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DEPARTMENT OF REVENUE

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

MORRILL 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 Morrill 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 Morrill 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,

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

cc: Rose Nelson, Morrill County Assessor

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

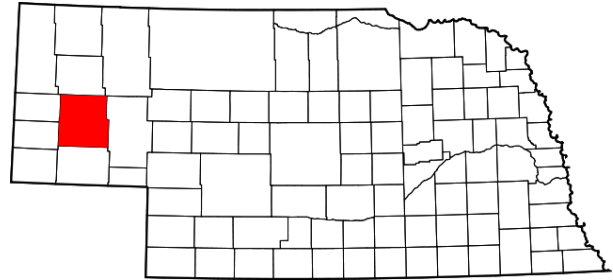
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

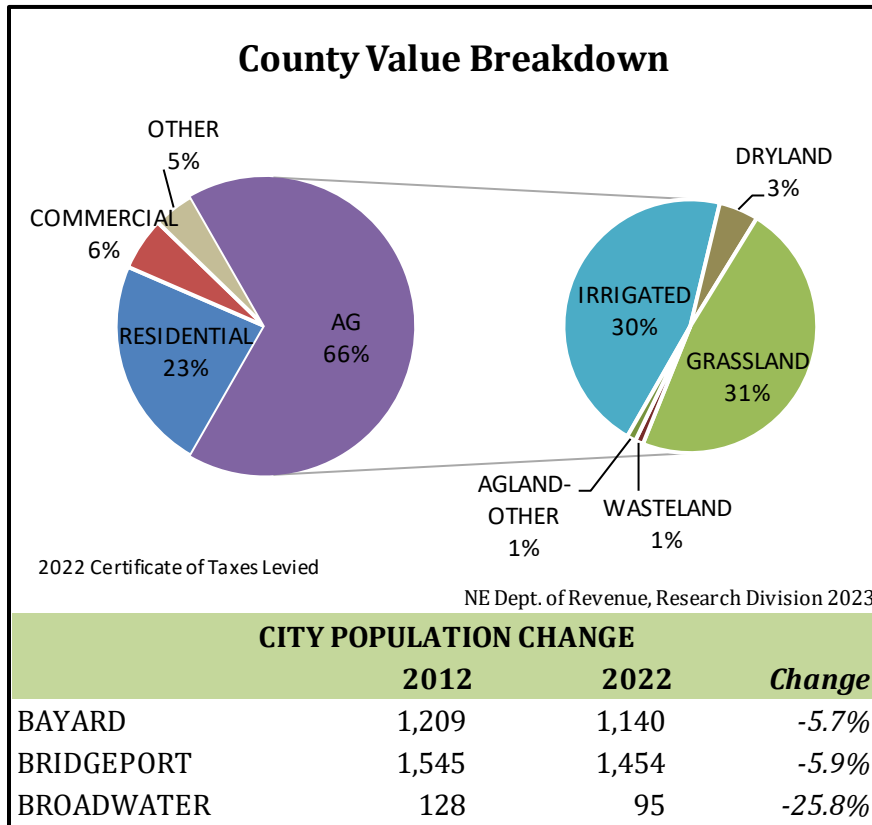
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,424 square miles, Morrill County has 4,574 residents, per the Census Bureau Quick Facts for 2021, a slight population increase from the 2020 U.S. Census. Reports indicate that 78% 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 \$80,374 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Morrill County are located in and around the county seat of Bridgeport. According to the latest information available from the U.S. Census Bureau, there are 109 employer establishments with total employment of 808, for a 6% increase in employment.



Agricultural land accounts for the majority of the valuation base throughout the county. Grassland makes up the majority of the land in the county. Morrill County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Morrill County ranks third in dry edible beans. The feedlots, ethanol plant, grain-handling facilities and fertilizer plant are also contributory factors to the local agricultural economy.

2023 Residential Correlation for Morrill County

Assessment Actions

Blanket increases were implemented for each valuation group. Valuation Groups 1 and 2 were increased by 14%. Valuation Group 3 was increased by 20%, while Valuation Group 4 was increased by 28%. Appraisal maintenance and pick-up work was 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 Morrill County Assessor utilizes sales questionnaires and follow-up questions to obtain accurate information. The usability rate of the residential class is somewhat lower than the statewide average. But a review of the comments on the reasons for disqualification found that thorough documentation supported the process.

The four unique economic areas that define the four valuation groups are comprised of the rural parcels and the three villages of Bridgeport, Bayard and Broadwater. Costing and depreciation that were used for the four valuation groups are from 2020, while the lot studies range from 2015 through 2020 depending on the valuation group.

The county assessor has a written valuation methodology on file.

Description of Analysis

Four valuation groups with unique economic characteristics were used to analyze the residential sales in Morrill County.

Valuation Group	Description
1	Bridgeport
2	Bayard
3	Broadwater
4	Rural

All three measures of central tendency were in the acceptable range for the 105 qualified sales. The qualitative statistics were in the acceptable range as well. The statistical analysis of the individual valuation groups indicates that Valuation Group 1 contains 48 sales and Valuation Group 2 contains 46 sales with medians of 95% and 94% respectively. Valuation Groups 3 and 4 did not have sufficient sales for a meaningful analysis. The PRD for Valuation Group 1 was slightly high at 104%. The removal of one very low dollar sale improved the PRD to 103% with

2023 Residential Correlation for Morrill County

the median at 94%. An array of the sales by incremental dollar ranges does not indicate a regressive pattern.

A comparison of the change in values in the sales and the abstract supports a similar pattern of movement except for the movement of Valuation Group 4. The reclassification of some rural residential home sites back to agricultural farm sites decreased the increase that was anticipated. The reported assessment changes are otherwise observed in the changes in value. A comparison of the value change in the County 2023 County Abstract of Assessment, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflects the assessment actions that were taken by the county assessor.

Equalization and Quality of Assessment

The review of the assessment practices and the assessment actions in Morrill County indicates that the residential property class is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	48	94.52	93.93	90.20	18.32	104.14
2	46	94.36	94.27	92.81	19.58	101.57
3	5	54.95	74.05	65.92	46.41	112.33
4	6	93.22	97.71	96.52	08.38	101.23
____ALL____	105	93.24	93.35	91.51	19.56	102.01

Level of Value

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

2023 Commercial Correlation for Morrill County

Assessment Actions

Routine maintenance and pick-up work were completed and entered into the assessment rolls.

Assessment Practice Review

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

Commercial sale usability is slightly lower than the statewide average. A review of the reasons for disqualification revealed that adequate rationale for disqualification was provided. It was therefore determined that all qualified sales were made available for measurement purposes.

The costing and depreciation tables are at 2020 levels. The six-year inspection and review cycle is in compliance with statutory requirements. A contract appraisal firm assisted the county assessor in developing the depreciation studies using local and surrounding county data.

Description of Analysis

Two commercial valuation groups are utilized in Morrill County according to the unique economic characteristics.

Valuation Group	Description
1	Bridgeport
2	Bayard, Broadwater and Rural

The median, weighted mean, and mean are 96%, 84%, and 92% respectfully for the 17 sales in the current study period. The overall COD was slightly above the range at 21% while the PRD was high at 109%. Valuation Group 2, the only valuation group with sufficient sales for analysis, had a median of 96%, a COD of 18%, and a PRD of 117%. When the sales are arrayed by dollar incremental ranges, neither the overall strata nor the Valuation Group 2 strata show a pattern of regressivity. Additionally, the overall strata PRD declines to 100% when the high and low ratio are removed.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45, Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows a substantial increase in value almost entirely due to the Bridgeport Ethanol Plant coming out of Tax Increment Financing.

2023 Commercial Correlation for Morrill County

Equalization and Quality of Assessment

The review of assessment practices and the statistical analysis, supports that determination that the commercial property assessment is in compliance with generally accepted mass appraisal techniques and is uniformly assessed.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	103.08	99.05	97.64	24.00	101.44
2	13	95.60	89.25	76.24	18.45	117.06
____ALL____	17	95.98	91.56	83.87	20.63	109.17

Level of Value

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

2023 Agricultural Correlation for Morrill County

Assessment Actions

A six-year review on a third of the agricultural parcels in Morrill County was completed. A 28% increase on farm homes and improvements was implemented to match the change to rural residential homes. Market Area 4 had increases of 10%, 11% and 5% on irrigated land, grassland, and dryland respectively. Market Area 3 had increases of 5-6% on irrigated land, 7% on dryland and 1-5% on grassland. Market Area 2 did not have any ag land value changes.

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 was reviewed with an examination of the reasons for disqualification of sales. The usability rate improved over the prior year but remains below the statewide average. Sufficient documentation was provided to justify the disqualification of sales.

Agricultural land is stratified into three different market areas primarily by geographic factors. Market Area 2 in the northern part of the county is primarily grassland. Market Area 3 is located south of the North Platte River and has cropland and grassland. Market Area 4 in the center part of the county is heavily influenced by special values recognizing the hunting and recreational influences.

Stanard Appraisal assisted the county assessor in recognizing intensive use parcels in the form of feedlots existing in the county. Conservation Reserve Enhancement Program (CREP) land is valued as irrigated land and Conservation Resource Program (CRP) land is valued the same as dryland.

Description of Analysis

All three measures of central tendency were in the acceptable range for the 36 agricultural sales. Reviewing sales by market area, Market Area 3 has 25 sales with a median of 71%. By 80% Majority Land Use (MLU) only irrigated has sufficient sales for analysis.

Market Area 2 has a total of 9 sales with a median of 76%. A breakdown of Market Area 2 by the 80% MLU details five grassland sales with a median of 76% and one dryland sale. The weighted average grass value in Morrill County is the second lowest of the surrounding counties, supporting that grassland is not overvalued.

Market Area 4 has only two irrigated sales insufficient for analysis.

Analysis of the sales by 80% Majority Land Use (MLU) finds grassland with 10 sales and a median of 72%, irrigated land with 14 sales and a median of 73% and dryland with only two sales.

2023 Agricultural Correlation for Morrill County

The changes made to agricultural land values are demonstrated in the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report. (CTL).

Equalization and Quality of Assessment

The statistical review, the assessment practices of the county assessor, and the overview of the agricultural market in the surrounding area supports that land values in Morrill County are assessed uniformly and according to generally accepted mass appraisal techniques. The rural residential improvements and outbuildings in the agricultural class demonstrate equalized valuation.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	14	72.94	67.70	65.94	14.48	102.67
3	12	72.94	67.21	65.58	15.19	102.49
4	2	70.65	70.65	69.68	10.56	101.39
<u>Dry</u>						
County	2	53.48	53.48	53.24	12.34	100.45
2	1	46.88	46.88	46.88	00.00	100.00
3	1	60.07	60.07	60.07	00.00	100.00
<u>Grass</u>						
County	10	72.26	69.45	71.40	17.06	97.27
2	5	75.75	75.83	72.46	11.01	104.65
3	5	66.96	63.06	66.13	21.76	95.36
<u>ALL</u>	36	72.31	68.75	69.35	14.23	99.13

Level of Value

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

Special Valuation

A review of agricultural land values in Morrill County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

2023 Opinions of the Property Tax Administrator for Morrill County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2023 Commission Summary for Morrill County

Residential Real Property - Current

Number of Sales	105	Median	93.24
Total Sales Price	\$12,956,329	Mean	93.35
Total Adj. Sales Price	\$12,956,329	Wgt. Mean	91.51
Total Assessed Value	\$11,855,720	Average Assessed Value of the Base	\$61,429
Avg. Adj. Sales Price	\$123,394	Avg. Assessed Value	\$112,912

Confidence Interval - Current

95% Median C.I	86.96 to 99.65
95% Wgt. Mean C.I	87.18 to 95.83
95% Mean C.I	88.91 to 97.79
% of Value of the Class of all Real Property Value in the County	16.94
% of Records Sold in the Study Period	4.14
% of Value Sold in the Study Period	7.60

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	87	95	94.56
2021	84	94	94.18
2020	83	94	93.70
2019	95	100	94.92

2023 Commission Summary for Morrill County

Commercial Real Property - Current

Number of Sales	17	Median	95.98
Total Sales Price	\$1,808,448	Mean	91.56
Total Adj. Sales Price	\$1,808,448	Wgt. Mean	83.87
Total Assessed Value	\$1,516,735	Average Assessed Value of the Base	\$177,737
Avg. Adj. Sales Price	\$106,379	Avg. Assessed Value	\$89,220

Confidence Interval - Current

95% Median C.I	65.26 to 108.29
95% Wgt. Mean C.I	64.28 to 103.46
95% Mean C.I	77.93 to 105.19
% of Value of the Class of all Real Property Value in the County	7.01
% of Records Sold in the Study Period	4.68
% of Value Sold in the Study Period	2.35

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	12	100	95.76
2021	13	100	87.63
2020	14	100	95.14
2019	14	100	94.99

**62 Morrill
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 : 105
 Total Sales Price : 12,956,329
 Total Adj. Sales Price : 12,956,329
 Total Assessed Value : 11,855,720
 Avg. Adj. Sales Price : 123,394
 Avg. Assessed Value : 112,912

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 93
 COD : 19.56
 PRD : 102.01

COV : 24.86
 STD : 23.21
 Avg. Abs. Dev : 18.24
 MAX Sales Ratio : 157.73
 MIN Sales Ratio : 42.11

95% Median C.I. : 86.96 to 99.65
 95% Wgt. Mean C.I. : 87.18 to 95.83
 95% Mean C.I. : 88.91 to 97.79

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	14	104.64	111.78	109.37	12.10	102.20	93.09	137.14	99.65 to 125.65	138,375	151,343
01-JAN-21 To 31-MAR-21	10	104.89	101.89	99.12	20.31	102.79	51.42	157.73	68.81 to 130.37	88,000	87,228
01-APR-21 To 30-JUN-21	14	89.86	89.77	93.07	15.97	96.45	42.11	116.63	79.97 to 108.84	111,821	104,070
01-JUL-21 To 30-SEP-21	10	95.01	94.75	98.10	15.18	96.59	51.67	119.01	82.40 to 114.39	136,550	133,952
01-OCT-21 To 31-DEC-21	12	87.61	93.27	91.59	19.45	101.83	66.03	134.81	76.75 to 117.04	101,817	93,259
01-JAN-22 To 31-MAR-22	11	93.96	97.23	95.81	18.95	101.48	59.36	142.06	73.49 to 126.51	105,334	100,925
01-APR-22 To 30-JUN-22	15	87.40	85.01	84.00	15.25	101.20	57.90	111.13	69.70 to 93.19	148,501	124,739
01-JUL-22 To 30-SEP-22	19	81.75	81.56	75.68	25.44	107.77	42.48	144.47	59.63 to 98.17	136,847	103,568
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	48	100.33	99.75	100.68	16.45	99.08	42.11	157.73	94.15 to 107.81	119,755	120,575
01-OCT-21 To 30-SEP-22	57	86.84	87.96	84.19	20.62	104.48	42.48	144.47	79.69 to 93.24	126,458	106,459
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	46	94.62	94.40	95.13	18.39	99.23	42.11	157.73	83.43 to 105.35	109,409	104,084
<u>ALL</u>	105	93.24	93.35	91.51	19.56	102.01	42.11	157.73	86.96 to 99.65	123,394	112,912

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	48	94.52	93.93	90.20	18.32	104.14	53.84	144.47	86.11 to 103.67	118,637	107,008
2	46	94.36	94.27	92.81	19.58	101.57	42.11	157.73	82.72 to 102.01	118,904	110,350
3	5	54.95	74.05	65.92	46.41	112.33	42.48	137.14	N/A	56,530	37,263
4	6	93.22	97.71	96.52	08.38	101.23	86.96	119.01	86.96 to 119.01	251,583	242,821
<u>ALL</u>	105	93.24	93.35	91.51	19.56	102.01	42.11	157.73	86.96 to 99.65	123,394	112,912

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	105	93.24	93.35	91.51	19.56	102.01	42.11	157.73	86.96 to 99.65	123,394	112,912
06											
07											
<u>ALL</u>	105	93.24	93.35	91.51	19.56	102.01	42.11	157.73	86.96 to 99.65	123,394	112,912

**62 Morrill
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 : 105
 Total Sales Price : 12,956,329
 Total Adj. Sales Price : 12,956,329
 Total Assessed Value : 11,855,720
 Avg. Adj. Sales Price : 123,394
 Avg. Assessed Value : 112,912

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 93
 COD : 19.56
 PRD : 102.01

COV : 24.86
 STD : 23.21
 Avg. Abs. Dev : 18.24
 MAX Sales Ratio : 157.73
 MIN Sales Ratio : 42.11

95% Median C.I. : 86.96 to 99.65
 95% Wgt. Mean C.I. : 87.18 to 95.83
 95% Mean C.I. : 88.91 to 97.79

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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	1	144.47	144.47	144.47	00.00	100.00	144.47	144.47	N/A	4,700	6,790
Less Than 15,000	2	124.91	124.91	119.28	15.66	104.72	105.35	144.47	N/A	6,600	7,873
Less Than 30,000	3	134.81	128.21	129.87	09.67	98.72	105.35	144.47	N/A	13,833	17,965
Ranges Excl. Low \$											
Greater Than 4,999	104	93.22	92.86	91.49	19.22	101.50	42.11	157.73	86.96 to 98.17	124,535	113,932
Greater Than 14,999	103	93.19	92.74	91.48	19.29	101.38	42.11	157.73	86.96 to 97.69	125,661	114,951
Greater Than 29,999	102	93.18	92.32	91.38	19.05	101.03	42.11	157.73	86.84 to 97.69	126,616	115,704
Incremental Ranges											
0 TO 4,999	1	144.47	144.47	144.47	00.00	100.00	144.47	144.47	N/A	4,700	6,790
5,000 TO 14,999	1	105.35	105.35	105.35	00.00	100.00	105.35	105.35	N/A	8,500	8,955
15,000 TO 29,999	1	134.81	134.81	134.81	00.00	100.00	134.81	134.81	N/A	28,300	38,150
30,000 TO 59,999	14	108.52	104.66	102.55	20.72	102.06	42.48	157.73	84.28 to 137.14	46,289	47,469
60,000 TO 99,999	31	85.03	86.86	86.95	21.29	99.90	42.11	130.37	78.17 to 99.86	83,551	72,647
100,000 TO 149,999	27	97.26	92.93	93.42	14.56	99.48	59.36	136.10	81.75 to 102.01	123,222	115,116
150,000 TO 249,999	22	93.90	93.38	92.63	18.10	100.81	54.85	126.51	80.01 to 114.39	184,782	171,155
250,000 TO 499,999	8	88.26	86.97	88.06	15.04	98.76	53.84	113.87	53.84 to 113.87	285,563	251,458
500,000 TO 999,999											
1,000,000 +											
ALL	105	93.24	93.35	91.51	19.56	102.01	42.11	157.73	86.96 to 99.65	123,394	112,912

62 Morrill
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 : 17
Total Sales Price : 1,808,448
Total Adj. Sales Price : 1,808,448
Total Assessed Value : 1,516,735
Avg. Adj. Sales Price : 106,379
Avg. Assessed Value : 89,220

MEDIAN : 96
WGT. MEAN : 84
MEAN : 92
COD : 20.63
PRD : 109.17

COV : 28.95
STD : 26.51
Avg. Abs. Dev : 19.80
MAX Sales Ratio : 141.42
MIN Sales Ratio : 39.89

95% Median C.I. : 65.26 to 108.29
95% Wgt. Mean C.I. : 64.28 to 103.46
95% Mean C.I. : 77.93 to 105.19

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	1	91.52	91.52	91.52	00.00	100.00	91.52	91.52	N/A	27,000	24,710
01-JAN-20 To 31-MAR-20	1	70.20	70.20	70.20	00.00	100.00	70.20	70.20	N/A	200,000	140,400
01-APR-20 To 30-JUN-20	1	87.20	87.20	87.20	00.00	100.00	87.20	87.20	N/A	5,000	4,360
01-JUL-20 To 30-SEP-20	3	103.13	108.84	115.37	07.55	94.34	100.00	123.38	N/A	55,183	63,665
01-OCT-20 To 31-DEC-20	3	65.26	71.39	60.55	35.32	117.90	39.89	109.03	N/A	61,633	37,322
01-JAN-21 To 31-MAR-21	1	108.29	108.29	108.29	00.00	100.00	108.29	108.29	N/A	45,000	48,730
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	1	48.63	48.63	48.63	00.00	100.00	48.63	48.63	N/A	100,000	48,630
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	3	107.15	118.24	107.05	10.97	110.45	106.16	141.42	N/A	175,333	187,700
01-JUL-22 To 30-SEP-22	3	95.60	85.07	69.16	11.28	123.00	63.63	95.98	N/A	185,000	127,948
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	6	95.76	95.91	90.67	13.50	105.78	70.20	123.38	70.20 to 123.38	66,258	60,078
01-OCT-20 To 30-SEP-21	5	65.26	74.22	63.45	39.47	116.97	39.89	109.03	N/A	65,980	41,865
01-OCT-21 To 30-SEP-22	6	101.07	101.66	87.60	16.41	116.05	63.63	141.42	63.63 to 141.42	180,167	157,824
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	8	93.60	87.26	80.61	23.10	108.25	39.89	123.38	39.89 to 123.38	69,431	55,965
01-JAN-21 To 31-DEC-21	2	78.46	78.46	67.14	38.02	116.86	48.63	108.29	N/A	72,500	48,680
<u>ALL</u>	17	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	103.08	99.05	97.64	24.00	101.44	48.63	141.42	N/A	161,216	157,416
2	13	95.60	89.25	76.24	18.45	117.06	39.89	123.38	65.26 to 108.29	89,506	68,236
<u>ALL</u>	17	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220

**62 Morrill
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 : 17
 Total Sales Price : 1,808,448
 Total Adj. Sales Price : 1,808,448
 Total Assessed Value : 1,516,735
 Avg. Adj. Sales Price : 106,379
 Avg. Assessed Value : 89,220

MEDIAN : 96
 WGT. MEAN : 84
 MEAN : 92
 COD : 20.63
 PRD : 109.17

COV : 28.95
 STD : 26.51
 Avg. Abs. Dev : 19.80
 MAX Sales Ratio : 141.42
 MIN Sales Ratio : 39.89

95% Median C.I. : 65.26 to 108.29
 95% Wgt. Mean C.I. : 64.28 to 103.46
 95% Mean C.I. : 77.93 to 105.19

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	17	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220
04											
<u>ALL</u>	17	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	5	107.15	108.08	111.77	12.63	96.70	87.20	141.42	N/A	11,180	12,496
Less Than 30,000	7	103.13	105.01	104.65	11.54	100.34	87.20	141.42	87.20 to 141.42	15,940	16,681
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220
Greater Than 14,999	12	93.75	84.67	82.98	22.91	102.04	39.89	123.38	63.63 to 106.16	146,046	121,188
Greater Than 29,999	10	83.09	82.14	82.50	29.63	99.56	39.89	123.38	48.63 to 108.29	169,687	139,997
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	107.15	108.08	111.77	12.63	96.70	87.20	141.42	N/A	11,180	12,496
15,000 TO 29,999	2	97.33	97.33	97.50	05.97	99.83	91.52	103.13	N/A	27,842	27,145
30,000 TO 59,999	2	104.15	104.15	104.85	03.98	99.33	100.00	108.29	N/A	38,433	40,298
60,000 TO 99,999	2	67.94	67.94	72.77	41.29	93.36	39.89	95.98	N/A	72,500	52,758
100,000 TO 149,999	3	65.26	79.09	79.35	38.19	99.67	48.63	123.38	N/A	105,000	83,322
150,000 TO 249,999	1	70.20	70.20	70.20	00.00	100.00	70.20	70.20	N/A	200,000	140,400
250,000 TO 499,999	1	63.63	63.63	63.63	00.00	100.00	63.63	63.63	N/A	460,000	292,705
500,000 TO 999,999	1	106.16	106.16	106.16	00.00	100.00	106.16	106.16	N/A	500,000	530,785
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	17	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220

62 Morrill
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 : 17
 Total Sales Price : 1,808,448
 Total Adj. Sales Price : 1,808,448
 Total Assessed Value : 1,516,735
 Avg. Adj. Sales Price : 106,379
 Avg. Assessed Value : 89,220

MEDIAN : 96
 WGT. MEAN : 84
 MEAN : 92
 COD : 20.63
 PRD : 109.17

COV : 28.95
 STD : 26.51
 Avg. Abs. Dev : 19.80
 MAX Sales Ratio : 141.42
 MIN Sales Ratio : 39.89

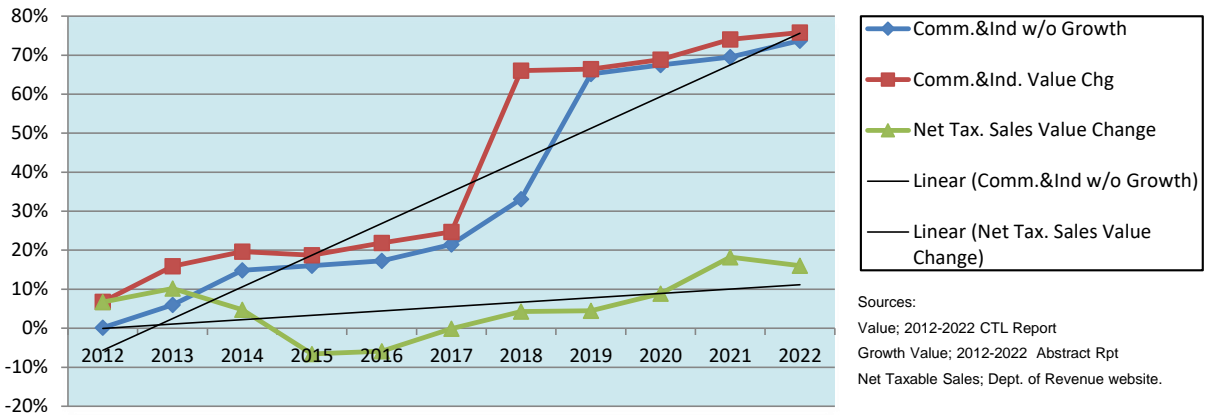
95% Median C.I. : 65.26 to 108.29
 95% Wgt. Mean C.I. : 64.28 to 103.46
 95% Mean C.I. : 77.93 to 105.19

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	65.26	65.26	65.26	00.00	100.00	65.26	65.26	N/A	110,000	71,785
306	1	48.63	48.63	48.63	00.00	100.00	48.63	48.63	N/A	100,000	48,630
340	1	103.13	103.13	103.13	00.00	100.00	103.13	103.13	N/A	28,683	29,580
344	3	91.52	87.24	76.09	10.85	114.65	70.20	100.00	N/A	86,288	65,658
350	2	73.03	73.03	99.06	45.38	73.72	39.89	106.16	N/A	280,000	277,360
384	2	107.72	107.72	108.03	00.53	99.71	107.15	108.29	N/A	29,000	31,330
406	4	102.32	108.31	113.17	16.53	95.71	87.20	141.42	N/A	10,725	12,138
494	1	123.38	123.38	123.38	00.00	100.00	123.38	123.38	N/A	105,000	129,550
543	1	63.63	63.63	63.63	00.00	100.00	63.63	63.63	N/A	460,000	292,705
851	1	95.98	95.98	95.98	00.00	100.00	95.98	95.98	N/A	85,000	81,580
<u>ALL</u>	<u>17</u>	95.98	91.56	83.87	20.63	109.17	39.89	141.42	65.26 to 108.29	106,379	89,220

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	\$ 27,249,788	\$ 376,720	1.38%	\$ 26,873,068		\$ 27,879,629	
2012	\$ 29,099,628	\$ 1,810,390	6.22%	\$ 27,289,238	0.14%	\$ 29,753,231	6.72%
2013	\$ 31,579,336	\$ 2,699,858	8.55%	\$ 28,879,478	-0.76%	\$ 30,728,206	3.28%
2014	\$ 32,602,835	\$ 1,307,108	4.01%	\$ 31,295,727	-0.90%	\$ 29,202,073	-4.97%
2015	\$ 32,342,558	\$ 727,541	2.25%	\$ 31,615,017	-3.03%	\$ 26,042,963	-10.82%
2016	\$ 33,217,216	\$ 1,262,720	3.80%	\$ 31,954,496	-1.20%	\$ 26,234,086	0.73%
2017	\$ 33,970,951	\$ 870,720	2.56%	\$ 33,100,231	-0.35%	\$ 27,853,715	6.17%
2018	\$ 45,240,215	\$ 8,979,400	19.85%	\$ 36,260,815	6.74%	\$ 29,081,938	4.41%
2019	\$ 45,345,630	\$ 328,650	0.72%	\$ 45,016,980	-0.49%	\$ 29,133,074	0.18%
2020	\$ 46,020,490	\$ 381,825	0.83%	\$ 45,638,665	0.65%	\$ 30,345,660	4.16%
2021	\$ 47,433,065	\$ 1,243,830	2.62%	\$ 46,189,235	0.37%	\$ 32,959,746	8.61%
2022	\$ 47,906,055	\$ 566,985	1.18%	\$ 47,339,070	-0.20%	\$ 32,347,638	-1.86%
Ann %chg	5.11%			Average	0.09%	0.84%	1.51%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.14%	6.79%	6.72%
2013	5.98%	15.89%	10.22%
2014	14.85%	19.64%	4.74%
2015	16.02%	18.69%	-6.59%
2016	17.27%	21.90%	-5.90%
2017	21.47%	24.67%	-0.09%
2018	33.07%	66.02%	4.31%
2019	65.20%	66.41%	4.50%
2020	67.48%	68.88%	8.85%
2021	69.50%	74.07%	18.22%
2022	73.72%	75.80%	16.03%

County Number	62
County Name	Morrill

62 Morrill
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 : 36
Total Sales Price : 17,986,415
Total Adj. Sales Price : 17,986,415
Total Assessed Value : 12,473,435
Avg. Adj. Sales Price : 499,623
Avg. Assessed Value : 346,484

MEDIAN : 72
WGT. MEAN : 69
MEAN : 69
COD : 14.23
PRD : 99.13

COV : 19.68
STD : 13.53
Avg. Abs. Dev : 10.29
MAX Sales Ratio : 88.02
MIN Sales Ratio : 34.01

95% Median C.I. : 63.19 to 75.81
95% Wgt. Mean C.I. : 62.96 to 75.73
95% Mean C.I. : 64.33 to 73.17

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	4	75.85	75.84	77.61	07.54	97.72	66.96	84.69	N/A	274,198	212,803
01-APR-20 To 30-JUN-20	6	75.91	76.26	75.73	04.24	100.70	70.72	84.31	70.72 to 84.31	344,789	261,126
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	2	72.26	72.26	72.79	04.84	99.27	68.76	75.75	N/A	840,690	611,965
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	10	75.68	71.07	77.81	17.40	91.34	34.01	88.02	53.75 to 86.70	426,118	331,549
01-JUL-21 To 30-SEP-21	1	75.63	75.63	75.63	00.00	100.00	75.63	75.63	N/A	546,251	413,135
01-OCT-21 To 31-DEC-21	2	63.89	63.89	65.27	03.04	97.89	61.95	65.83	N/A	700,000	456,900
01-JAN-22 To 31-MAR-22	6	63.04	64.61	66.13	09.95	97.70	52.51	75.50	52.51 to 75.50	383,217	253,438
01-APR-22 To 30-JUN-22	5	46.88	53.60	57.60	24.89	93.06	39.42	77.67	N/A	926,556	533,698
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	10	75.91	76.09	76.38	05.56	99.62	66.96	84.69	70.72 to 84.31	316,553	241,797
01-OCT-20 To 30-SEP-21	13	75.63	71.60	76.32	14.11	93.82	34.01	88.02	60.07 to 85.86	499,139	380,966
01-OCT-21 To 30-SEP-22	13	62.08	60.27	61.24	14.45	98.42	39.42	77.67	46.88 to 73.94	640,929	392,532
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	12	75.78	75.45	75.14	05.42	100.41	66.96	84.69	70.72 to 78.42	403,909	303,491
01-JAN-21 To 31-DEC-21	13	72.02	70.31	74.79	16.19	94.01	34.01	88.02	60.07 to 85.86	477,495	357,110
<u>ALL</u>	36	72.31	68.75	69.35	14.23	99.13	34.01	88.02	63.19 to 75.81	499,623	346,484

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	9	75.50	73.72	72.50	12.46	101.68	46.88	88.02	62.08 to 86.70	937,503	679,732
3	25	70.72	66.81	66.39	14.85	100.63	34.01	84.69	61.95 to 75.81	362,110	240,405
4	2	70.65	70.65	69.68	10.56	101.39	63.19	78.10	N/A	248,063	172,860
<u>ALL</u>	36	72.31	68.75	69.35	14.23	99.13	34.01	88.02	63.19 to 75.81	499,623	346,484

62 Morrill
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 : 36
 Total Sales Price : 17,986,415
 Total Adj. Sales Price : 17,986,415
 Total Assessed Value : 12,473,435
 Avg. Adj. Sales Price : 499,623
 Avg. Assessed Value : 346,484

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 69
 COD : 14.23
 PRD : 99.13

COV : 19.68
 STD : 13.53
 Avg. Abs. Dev : 10.29
 MAX Sales Ratio : 88.02
 MIN Sales Ratio : 34.01

95% Median C.I. : 63.19 to 75.81
 95% Wgt. Mean C.I. : 62.96 to 75.73
 95% Mean C.I. : 64.33 to 73.17

Printed:3/28/2023 12:27:00PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	63.19	63.11	60.89	15.90	103.65	41.97	78.10	41.97 to 78.10	437,691	266,494
3	5	59.62	60.09	59.19	17.39	101.52	41.97	75.63	N/A	513,542	303,948
4	2	70.65	70.65	69.68	10.56	101.39	63.19	78.10	N/A	248,063	172,860
_____Dry_____											
County	2	53.48	53.48	53.24	12.34	100.45	46.88	60.07	N/A	137,703	73,310
2	1	46.88	46.88	46.88	00.00	100.00	46.88	46.88	N/A	142,580	66,835
3	1	60.07	60.07	60.07	00.00	100.00	60.07	60.07	N/A	132,825	79,785
_____Grass_____											
County	7	79.34	75.85	72.89	10.08	104.06	62.08	86.70	62.08 to 86.70	1,019,833	743,401
2	4	77.31	75.85	71.94	13.49	105.44	62.08	86.70	N/A	1,531,918	1,101,985
3	3	79.34	75.85	78.71	06.00	96.37	66.96	81.25	N/A	337,053	265,288
_____ALL_____	36	72.31	68.75	69.35	14.23	99.13	34.01	88.02	63.19 to 75.81	499,623	346,484

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	14	72.94	67.70	65.94	14.48	102.67	39.42	84.69	52.51 to 78.10	402,948	265,692
3	12	72.94	67.21	65.58	15.19	102.49	39.42	84.69	52.51 to 76.01	428,763	281,164
4	2	70.65	70.65	69.68	10.56	101.39	63.19	78.10	N/A	248,063	172,860
_____Dry_____											
County	2	53.48	53.48	53.24	12.34	100.45	46.88	60.07	N/A	137,703	73,310
2	1	46.88	46.88	46.88	00.00	100.00	46.88	46.88	N/A	142,580	66,835
3	1	60.07	60.07	60.07	00.00	100.00	60.07	60.07	N/A	132,825	79,785
_____Grass_____											
County	10	72.26	69.45	71.40	17.06	97.27	34.01	86.70	53.75 to 85.86	852,203	608,466
2	5	75.75	75.83	72.46	11.01	104.65	62.08	86.70	N/A	1,419,534	1,028,543
3	5	66.96	63.06	66.13	21.76	95.36	34.01	81.25	N/A	284,872	188,388
_____ALL_____	36	72.31	68.75	69.35	14.23	99.13	34.01	88.02	63.19 to 75.81	499,623	346,484

62 Morrill County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Morrill	2	1,900	1,900	n/a	1,900	1,900	1,900	1,850	1,850	1,881
Box Butte	1	2,682	2,759	2,762	2,756	2,775	2,764	2,777	2,764	2,762
Sheridan	1	1,992	1,995	1,935	1,871	1,847	1,850	1,830	1,773	1,913
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
ScottsBluff	3	2,400	2,400	2,100	1,900	1,820	1,650	1,650	1,650	2,198
Morrill	3	2,200	2,200	2,175	2,175	2,075	2,075	2,075	2,075	2,146
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
Cheyenne	3	2,752	2,747	n/a	2,739	2,734	2,571	2,497	2,453	2,728
Banner	1	2,000	2,000	1,900	1,800	1,800	1,800	1,600	1,234	1,781
ScottsBluff	3	2,400	2,400	2,100	1,900	1,820	1,650	1,650	1,650	2,198
Morrill	4	2,280	2,280	2,280	2,280	2,170	2,170	2,170	2,170	2,224
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
ScottsBluff	3	2,400	2,400	2,100	1,900	1,820	1,650	1,650	1,650	2,198
ScottsBluff	2	2,400	2,400	2,100	1,900	1,820	1,650	1,650	1,650	2,092

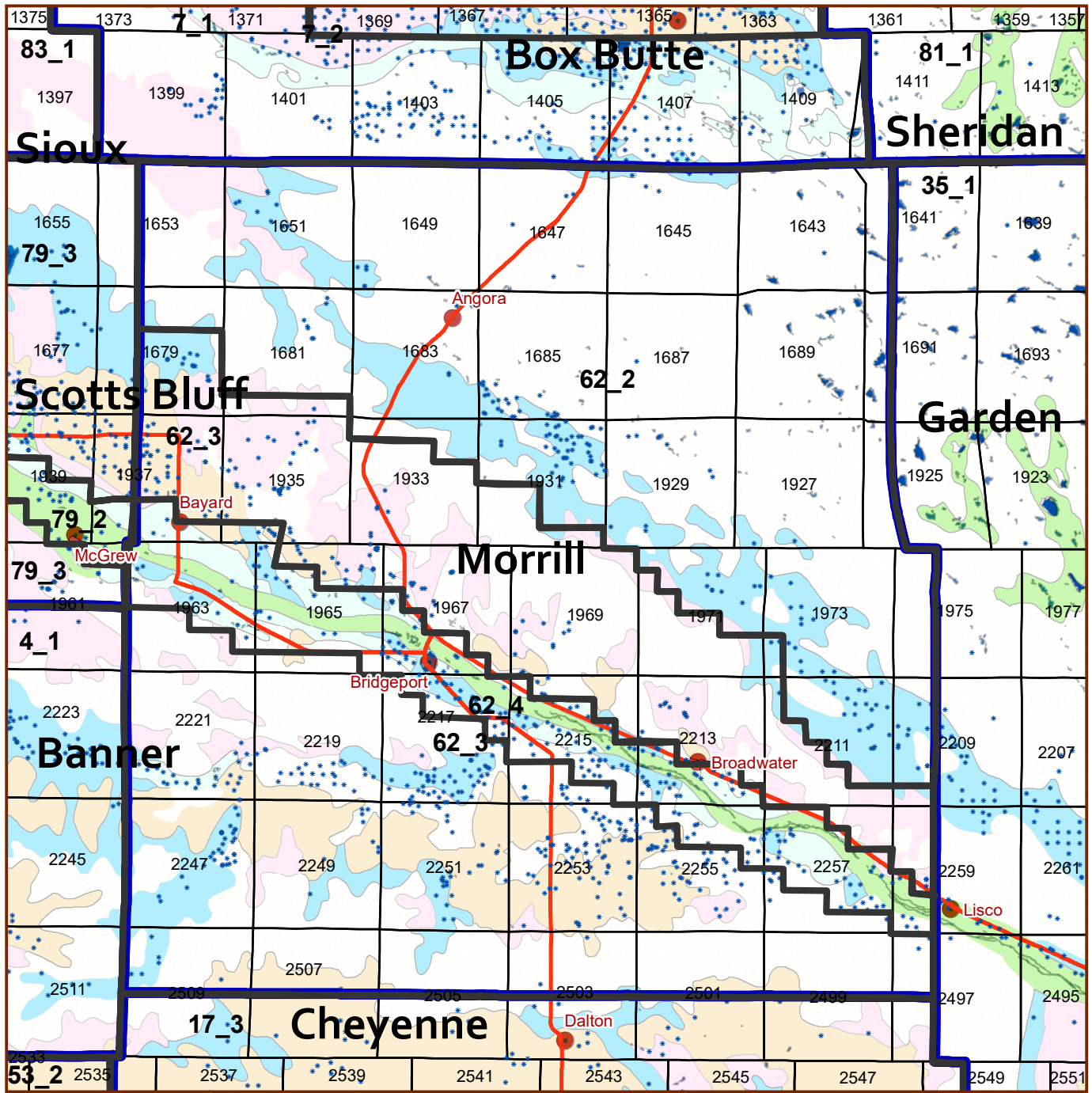
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Morrill	2	n/a	455	444	420	420	n/a	420	420	423
Box Butte	1	n/a	520	520	520	520	n/a	520	520	520
Sheridan	1	n/a	645	630	630	614	595	580	570	617
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
ScottsBluff	3	n/a	500	500	500	470	470	470	470	492
Morrill	3	n/a	535	535	480	480	480	480	480	494
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
Cheyenne	3	n/a	676	660	665	663	n/a	659	654	673
Banner	1	n/a	510	510	485	485	485	460	435	486
ScottsBluff	3	n/a	500	500	500	470	470	470	470	492
Morrill	4	n/a	560	560	560	495	495	495	470	497
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
ScottsBluff	3	n/a	500	500	500	470	470	470	470	492
ScottsBluff	2	n/a	500	500	500	470	470	470	470	479

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Morrill	2	385	385	n/a	n/a	n/a	385	385	385	385
Box Butte	1	300	300	n/a	300	300	300	300	300	300
Sheridan	1	490	490	485	485	460	460	455	440	460
Garden	1	475	n/a	478	475	465	465	465	465	466
ScottsBluff	3	450	n/a	n/a	450	450	450	450	450	450
Morrill	3	510	510	n/a	440	400	400	395	395	398
Garden	1	475	n/a	478	475	465	465	465	465	466
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	359	426
Banner	1	n/a	485	n/a	460	440	435	430	391	405
ScottsBluff	3	450	n/a	n/a	450	450	450	450	450	450
Morrill	4	500	482	500	479	410	418	416	599	467
Garden	1	475	n/a	478	475	465	465	465	465	466
ScottsBluff	3	450	n/a	n/a	450	450	450	450	450	450
ScottsBluff	2	450	n/a	n/a	450	450	450	450	450	450

County	Mkt Area	CRP	TIMBER	WASTE
Morrill	2	420	n/a	30
Box Butte	1	351	n/a	100
Sheridan	1	n/a	n/a	75
Garden	1	680	n/a	50
ScottsBluff	3	470	n/a	125
Morrill	3	480	n/a	30
Garden	1	680	n/a	50
Cheyenne	3	480	n/a	100
Banner	1	430	n/a	235
ScottsBluff	3	470	n/a	125
Morrill	4	507	n/a	440
Garden	1	680	n/a	50
ScottsBluff	3	470	n/a	125
ScottsBluff	2	470	n/a	125

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.

MORRILL COUNTY



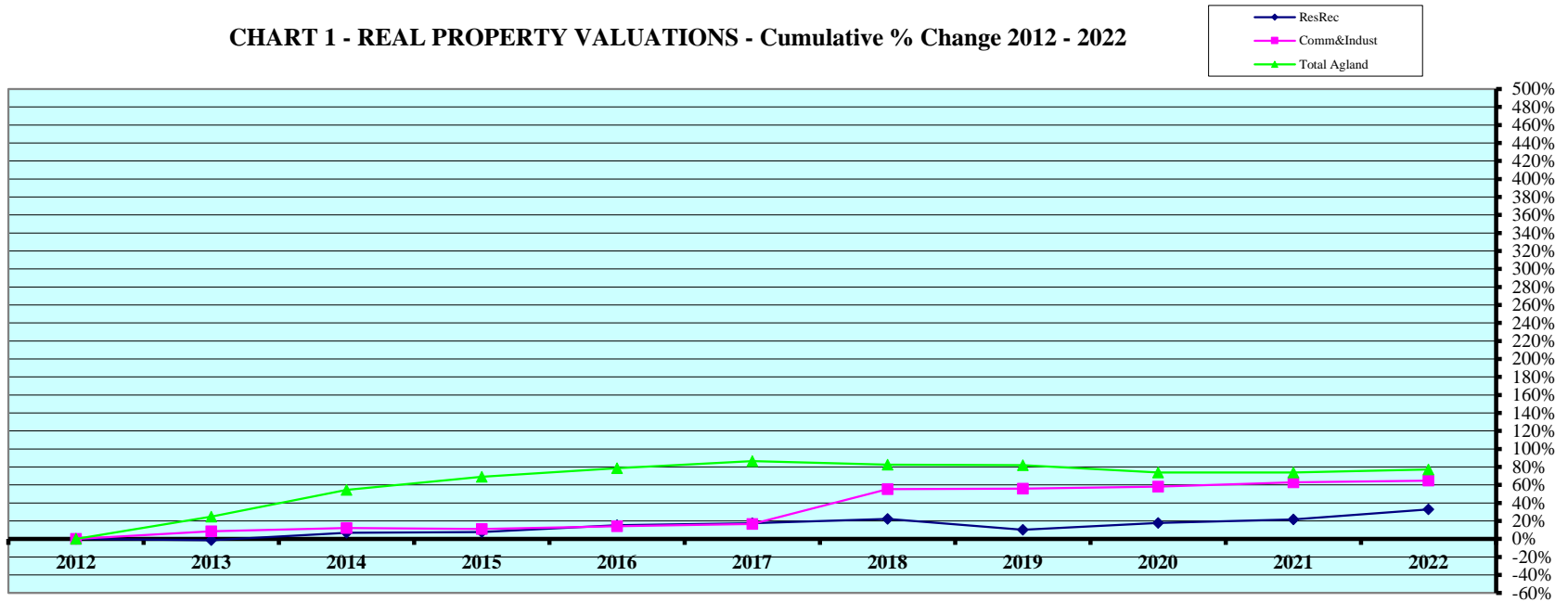
Legend

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

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	101,755,368	-	-	-	29,099,628	-	-	-	314,397,860	-	-	-
2013	100,310,956	-1,444,412	-1.42%	-1.42%	31,579,336	2,479,708	8.52%	8.52%	392,606,900	78,209,040	24.88%	24.88%
2014	108,648,537	8,337,581	8.31%	6.77%	32,602,835	1,023,499	3.24%	12.04%	485,578,275	92,971,375	23.68%	54.45%
2015	109,454,963	806,426	0.74%	7.57%	32,342,558	-260,277	-0.80%	11.14%	531,480,425	45,902,150	9.45%	69.05%
2016	117,379,156	7,924,193	7.24%	15.35%	33,217,216	874,658	2.70%	14.15%	561,947,730	30,467,305	5.73%	78.74%
2017	119,527,773	2,148,617	1.83%	17.47%	33,970,951	753,735	2.27%	16.74%	586,316,740	24,369,010	4.34%	86.49%
2018	124,474,023	4,946,250	4.14%	22.33%	45,240,215	11,269,264	33.17%	55.47%	573,726,350	-12,590,390	-2.15%	82.48%
2019	112,034,180	-12,439,843	-9.99%	10.10%	45,345,630	105,415	0.23%	58.83%	571,784,440	-1,941,910	-0.34%	81.87%
2020	119,948,565	7,914,385	7.06%	17.88%	46,020,490	674,860	1.49%	58.15%	546,882,820	-24,901,620	-4.36%	73.95%
2021	123,889,040	3,940,475	3.29%	21.75%	47,433,065	1,412,575	3.07%	63.00%	546,421,355	-461,465	-0.08%	73.80%
2022	135,146,720	11,257,680	9.09%	32.82%	47,943,120	510,055	1.08%	64.76%	557,035,970	10,614,615	1.94%	77.18%

Rate Annual %chg: Residential & Recreational **2.88%**

Commercial & Industrial **5.12%**

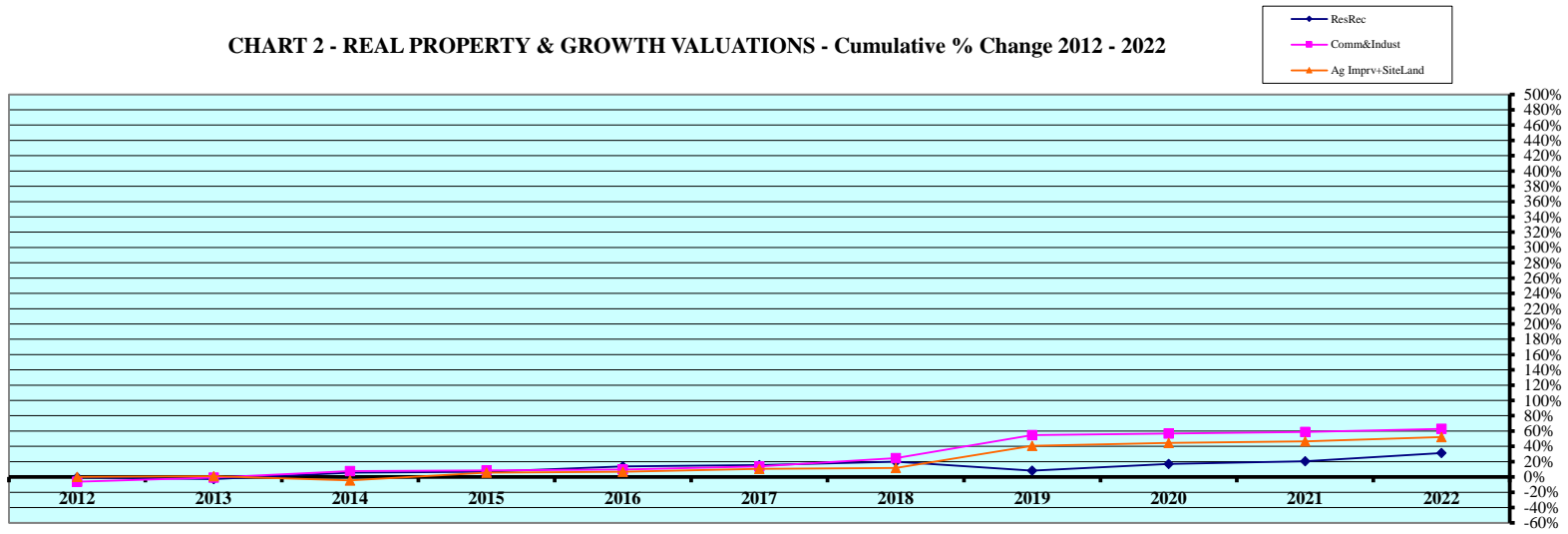
Agricultural Land **5.89%**

Cnty# **62**
County **MORRILL**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	101,755,368	680,614	0.67%	101,074,754	-	-0.67%	29,099,628	1,810,390	6.22%	27,289,238	-	-6.22%
2013	100,310,956	1,383,390	1.38%	98,927,566	-2.78%	-2.78%	31,579,336	2,699,858	8.55%	28,879,478	-0.76%	-0.76%
2014	108,648,537	1,301,488	1.20%	107,347,049	7.01%	5.50%	32,602,835	1,307,108	4.01%	31,295,727	-0.90%	7.55%
2015	109,454,963	929,729	0.85%	108,525,234	-0.11%	6.65%	32,342,558	727,541	2.25%	31,615,017	-3.03%	8.64%
2016	117,379,156	1,517,738	1.29%	115,861,418	5.85%	13.86%	33,217,216	1,262,720	3.80%	31,954,496	-1.20%	9.81%
2017	119,527,773	1,985,866	1.66%	117,541,907	0.14%	15.51%	33,970,951	870,720	2.56%	33,100,231	-0.35%	13.75%
2018	124,474,023	2,571,460	2.07%	121,902,563	1.99%	19.80%	45,240,215	8,979,400	19.85%	36,260,815	6.74%	24.61%
2019	112,034,180	1,905,488	1.70%	110,128,692	-11.52%	8.23%	45,345,630	328,650	0.72%	45,016,980	-0.49%	54.70%
2020	119,948,565	894,693	0.75%	119,053,872	6.27%	17.00%	46,020,490	381,825	0.83%	45,638,665	0.65%	56.84%
2021	123,889,040	1,280,870	1.03%	122,608,170	2.22%	20.49%	47,433,065	1,243,830	2.62%	46,189,235	0.37%	58.73%
2022	135,146,720	1,611,450	1.19%	133,535,270	7.79%	31.23%	47,943,120	566,985	1.18%	47,376,135	-0.12%	62.81%
Rate Ann%chg	2.88%		Resid & Recreat w/o growth			1.68%	5.12%		C & I w/o growth			0.09%

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	39,544,854	21,087,330	60,632,184	1,337,971	2.21%	59,294,213	--	--
2013	40,939,934	21,767,283	62,707,217	1,435,883	2.29%	61,271,334	1.05%	1.05%
2014	37,142,675	21,806,137	58,948,812	1,031,181	1.75%	57,917,631	-7.64%	-4.48%
2015	40,372,825	25,576,910	65,949,735	1,980,943	3.00%	63,968,792	8.52%	5.50%
2016	40,088,850	26,342,651	66,431,501	1,681,965	2.53%	64,749,536	-1.82%	6.79%
2017	40,746,560	26,639,727	67,386,287	291,505	0.43%	67,094,782	1.00%	10.66%
2018	41,018,190	29,733,865	70,752,055	3,044,108	4.30%	67,707,947	0.48%	11.67%
2019	54,269,280	32,482,485	86,751,765	1,416,587	1.63%	85,335,178	20.61%	40.74%
2020	55,386,695	33,004,905	88,391,600	811,185	0.92%	87,580,415	0.96%	44.45%
2021	56,232,875	33,406,485	89,639,360	766,710	0.86%	88,872,650	0.54%	46.58%
2022	59,472,175	35,406,735	94,878,910	2,625,060	2.77%	92,253,850	2.92%	52.15%
Rate Ann%chg	4.17%	5.32%	4.58%	Ag Imprv+Site w/o growth			2.66%	

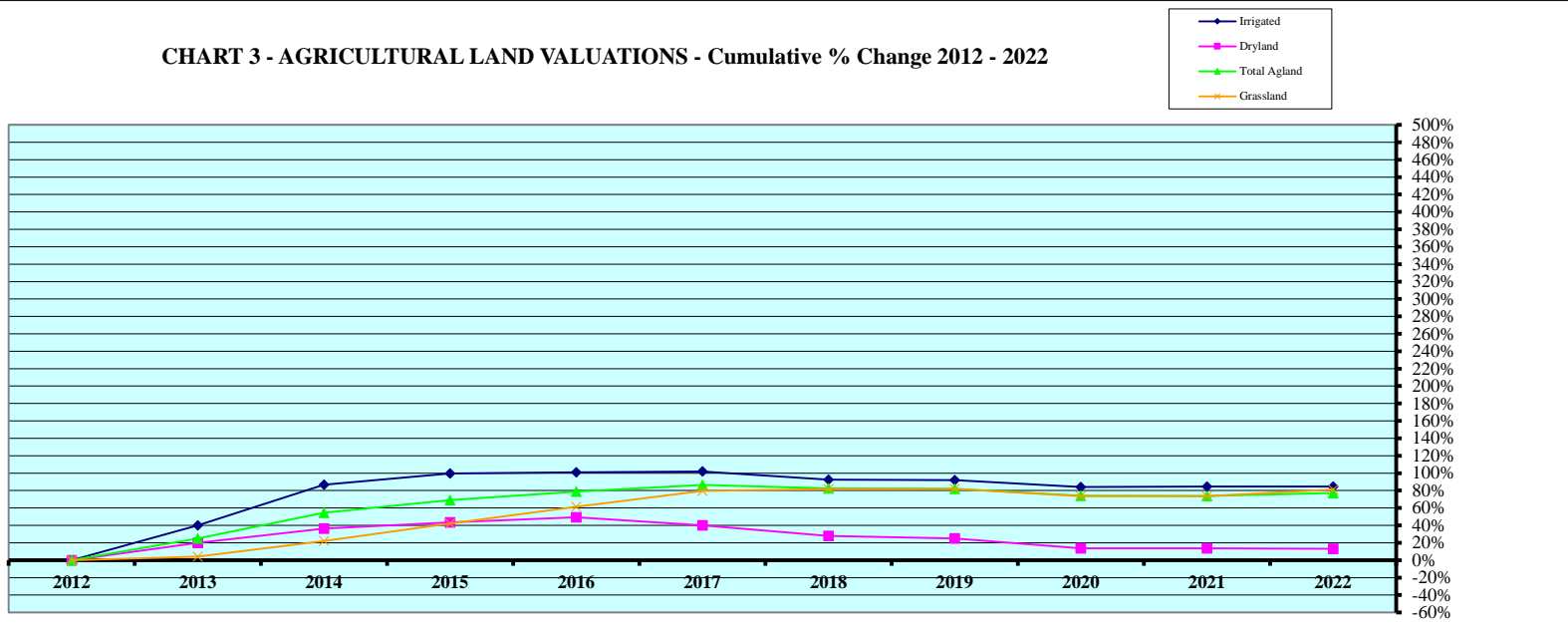
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 62
County MORRILL

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	137,192,320	-	-	-	24,772,105	-	-	-	145,486,535	-	-	-
2013	192,260,190	55,067,870	40.14%	40.14%	29,702,230	4,930,125	19.90%	19.90%	151,392,710	5,906,175	4.06%	4.06%
2014	256,121,820	63,861,630	33.22%	86.69%	33,795,430	4,093,200	13.78%	36.43%	177,716,560	26,323,850	17.39%	22.15%
2015	274,041,775	17,919,955	7.00%	99.75%	35,516,340	1,720,910	5.09%	43.37%	206,715,710	28,999,150	16.32%	42.09%
2016	275,768,105	1,726,330	0.63%	101.01%	36,995,560	1,479,220	4.16%	49.34%	234,993,445	28,277,735	13.68%	61.52%
2017	276,994,430	1,226,325	0.44%	101.90%	34,714,440	-2,281,120	-6.17%	40.14%	261,301,810	26,308,365	11.20%	79.61%
2018	264,234,910	-12,759,520	-4.61%	92.60%	31,659,805	-3,054,635	-8.80%	27.80%	264,317,025	3,015,215	1.15%	81.68%
2019	263,291,735	-943,175	-0.36%	91.91%	30,980,445	-679,360	-2.15%	25.06%	264,866,660	549,635	0.21%	82.06%
2020	252,692,380	-10,599,355	-4.03%	84.19%	28,150,540	-2,829,905	-9.13%	13.64%	252,527,195	-12,339,465	-4.66%	73.57%
2021	253,122,565	430,185	0.17%	84.50%	28,144,790	-5,750	-0.02%	13.61%	252,613,365	86,170	0.03%	73.63%
2022	253,348,410	225,845	0.09%	84.67%	28,006,035	-138,755	-0.49%	13.05%	263,571,435	10,958,070	4.34%	81.17%

Rate Ann.%chg: Irrigated **6.33%** Dryland **1.23%** Grassland **6.12%**

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	119,840	-	-	-	6,827,060	-	-	-	314,397,860	-	-	-
2013	129,730	9,890	8.25%	8.25%	19,122,040	12,294,980	180.09%	180.09%	392,606,900	78,209,040	24.88%	24.88%
2014	613,670	483,940	373.04%	412.07%	17,330,795	-1,791,245	-9.37%	153.85%	485,578,275	92,971,375	23.68%	54.45%
2015	590,190	-23,480	-3.83%	392.48%	14,616,410	-2,714,385	-15.66%	114.10%	531,480,425	45,902,150	9.45%	69.05%
2016	592,910	2,720	0.46%	394.75%	13,597,710	-1,018,700	-6.97%	99.17%	561,947,730	30,467,305	5.73%	78.74%
2017	428,165	-164,745	-27.79%	257.28%	12,877,895	-719,815	-5.29%	88.63%	586,316,740	24,369,010	4.34%	86.49%
2018	422,065	-6,100	-1.42%	252.19%	13,092,545	214,650	1.67%	91.77%	573,726,350	-12,590,390	-2.15%	82.48%
2019	461,280	39,215	9.29%	284.91%	12,184,320	-908,225	-6.94%	78.47%	571,784,440	-1,941,910	-0.34%	81.87%
2020	6,709,440	6,248,160	1354.53%	5498.66%	6,803,265	-5,381,055	-44.16%	-0.35%	546,882,820	-24,901,620	-4.36%	73.95%
2021	6,055,365	-654,075	-9.75%	4952.87%	6,485,270	-317,995	-4.67%	-5.01%	546,421,355	-461,465	-0.08%	73.80%
2022	5,782,845	-272,520	-4.50%	4725.47%	6,327,245	-158,025	-2.44%	-7.32%	557,035,970	10,614,615	1.94%	77.18%

Cnty# **62**
County **MORRILL**

Rate Ann.%chg: Total Agric Land **5.89%**

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	136,618,480	120,008	1,138			24,853,295	83,424	298			145,493,835	673,754	216		
2013	191,681,730	121,189	1,582	38.94%	38.94%	29,692,250	82,752	359	20.44%	20.44%	151,007,915	674,339	224	3.70%	3.70%
2014	254,135,295	121,519	2,091	32.22%	83.71%	33,868,420	82,639	410	14.22%	37.57%	177,890,340	676,125	263	17.49%	21.84%
2015	272,918,630	122,537	2,227	6.50%	95.64%	35,566,830	82,498	431	5.19%	44.71%	206,708,255	675,681	306	16.28%	41.67%
2016	276,249,490	124,044	2,227	-0.01%	95.63%	36,982,070	82,165	450	4.40%	51.08%	234,467,185	674,219	348	13.68%	61.04%
2017	278,586,865	125,135	2,226	-0.03%	95.56%	34,910,920	75,199	464	3.14%	55.83%	260,724,775	678,793	384	10.45%	77.87%
2018	264,230,870	124,266	2,126	-4.49%	86.78%	31,810,510	68,510	464	0.02%	55.86%	264,146,595	685,571	385	0.31%	78.42%
2019	263,567,510	124,725	2,113	-0.62%	85.63%	30,977,010	66,759	464	-0.07%	55.75%	264,960,720	687,361	385	0.05%	78.51%
2020	253,689,510	126,020	2,013	-4.74%	76.83%	28,084,565	63,208	444	-4.24%	49.14%	252,097,850	668,735	377	-2.20%	74.57%
2021	253,241,315	125,783	2,013	0.01%	76.85%	28,160,515	63,387	444	-0.01%	49.13%	252,612,815	668,940	378	0.17%	74.87%
2022	253,548,940	125,937	2,013	0.00%	76.85%	28,006,030	63,053	444	-0.02%	49.09%	263,484,275	669,223	394	4.26%	82.32%

Rate Annual %chg Average Value/Acre: 5.87% 4.07% 6.19%

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	132,735	4,425	30			6,756,520	14,586	463			313,854,865	896,197	350		
2013	130,640	4,355	30	0.00%	0.00%	34,471,050	14,734	2,340	405.09%	405.09%	406,983,585	897,369	454	29.50%	29.50%
2014	852,930	4,272	200	565.57%	565.58%	19,162,480	15,396	1,245	-46.80%	168.71%	485,909,465	899,950	540	19.05%	54.17%
2015	621,955	4,237	147	-26.48%	389.35%	18,645,655	15,341	1,215	-2.35%	162.40%	534,461,325	900,293	594	9.95%	69.51%
2016	598,610	4,046	148	0.78%	393.17%	13,953,580	15,315	911	-25.04%	96.69%	562,250,935	899,789	625	5.26%	78.43%
2017	422,195	2,667	158	7.02%	427.79%	13,229,395	16,082	823	-9.71%	77.59%	587,874,150	897,876	655	4.78%	86.96%
2018	421,550	2,695	156	-1.21%	421.39%	13,279,835	15,975	831	1.06%	79.47%	573,889,360	897,017	640	-2.29%	82.68%
2019	436,375	2,664	164	4.73%	446.07%	12,454,750	15,897	783	-5.75%	69.14%	572,396,365	897,405	638	-0.30%	82.13%
2020	6,709,440	28,631	234	43.05%	681.17%	6,803,335	8,496	801	2.20%	72.87%	547,384,700	895,090	612	-4.12%	74.62%
2021	6,105,300	28,622	213	-8.97%	611.07%	6,287,330	8,564	734	-8.31%	58.50%	546,407,275	895,295	610	-0.20%	74.27%
2022	5,782,845	28,594	202	-5.19%	574.17%	6,330,765	8,555	740	0.80%	59.76%	557,152,855	895,362	622	1.96%	77.68%

62
MORRILL

Rate Annual %chg Average Value/Acre: 5.92%

(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 : 7,351	Value : 920,949,900	Growth 2,527,935	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	448	962,125	6	4,600	352	2,986,615	806	3,953,340	
02. Res Improve Land	1,248	6,046,575	0	0	290	3,167,725	1,538	9,214,300	
03. Res Improvements	1,348	95,477,535	0	0	384	47,316,240	1,732	142,793,775	
04. Res Total	1,796	102,486,235	6	4,600	736	53,470,580	2,538	155,961,415	1,107,945
% of Res Total	70.76	65.71	0.24	0.00	29.00	34.28	34.53	16.93	43.83
05. Com UnImp Land	42	176,060	0	0	22	92,750	64	268,810	
06. Com Improve Land	234	1,845,325	0	0	39	456,960	273	2,302,285	
07. Com Improvements	237	20,603,460	0	0	47	5,946,755	284	26,550,215	
08. Com Total	279	22,624,845	0	0	69	6,496,465	348	29,121,310	3,545
% of Com Total	80.17	77.69	0.00	0.00	19.83	22.31	4.73	3.16	0.14
09. Ind UnImp Land	0	0	0	0	7	639,135	7	639,135	
10. Ind Improve Land	2	275,760	0	0	5	1,652,250	7	1,928,010	
11. Ind Improvements	3	18,224,620	0	0	5	14,605,540	8	32,830,160	
12. Ind Total	3	18,500,380	0	0	12	16,896,925	15	35,397,305	0
% of Ind Total	20.00	52.26	0.00	0.00	80.00	47.74	0.20	3.84	0.00
13. Rec UnImp Land	0	0	0	0	1	6,410	1	6,410	
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	1	6,410	1	6,410	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
Res & Rec Total	1,796	102,486,235	6	4,600	737	53,476,990	2,539	155,967,825	1,107,945
% of Res & Rec Total	70.74	65.71	0.24	0.00	29.03	34.29	34.54	16.94	43.83
Com & Ind Total	282	41,125,225	0	0	81	23,393,390	363	64,518,615	3,545
% of Com & Ind Total	77.69	63.74	0.00	0.00	22.31	36.26	4.94	7.01	0.14
17. Taxable Total	2,078	143,611,460	6	4,600	818	76,870,380	2,902	220,486,440	1,111,490
% of Taxable Total	71.61	65.13	0.21	0.00	28.19	34.86	39.48	23.94	43.97

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	8	876,585	4,003,425	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	8	876,585	4,003,425
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				8	876,585	4,003,425

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	48	1,615,460	48	1,615,460	0
24. Non-Producing	0	0	0	0	44	39,215	44	39,215	0
25. Total	0	0	0	0	92	1,654,675	92	1,654,675	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	223	0	297	520

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	17,370	0	0	3,429	441,220,740	3,430	441,238,110
28. Ag-Improved Land	2	19,495	0	0	893	145,645,475	895	145,664,970
29. Ag Improvements	2	159,135	0	0	925	111,746,570	927	111,905,705

30. Ag Total				4,357	698,808,785
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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	2	2.00	6,000	0	0.00	0	
37. FarmSite Improvements	2	0.00	159,135	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	52	53.90	648,000	52	53.90	648,000	
32. HomeSite Improv Land	593	670.44	8,054,520	593	670.44	8,054,520	
33. HomeSite Improvements	633	0.00	68,682,810	633	0.00	68,682,810	811,345
34. HomeSite Total				685	724.34	77,385,330	
35. FarmSite UnImp Land	37	34.25	111,240	37	34.25	111,240	
36. FarmSite Improv Land	776	772.25	2,347,650	778	774.25	2,353,650	
37. FarmSite Improvements	879	0.00	43,063,760	881	0.00	43,222,895	605,100
38. FarmSite Total				918	808.50	45,687,785	
39. Road & Ditches	2,237	6,240.11	0	2,237	6,240.11	0	
40. Other- Non Ag Use	109	1,597.70	4,459,555	109	1,597.70	4,459,555	
41. Total Section VI				1,603	9,370.65	127,532,670	1,416,445

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	575.97	452,405	5	575.97	452,405

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 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	602.57	3.62%	1,144,885	3.66%	1,900.00
46. 1A	3,319.46	19.94%	6,307,005	20.14%	1,900.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,396.78	14.40%	4,553,880	14.54%	1,900.00
49. 3A1	3,814.23	22.91%	7,247,035	23.14%	1,900.00
50. 3A	203.82	1.22%	387,250	1.24%	1,899.96
51. 4A1	4,175.48	25.08%	7,724,670	24.67%	1,850.01
52. 4A	2,133.55	12.82%	3,947,120	12.61%	1,850.02
53. Total	16,645.89	100.00%	31,311,845	100.00%	1,881.06
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,850.31	9.52%	1,296,915	10.23%	455.01
56. 2D1	0.36	0.00%	160	0.00%	444.44
57. 2D	9,446.61	31.55%	3,967,595	31.31%	420.00
58. 3D1	7,897.51	26.38%	3,316,950	26.17%	420.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	4,590.23	15.33%	1,927,910	15.21%	420.00
61. 4D	5,152.32	17.21%	2,163,995	17.07%	420.00
62. Total	29,937.34	100.00%	12,673,525	100.00%	423.34
Grass					
63. 1G1	20,430.02	6.40%	7,865,550	6.38%	385.00
64. 1G	2.91	0.00%	1,120	0.00%	384.88
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	42,882.91	13.43%	16,635,255	13.50%	387.92
69. 4G1	212,431.02	66.54%	81,902,185	66.48%	385.55
70. 4G	43,519.92	13.63%	16,784,900	13.63%	385.68
71. Total	319,266.78	100.00%	123,189,010	100.00%	385.85
Irrigated Total					
Irrigated Total	16,645.89	4.35%	31,311,845	18.66%	1,881.06
Dry Total					
Dry Total	29,937.34	7.82%	12,673,525	7.55%	423.34
Grass Total					
Grass Total	319,266.78	83.40%	123,189,010	73.42%	385.85
72. Waste	16,786.17	4.38%	503,580	0.30%	30.00
73. Other	188.67	0.05%	108,860	0.06%	576.99
74. Exempt	156.44	0.04%	43,925	0.03%	280.78
75. Market Area Total	382,824.85	100.00%	167,786,820	100.00%	438.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	648.93	0.78%	1,427,620	0.80%	2,199.96
46. 1A	33,317.42	40.03%	73,298,445	41.03%	2,200.00
47. 2A1	2,464.85	2.96%	5,361,085	3.00%	2,175.01
48. 2A	14,435.11	17.34%	31,396,550	17.58%	2,175.01
49. 3A1	13,341.18	16.03%	27,683,085	15.50%	2,075.01
50. 3A	1,544.89	1.86%	3,205,680	1.79%	2,075.02
51. 4A1	14,657.53	17.61%	30,414,500	17.03%	2,075.01
52. 4A	2,813.88	3.38%	5,838,875	3.27%	2,075.03
53. Total	83,223.79	100.00%	178,625,840	100.00%	2,146.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,630.37	20.76%	3,547,235	22.49%	535.00
56. 2D1	1,363.63	4.27%	729,545	4.63%	535.00
57. 2D	12,832.99	40.18%	6,159,790	39.06%	480.00
58. 3D1	2,986.74	9.35%	1,433,660	9.09%	480.01
59. 3D	106.10	0.33%	50,925	0.32%	479.97
60. 4D1	5,547.54	17.37%	2,662,775	16.88%	479.99
61. 4D	2,474.50	7.75%	1,187,795	7.53%	480.01
62. Total	31,941.87	100.00%	15,771,725	100.00%	493.76
Grass					
63. 1G1	2,982.21	0.97%	1,521,040	1.24%	510.04
64. 1G	512.92	0.17%	261,595	0.21%	510.01
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	786.79	0.26%	346,200	0.28%	440.02
67. 3G1	391.19	0.13%	158,230	0.13%	404.48
68. 3G	58,368.17	18.99%	23,441,850	19.08%	401.62
69. 4G1	61,487.95	20.01%	24,675,380	20.08%	401.30
70. 4G	182,816.86	59.48%	72,464,940	58.98%	396.38
71. Total	307,346.09	100.00%	122,869,235	100.00%	399.77
Irrigated Total					
Irrigated Total	83,223.79	19.49%	178,625,840	56.15%	2,146.33
Dry Total					
Dry Total	31,941.87	7.48%	15,771,725	4.96%	493.76
Grass Total					
Grass Total	307,346.09	71.98%	122,869,235	38.63%	399.77
72. Waste	3,567.93	0.84%	108,795	0.03%	30.49
73. Other	933.73	0.22%	728,550	0.23%	780.26
74. Exempt	455.27	0.11%	185,875	0.06%	408.27
75. Market Area Total	427,013.41	100.00%	318,104,145	100.00%	744.95

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	44.50	0.17%	101,460	0.17%	2,280.00
46. 1A	5,285.26	20.17%	12,050,390	20.68%	2,280.00
47. 2A1	3,536.41	13.50%	8,063,020	13.84%	2,280.00
48. 2A	4,003.42	15.28%	9,127,800	15.67%	2,280.00
49. 3A1	4,108.34	15.68%	8,915,135	15.30%	2,170.01
50. 3A	3,214.01	12.27%	6,974,385	11.97%	2,169.99
51. 4A1	2,887.56	11.02%	6,266,025	10.75%	2,170.01
52. 4A	3,119.09	11.91%	6,768,455	11.62%	2,170.01
53. Total	26,198.59	100.00%	58,266,670	100.00%	2,224.04
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	36.49	3.51%	20,435	3.95%	560.02
56. 2D1	27.77	2.67%	15,550	3.01%	559.96
57. 2D	137.19	13.18%	76,825	14.85%	559.99
58. 3D1	279.83	26.89%	138,510	26.77%	494.98
59. 3D	77.26	7.42%	38,250	7.39%	495.08
60. 4D1	48.75	4.68%	24,130	4.66%	494.97
61. 4D	433.29	41.64%	203,655	39.36%	470.02
62. Total	1,040.58	100.00%	517,355	100.00%	497.18
Grass					
63. 1G1	4,716.93	11.06%	2,360,650	11.85%	500.46
64. 1G	3,597.53	8.44%	1,734,205	8.70%	482.05
65. 2G1	0.02	0.00%	10	0.00%	500.00
66. 2G	2,367.36	5.55%	1,135,940	5.70%	479.83
67. 3G1	9,073.80	21.28%	3,720,360	18.67%	410.01
68. 3G	10,340.02	24.25%	4,329,985	21.73%	418.76
69. 4G1	4,811.90	11.28%	2,002,220	10.05%	416.10
70. 4G	7,739.33	18.15%	4,639,165	23.29%	599.43
71. Total	42,646.89	100.00%	19,922,535	100.00%	467.15
Irrigated Total					
	26,198.59	31.13%	58,266,670	68.24%	2,224.04
Dry Total					
	1,040.58	1.24%	517,355	0.61%	497.18
Grass Total					
	42,646.89	50.68%	19,922,535	23.33%	467.15
72. Waste	7,588.31	9.02%	3,339,920	3.91%	440.14
73. Other	6,675.75	7.93%	3,338,670	3.91%	500.12
74. Exempt	272.26	0.32%	99,010	0.12%	363.66
75. Market Area Total	84,150.12	100.00%	85,385,150	100.00%	1,014.68

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	6.97	15,895	0.00	0	126,061.30	268,188,460	126,068.27	268,204,355
77. Dry Land	0.00	0	0.00	0	62,919.79	28,962,605	62,919.79	28,962,605
78. Grass	34.61	14,970	0.00	0	669,225.15	265,965,810	669,259.76	265,980,780
79. Waste	0.00	0	0.00	0	27,942.41	3,952,295	27,942.41	3,952,295
80. Other	0.00	0	0.00	0	7,798.15	4,176,080	7,798.15	4,176,080
81. Exempt	0.73	0	0.00	0	883.24	328,810	883.97	328,810
82. Total	41.58	30,865	0.00	0	893,946.80	571,245,250	893,988.38	571,276,115

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	126,068.27	14.10%	268,204,355	46.95%	2,127.45
Dry Land	62,919.79	7.04%	28,962,605	5.07%	460.31
Grass	669,259.76	74.86%	265,980,780	46.56%	397.43
Waste	27,942.41	3.13%	3,952,295	0.69%	141.44
Other	7,798.15	0.87%	4,176,080	0.73%	535.52
Exempt	883.97	0.10%	328,810	0.06%	371.97
Total	893,988.38	100.00%	571,276,115	100.00%	639.02

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 Bayard	233	459,215	529	2,390,145	551	39,104,520	784	41,953,880	140,060
83.2 Bridgeport	149	503,865	636	3,566,010	706	54,433,265	855	58,503,140	444,915
83.3 Broadwater	64	87,465	86	164,340	92	2,123,235	156	2,375,040	0
83.4 Rural	361	2,909,205	287	3,093,805	383	47,132,755	744	53,135,765	522,970
84 Residential Total	807	3,959,750	1,538	9,214,300	1,732	142,793,775	2,539	155,967,825	1,107,945

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	Bayard	23	103,500	96	552,110	94	4,045,870	117	4,701,480	0
85.2	Bridgeport	13	191,015	123	1,445,885	128	22,028,695	141	23,665,595	0
85.3	Broadwater	10	8,550	17	25,450	19	316,765	29	350,765	0
85.4	Rural	25	604,880	44	2,206,850	51	32,989,045	76	35,800,775	3,545
86	Commercial Total	71	907,945	280	4,230,295	292	59,380,375	363	64,518,615	3,545

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	20,430.02	6.56%	7,865,550	6.56%	385.00
88. 1G	2.91	0.00%	1,120	0.00%	384.88
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	39,303.67	12.62%	15,131,965	12.62%	385.00
93. 4G1	209,116.41	67.13%	80,510,035	67.13%	385.00
94. 4G	42,670.26	13.70%	16,428,040	13.70%	385.00
95. Total	311,523.27	100.00%	119,936,710	100.00%	385.00
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	3,579.24	46.22%	1,503,290	46.22%	420.00
102. 4C1	3,314.61	42.81%	1,392,150	42.81%	420.00
103. 4C	849.66	10.97%	356,860	10.97%	420.00
104. Total	7,743.51	100.00%	3,252,300	100.00%	420.00
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	311,523.27	97.57%	119,936,710	97.36%	385.00
CRP Total	7,743.51	2.43%	3,252,300	2.64%	420.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	319,266.78	100.00%	123,189,010	100.00%	385.85

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,978.77	1.00%	1,519,200	1.28%	510.01
88. 1G	512.92	0.17%	261,595	0.22%	510.01
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	786.79	0.26%	346,200	0.29%	440.02
91. 3G1	369.30	0.12%	147,720	0.12%	400.00
92. 3G	57,189.21	19.11%	22,875,960	19.22%	400.00
93. 4G1	57,008.37	19.05%	22,525,170	18.93%	395.12
94. 4G	180,484.71	60.30%	71,345,500	59.94%	395.30
95. Total	299,330.07	100.00%	119,021,345	100.00%	397.63
CRP					
96. 1C1	3.44	0.04%	1,840	0.05%	534.88
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	21.89	0.27%	10,510	0.27%	480.13
101. 3C	1,178.96	14.71%	565,890	14.71%	479.99
102. 4C1	4,479.58	55.88%	2,150,210	55.88%	480.00
103. 4C	2,332.15	29.09%	1,119,440	29.09%	480.00
104. Total	8,016.02	100.00%	3,847,890	100.00%	480.02
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	299,330.07	97.39%	119,021,345	96.87%	397.63
CRP Total	8,016.02	2.61%	3,847,890	3.13%	480.02
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	307,346.09	100.00%	122,869,235	100.00%	399.77

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,716.93	11.08%	2,360,650	11.87%	500.46
88. 1G	3,597.53	8.45%	1,734,205	8.72%	482.05
89. 2G1	0.02	0.00%	10	0.00%	500.00
90. 2G	2,355.24	5.53%	1,129,150	5.68%	479.42
91. 3G1	9,073.80	21.31%	3,720,360	18.70%	410.01
92. 3G	10,292.51	24.17%	4,306,475	21.65%	418.41
93. 4G1	4,811.90	11.30%	2,002,220	10.07%	416.10
94. 4G	7,737.99	18.17%	4,638,535	23.32%	599.45
95. Total	42,585.92	100.00%	19,891,605	100.00%	467.09
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	12.12	19.88%	6,790	21.95%	560.23
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	47.51	77.92%	23,510	76.01%	494.84
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	1.34	2.20%	630	2.04%	470.15
104. Total	60.97	100.00%	30,930	100.00%	507.30
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	42,585.92	99.86%	19,891,605	99.84%	467.09
CRP Total	60.97	0.14%	30,930	0.16%	507.30
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	42,646.89	100.00%	19,922,535	100.00%	467.15

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

62 Morrill

	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	134,754,800	155,961,415	21,206,615	15.74%	1,107,945	14.91%
02. Recreational	391,920	6,410	-385,510	-98.36%	0	-98.36%
03. Ag-Homesite Land, Ag-Res Dwelling	59,472,175	77,385,330	17,913,155	30.12%	811,345	28.76%
04. Total Residential (sum lines 1-3)	194,618,895	233,353,155	38,734,260	19.90%	1,919,290	18.92%
05. Commercial	29,235,565	29,121,310	-114,255	-0.39%	3,545	-0.40%
06. Industrial	18,707,555	35,397,305	16,689,750	89.21%	0	89.21%
07. Total Commercial (sum lines 5-6)	47,943,120	64,518,615	16,575,495	34.57%	3,545	34.57%
08. Ag-Farmsite Land, Outbuildings	35,394,735	45,687,785	10,293,050	29.08%	605,100	27.37%
09. Minerals	2,148,925	1,654,675	-494,250	-23.00	0	-23.00%
10. Non Ag Use Land	12,000	4,459,555	4,447,555	37,062.96%		
11. Total Non-Agland (sum lines 8-10)	37,555,660	51,802,015	14,246,355	37.93%	605,100	36.32%
12. Irrigated	253,348,410	268,204,355	14,855,945	5.86%		
13. Dryland	28,006,035	28,962,605	956,570	3.42%		
14. Grassland	263,571,435	265,980,780	2,409,345	0.91%		
15. Wasteland	5,782,845	3,952,295	-1,830,550	-31.65%		
16. Other Agland	6,327,245	4,176,080	-2,151,165	-34.00%		
17. Total Agricultural Land	557,035,970	571,276,115	14,240,145	2.56%		
18. Total Value of all Real Property (Locally Assessed)	837,153,645	920,949,900	83,796,255	10.01%	2,527,935	9.71%

2023 Assessment Survey for Morrill County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$264,183
7.	Adopted budget, or granted budget if different from above:
	\$264,183
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$16,000 (Stanard Appraisal Service and Pritchard & Abbott)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$17,200
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,300
12.	Amount of last year's assessor's budget not used:
	\$21,310

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor's office.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, morrill.gworks.com
8.	Who maintains the GIS software and maps?
	Office personnel and gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2022

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?
	Bridgeport, Bayard, and Broadwater are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services - real property Pritchard & Abbott - oil & gas minerals
2.	GIS Services:
	GWorks, Inc
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes: Stanard Appraisal Service and Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	General certification
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?
	Provides recommendations to the county assessor for use in establishing final value estimates.

2023 Residential Assessment Survey for Morrill County

1.	Valuation data collection done by:														
	Office and Stanard Appraisal Service.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.	2	Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.	3	Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.	4	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.	AG OB	Agricultural outbuildings.	AG DW	Dwellings located on rural parcels.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.														
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4	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.														
AG OB	Agricultural outbuildings.														
AG DW	Dwellings located on rural parcels.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost and sales are considered to determine the market value of residential properties. However, the sales will be utilized the most in building models.														
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?														
	The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.														
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.														
	Values are established primarily from a model based on a cost range per square foot.														
6.	Describe the methodology used to determine the residential lot values?														
	Land is valued by a square foot method.														
7.	How are rural residential site values developed?														
	Assessor utilizes sales of improved rural residential sales to reach market value. Excess acres to be valued at 100% of grass values.														

8.	Are there form 191 applications on file?																																							
	No																																							
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																							
	Lot values are valued the same as adjacent properties.																																							
10.	<table border="1"> <thead> <tr> <th data-bbox="201 359 363 443"><u>Valuation Group</u></th> <th data-bbox="363 359 651 443"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 359 906 443"><u>Date of Costing</u></th> <th data-bbox="906 359 1175 443"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 359 1484 443"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 443 363 499">1</td> <td data-bbox="363 443 651 499">2020</td> <td data-bbox="651 443 906 499">2020</td> <td data-bbox="906 443 1175 499">2015</td> <td data-bbox="1175 443 1484 499">2015</td> </tr> <tr> <td data-bbox="201 499 363 556">2</td> <td data-bbox="363 499 651 556">2020</td> <td data-bbox="651 499 906 556">2020</td> <td data-bbox="906 499 1175 556">2016</td> <td data-bbox="1175 499 1484 556">2017</td> </tr> <tr> <td data-bbox="201 556 363 613">3</td> <td data-bbox="363 556 651 613">2020</td> <td data-bbox="651 556 906 613">2020</td> <td data-bbox="906 556 1175 613">2016</td> <td data-bbox="1175 556 1484 613">2016</td> </tr> <tr> <td data-bbox="201 613 363 669">4</td> <td data-bbox="363 613 651 669">2020</td> <td data-bbox="651 613 906 669">2020</td> <td data-bbox="906 613 1175 669">2020</td> <td data-bbox="1175 613 1484 669">2019-2022</td> </tr> <tr> <td data-bbox="201 669 363 726">AG OB</td> <td data-bbox="363 669 651 726">2020</td> <td data-bbox="651 669 906 726">2020</td> <td data-bbox="906 669 1175 726">2018</td> <td data-bbox="1175 669 1484 726">2019-2022</td> </tr> <tr> <td data-bbox="201 726 363 785">AG DW</td> <td data-bbox="363 726 651 785">2020</td> <td data-bbox="651 726 906 785">2020</td> <td data-bbox="906 726 1175 785">2018</td> <td data-bbox="1175 726 1484 785">2019-2022</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2020	2015	2015	2	2020	2020	2016	2017	3	2020	2020	2016	2016	4	2020	2020	2020	2019-2022	AG OB	2020	2020	2018	2019-2022	AG DW	2020	2020	2018	2019-2022
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AG DW	2020	2020	2018	2019-2022																																				
	A lot study of Rural Residential was done for 2020.																																							

2023 Commercial Assessment Survey for Morrill County

1.	Valuation data collection done by:																		
	Office staff and Stanard Appraisal Service.																		
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>Bridgeport</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Remainder of County</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bridgeport	2	Remainder of County									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Bridgeport																		
2	Remainder of County																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.																		
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?																		
	The appraisal company will look at the local market and surrounding counties to develop the depreciation studies.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes																		
6.	Describe the methodology used to determine the commercial lot values.																		
	From the market a square foot method has been developed.																		
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="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; 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;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2020	2017	2017	2	2020	2020	2017	2017
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1	2020	2020	2017	2017															
2	2020	2020	2017	2017															

2023 Agricultural Assessment Survey for Morrill County

1.	Valuation data collection done by:													
	Office staff.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td>The northern portion of the county which consists primarily of the Sandhills region.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Market Area 4 is the area along the Platte River; it has recreational potential.</td> <td style="text-align: center;">ongoing</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	2	The northern portion of the county which consists primarily of the Sandhills region.	2017	3	This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.	2017	4	Market Area 4 is the area along the Platte River; it has recreational potential.	ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
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3	This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.	2017												
4	Market Area 4 is the area along the Platte River; it has recreational potential.	ongoing												
	In 2014, the county started the physical review and inspection again. The cycle was completed in 2018 with the exception of the river. Is ongoing as new maps and sales come in.													
3.	Describe the process used to determine and monitor market areas.													
	Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Recreational land is identified by the presence of blinds during an on-site inspection of suspected recreational areas.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													
	Standard Appraisers was previously used to help with the analysis of feed lots in the area. Feed lots are valued on a price per head based on the size and quality of the operation.													
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled in the program will be valued at 100% of market. It is difficult to analyze Wetland Reserve market activity since there is not a large occurrence of these sales.													
7a.	Are any other agricultural subclasses used? If yes, please explain.													
	Yes, CRP, Irrigated Grass, and CREP subclasses are used.													
	<u>If your county has special value applications, please answer the following</u>													

8a.	How many parcels have a special valuation application on file?
	135
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Created market area 4 which runs along the Platte River.
	<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.
	Hunting is the primary driving force in the marketing of these parcels in market area 4.
8d.	Where is the influenced area located within the county?
	Primarily along the Platte River.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Used influenced values from Ag land in and around market area 4 in comparison to the general agricultural market.

MORRILL COUNTY

2022 PLAN OF ASSESSMENT

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to §77-1311.02, on or before June 15th of each year, the assessor shall prepare a plan of assessment 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 31st of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31st of each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

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

Assessment levels required for real property are as follows:

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

Neb. Rev. Stat. §77-201

GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:

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

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential	3,233	36%	195,216,620	20%	22,041,840	173,174,780
Commercial/Ind	363	4%	47,906,055	5%	4,862,675	43,043,380
Agriculture	5,240	59%	686,557,565	72%	570,601,455	115,956,110
TIF	9	.5%	20,689,225	2%	(Bs883,000)	(Ex20,689,225)
Minerals	92	.5%	2,148,925	1%	N/A	N/A
Total	8,937	100%	953,401,390	100%	597,505,970	332,174,270

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Bridgeport continues to grow in with new business and residential homes. Bayard continues to struggle as businesses open, and then soon close due to lack of community support.

Additional information is contained in the 2022 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2022.

CURRENT RESOURCES:

Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor, and 2 full-time clerks on staff. The county contracts with an independent appraiser (Stanard Appraisal), as needed, for appraisal maintenance and also with an oils/minerals appraiser (Pritchard & Abbot) for the oils in Morrill County. The year 2022 included another blanket increase for rural residential, and a large blanket increase for the town of Bayard. The county board refuses to enter into a reval contract with Stanard Appraisal as the board feels the blanket increases fix values for good. Since this is the third year in a row for Rural Residential to receive a blanket increase, this proves otherwise.

The proposed budget for the assessment portion of the Assessor’s budget for FY 2022-2023 is going to be roughly \$262,316. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal. The Stanard Appraisal maintenance contract was agreed to 15 days in lieu of signing a contract to do a reval in the residential areas. The County Board expects the Assessor to take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money, and she can do all valuation and appraisal work herself. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties. Bridgeport continues to be very economically successful in the last few years, even during the pandemic. Due to the economic success, the diversity of businesses across the county, and the lack of building permits from the rural area, the staff finds it very hard to keep up with all property to be assessed county wide without additional help from an appraiser.

By statute, the assessor must physically review and inspect all parcels every 6-years. The goal to complete the county 6-year review by the end of 2018 was met. Also, for the 2018 year, a review was completed on all commercial properties in the county. This included all feedlots.

The contract for Pritchard & Abbot continues for the years 2021 & 2022 for their services for oil appraisal in Morrill County.

The assessor believes continuing education is vital to maintaining proper assessment practices. The Assessor, Deputy Assessor, and staff try to attend as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. With the budget cuts that seem to occur every year, it will become a challenge to keep 2 certified staff in the Morrill County Assessor's office as well as attend the educational IAAO classes and the expenses associated with each one. The Assessor carefully selects those courses that will most benefit the office. Both of the 2 staff that hold Assessor Certificates again completed 60 hours for this term that began in 2019. A regular Assessor staff member successfully completed and passed IAAO 600 in 2021 and IAAO 101 in 2022. It is felt there are sufficient education courses being offered for all Assessor staff, especially through the 2022 year. If budget allows, we will try to have 2 for sure in attendance at most courses that are available through the end of 2022.

Record Maintenance

The county board recognized the need for consistent maintenance of the records and approved the development of a web-based GIS system through GWorks. Many appraisers, bankers, title agents, insurance agents, attorneys, and others have been appreciative of this information being available online alongside MIPS. The public is becoming more and more aware and familiar with Morrill County Assessor online information that is being made available. In fact several protestors used Morrill County's GWorks this year to look up comparable properties, and used the information during their protest hearing. A contract was agreed on by the board in 2017 and was signed with GWorks for 5 years of services remaining at the same cost each year. The County Board continues to question costs associated with this contract. The board even questions the mineral appraisal contracts.

New property record cards have been created for each real property parcel and this was finished in early 2019. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for each property that has improvements. Pictures are continuously being added and updated as parcel reviews occur on each parcel that is improved. Morrill County Assessor's office is also adding situs addresses as the information is obtained on each parcel. This has been a help to local Law Enforcement, the Road Department, and the public in general. In 2017, the Assessor switched from Apex sketching to MIPS sketching. All of the sketches have been updated, and the staff in the Assessor's Office finds it so much easier to have CAMA information already filled in from the sketch.

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. With the completion of development of the GIS system, this office has had the ability to maintain all records electronically and make them available via the Internet. All MIPS, CAMA & GWorks information can be found online. This has saved a substantial amount of time with phone calls and customers at the counter.

ASSESSMENT PROCEDURES:

Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage if the landowner chooses to allow sharing of information. The Morrill County Zoning Board and Morrill County Board of Commissioners changed zoning regulations to not require surveys for parcels under 10 acres. This has created a hardship for the Assessor's Office in determining the exact location of the property and the Clerk's Office when accepting and recording deeds. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is in the rural area. The only building permits the Assessor has received in the last several years have been from the cities of Bridgeport and Bayard. This last couple of years, the Clerk's office collected a few building permits & they alerted the Assessor's Office about them. The County Board has not held their Zoning Official responsible to get any building permits into the Assessor. Often improvements are discovered by the Assessor's Office during review and pickup work. With the Morrill County Zoning Board not requiring building permits or issuing any fines for not asking for a building permit on ag related improvements, all the rural improvements have been by discovery. The lack of building permits has made it more challenging for the Assessor's Office to find and list improvements as they are added to parcels in Morrill County. Rural residential, and rural commercial properties are never rezoned to their respective uses. Therefore, the Assessor codes into MIPS the use of the land in order to keep as valuation of those properties consistent.

Ownership Changes

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies are adhered to.

Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New

(RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2017 by the county’s contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

Level of Value, Quality and Uniformity for assessment year 2022:

<u>Property Class</u>	<u>Ratio (Level of Value)</u>
Residential	95%
Commercial	100%
Agricultural	72%

For more information regarding statistical measures, see 2022 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2022.

Assessment Actions Planned for Assessment Year 2022:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. With the blanket increase for the third year in a row in Rural Residential and a large blanket increase for Bayard, it is planned to complete a reval in Rural Residential, and if time allows, for Bayard as well. The SW portion of Morrill County was reviewed in 2020, and in 2021, the area around Bridgeport and to the east was reviewed for

2022 valuations. This review will continue from Bridgeport to the west and somewhat to the north. The area around Bayard will take some time as it is heavily populated with small parcels. This will complete at least 2/3 of Morrill County being complete in the 6 year review process.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment since a complete review was completed in 2018. A physical inspection will continue on all portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review. As part of the 6-year review plan, it is anticipated to complete another portion of around the Bayard area of Morrill County in the year 2022, as a large portion in the middle of Morrill County was reviewed in 2021. LCG changes were already made in accordance with 2019 LB 372 that was passed, and these will continue to be monitored. Several new pivots were placed in late 2021 and early 2022, changing irrigated acres. Without recent maps and information from the FSA offices, this may be a hard determination to get those acres placed into irrigation, with corners either going back to grass or even dryland.

Assessment Actions Planned for Assessment Year 2023:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. The portion around Bayard, and to the north and east will be reviewed as part of the 6-year plan. It is planned to do a complete review of Bridgeport, and possibly Bayard should time allow. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. All commercial was completely reviewed for 2018 as part of the 6-year plan. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. As part of the 6-year review plan, it is anticipated to complete the west central portion of the county which may include areas that are heavily populated (Bayard). It is a goal to study and implement values for pivot irrigation differently than gravity irrigation. The 2020 protest season brought in several protests showing a true difference between the two types of irrigation in sales. This will take some time, and review specifically

by the Assessor who is versed in irrigated farm practices. Determination of where exactly pivots were placed throughout 2021-2022 will aid in this study.

Assessment Actions Planned for Assessment Year 2024:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. The NW and possibly into the north central portion of Morrill County will be reviewed as part of the 6-year plan. Appraisal maintenance and pick-up work will be completed in addition to sales review. The towns of Bayard will be reviewed if time didn't allow in 2023.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. All commercial was completely reviewed for 2018 as part of the 6-year plan. It is hoped to do a complete review again on all commercial including feedlots. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. It is anticipated to start

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. Farmsites are included as part of the rural residential to prevent additional travel times to far areas of the county. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. As part of the 6-year review plan, it is anticipated to complete the east central and possibly start the NW portion of Morrill County.

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

Form 521 Filing with the Department of Revenue Property Assessment Division: Upon receipt of the Form 521, the county assessor will enter the sale information from the completed Form 521 into the county computer assisted mass appraisal (CAMA) system. This entry will ensure the property information in the county sales file is current. The county assessor must then forward the scanned copy of the original Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded.

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2020 was a new application year. All applications were reviewed. 2021 is a reaffirmation year.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 290 applications annually. The year 2021 brought the online submission of applications, and the Assessor and staff worked diligently to make sure this was a smooth process for the first year.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually-Form 458X.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives almost 800 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

Special Valuation Applications: The assessor continues to research river ground and if a parcel should no longer be agricultural, it will lose the Special Valuation. There may be 1-2 new applications annually, in which the assessor takes time to go review those parcels, and make that decision based upon agricultural uses.

Cemetery Report to the Board: Reports Cemeteries and land to the County Board.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Protests: The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes. As of 2019 with the new form 425, the assessor will have to go review for BOE decisions for each following year to be able to reassess.

TERC Appeal Cases: As protest decisions are appealed to TERC, the Assessor puts the evidence together to be presented at the TERC hearing.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

County Personal Property Abstract: To prepare an abstract of the property assessment rolls of locally assessed personal property of the county on forms prescribed and furnished by the Tax Commissioner. While this form is no longer sent to PAD, it is used during the time to certify values, and to report growth for the year.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Certify values: By August 20th every year, values are certified to every taxing entity within Morrill County.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Morrill County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Morrill County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. Since budgetary concerns exist, it is the goal of the Morrill County Assessor's Office to complete as much appraisal work as possible. The Assessor's Office has completed as much data collection as possible each year. Standard Appraisal has been used only for high end or specialty properties. Morrill County Assessor's Office takes pride in the steps they have taken to get information more accurate and complete than it has ever been and continues to make that information more readily available to the public, especially online services, often showing customers at the counter how to access and utilize these services.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Rose M. Nelson
Morrill County Assessor

Rose M Nelson
MORRILL COUNTY ASSESSOR
P O BOX 868
BRIDGEPORT, NE 69336
308-262-1534

Ruth A Sorensen
Dept of Revenue, Property Assessment Division
1033 O St. Ste 600
Lincoln, NE 68508

Dear Ms Sorensen:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market area 3 is the rocky hills coming down into the river and Market area 2 is the rest of Morrill County. Market area 1 was dissolved into Market area 2 as there were not enough sales to constitute it being its separate area. Neither Market area 2 or 3 has special valuation.

Morrill County developed Special Value in Market area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Letters were initially sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy went out and inspected all parcels that special value was applied for, and continue the same process as new applications come in. In most instances, there were cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GWorks mapping system and place a one acre recreational value on each blind.

There have been very few new applications in the last couple years. It is felt that most lands that would qualify for special value have been applied for. The assessor and her deputy or staff will continue to go out and inspect and document recreational uses on each parcel. The blinds will be

valued at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson
Morrill County Assessor