, size, value and annual value posting. The record cards also show splits or sales of the parcel, including the book and page of the transferring deed and prior owner. Current pictures and land summary are included on each record. All record cards are also kept in electronic format.

Mapping/Software

The county has contracted with MIPS for their CAMA computer services for all real and personal property assessments. All residential improvements have been entered into the CAMA program. The office is continuing to utilize the CAMA, with the goal of having all improvements entered onto the record cards before as part of the re-appraisal process. Sales have been entered onto the sales file on the system and statistical information is

received from the Department of Revenue. The county has a set of cadastral maps dated 1955 which are not currently utilized. There are two large wall maps which are kept current with ownership and splits. McPherson County has entered into a contract with GIS Workshop and the GIS system was implemented in 2019. This has proved to be very beneficial for keeping the land records updated with accurate acre counts, current land use and the ability to have an aerial view of all improvements. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan.

Reports

The Assessor is responsible for the timely filings of the additional following schedules and reports:

Personal Property	Certificate of Taxes Levied
County Abstract	Generate the County Tax Roll
Certification of Values to Subdivisions	Tax List Corrections as needed
School District Taxable Value Report	Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm’s length, unless through the verification process, it its proven to be otherwise. We have incorporated a sales verification letter which is sent to each buyer and seller when a sale is completed. The Assessor is also the Register of Deeds, so any special financing arrangements are known to her at the time the Deeds and Mortgages are filed in the office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable range. The Real Estate Transfer Statements are completed on a monthly basis and are downloaded onto the sales file with the Department of Revenue, as part of the month-end process.

County Process for the Three Property Classes

Residential: A county wide inspection, review and reappraisal was conducted in 2021, on all residential properties, mobile homes, out buildings and lot values. The review consisted of data collection and pictures and was conducted by Central Plains Valuation. A new depreciation schedule will be derived from the sales, using the newest Marshall Swift Costing Index. The appropriate depreciation and new values will be applied to those properties for the 2023 year. All real estate records and property record cards are being updated during the reappraisal process. Market studies are completed each year on Residential Property Sales. Adjustments are made, if needed, or a county wide revaluation will be implemented if warranted.

Commercial: There are a total of 12 Commercial properties in McPherson County. A reappraisal of all commercial property in the county was conducted by Central Plains Valuation in 2021. New values are being applied to all commercial property for the 2023

year. New listings were made with re-measuring, new data and pictures taken. Property record cards were updated. Market studies are completed each year on any Commercial Property Sales and values are adjusted if warranted. There was one commercial sale in 2020. No value adjustments were made.

Agricultural: Soil types and land valuation groups are entered and captured on the MIPS Computer System. One new soil type was added in 2017. The LCG conversion was completed in 2019 and was implemented for assessment year 2020. The conversion did not change McPherson County Agricultural land values. Market studies are done on all agricultural sales each year. Land usage for all Ag parcels was reviewed and updated as needed. Land values were set based on market value. New reappraisal values have been applied to all rural and residential outbuildings in the county. A county wide inspection and review was completed on all ag residences and mobile homes in 2021. It consisted of new data collection and pictures as needed. Property Record Cards were updated.

Pick-up Work: New improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-ag improvements. Information Statements are also received by the Assessor's office for new improvements. Values for all new improvements are established each year prior to the March 19th deadline.

Future Appraisal Plans

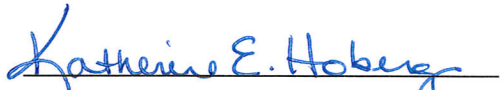
2023: Add new improvements to the property record cards. Complete the process of county wide review and reappraisal for residential, commercial and agricultural residences and outbuildings. The county will contract with Central Plains Valuation, LLC. to complete this reappraisal. This process began in 2021 and be completed in 2022. Data collection and new pictures will be applied to records and record cards. New values will be calculated based on a new depreciation schedule. Conduct a market study on all classes of agricultural land and set the values to be within the required statistical measures. Review sales study on mobile homes, residential and commercial property. Conduct ongoing visual inspection of McPherson County property when picking up new improvements.

2024: Add new improvements to the property record cards. Add new data and pictures to property record cards. Calculate new values using new depreciation schedule. Review sales and statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study on Agricultural land (dryland, grassland and irrigated) and set values accordingly. These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates.

2025: Add new improvements to the property record cards. Add any new data and pictures to property record cards. Review sales and statistical measures to determine if any adjustments are needed to bring county values into the required range of value.

This plan of assessment was prepared and completed June 15, 2022.

Katherine E. Hoberg



McPherson County Clerk/Assessor



McPherson County Commissioner



McPherson County Commissioner



McPherson County Commissioner