

NEBRASKA

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DEPARTMENT OF REVENUE

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

SHERIDAN 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 Sheridan 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 Sheridan County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Tina Skinner, Sheridan County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

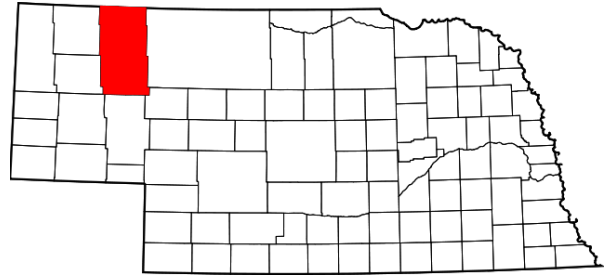
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

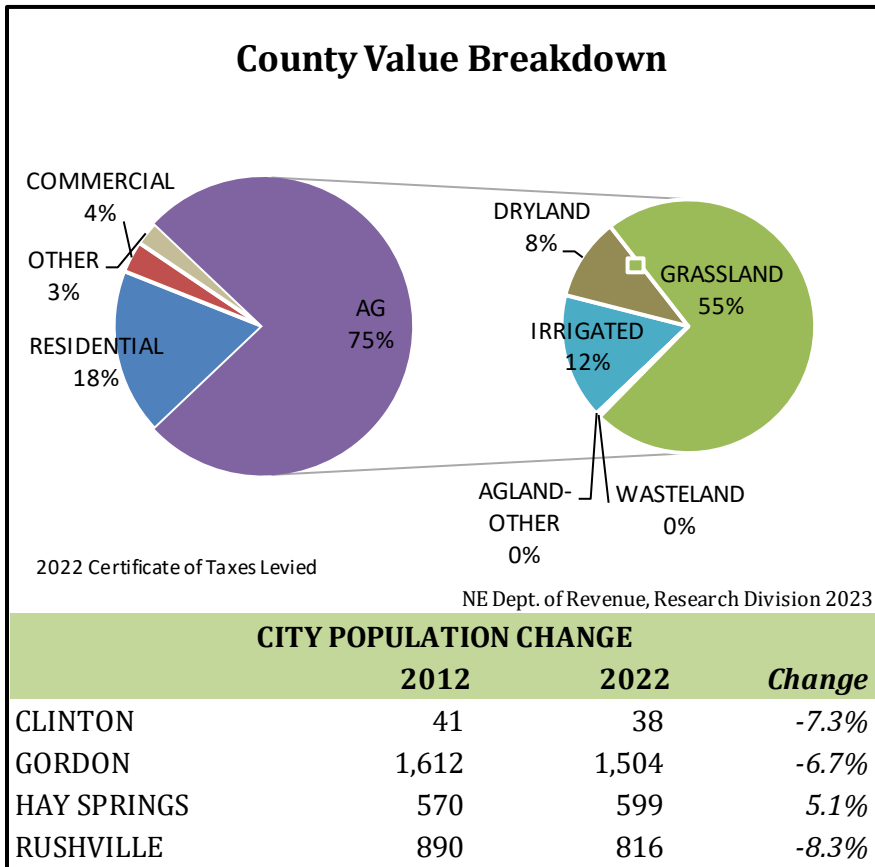
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,441 square miles, Sheridan County has 5,095 residents, per the Census Bureau Quick Facts for 2021, a 1% decline from the 2020 U.S. Census. Reports indicate that 67% 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 \$68,146 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sheridan County are located in and around the towns of Gordon, Rushville, and Hay Springs. According to the latest information available from the U.S. Census Bureau, there are 146 employer establishments with total employment of 921, for an overall 3% decrease in employment from 2019.



Agricultural land is the largest contributing factor to the valuation base of the county by an overwhelming majority. Grassland makes up the majority of the land in the county. Sheridan County is included in the Upper Niobrara White Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Sheridan County ranks fourth in dry edible beans.

2023 Residential Correlation for Sheridan County

Assessment Actions

Assessment actions taken to address the residential property class for the current assessment year included the full review of rural residential property by physical inspection. All residential improvements in the remaining valuation groups were reviewed using aerial imagery that included the Pictometry ChangeFinder to spot changes to each parcel.

The cost and depreciation tables were updated to 2022. After the update, it was noted that the increase in value and newer depreciation raised homes dramatically since last costing values. The county assessor then decreased improvement values to match the current market.

Assessment Practice Review

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

Sales qualification and verification of residential property consists of a process that begins with a questionnaire sent to both parties to the sale transaction. Follow-up interviews for non-respondents and incomplete questionnaires are made via a telephone call. Sale usability for the residential property class is slightly lower compared to the statewide average. Further review of all non-qualified residential sales was conducted. All non-qualified sales reviewed had comments that justified their disqualification. All arm's-length residential sales were available for current measurement purposes.

With the latest review as part of this year's assessment actions, the county assessor is current with the required six-year inspection and review.

The date of the lot studies for each valuation group was completed in 2017. Residential property is valued mostly by the cost approach. Computer-Assisted Mass Appraisal (CAMA) derived depreciation tables are the same for all valuation groups and are dated 2022.

The county utilizes five residential valuation groups and are primarily based on assessor location. Valuation Group 40 is comprised of all residential property in small towns and villages.

No written valuation methodology for any of the three property classes has been submitted by the Sheridan County Assessor, and this has been discussed with the county assessor.

Description of Analysis

Five valuation groups have been established to delineate residential property within Sheridan County.

2023 Residential Correlation for Sheridan County

Valuation Group	Description
10	Gordon
20	Hay Springs
30	Rushville
40	Small towns/unincorporated villages
80	Rural residential property

Analysis of the statistical profile for the residential property class indicates that 121 sales occurred during the two-year study period. Overall, the median and weighted mean are within acceptable range. The mean measure of central tendency is slightly high. Further review of the sales shows that three high ratios are skewing the mean. The hypothetical removal of these would bring the mean into range, without adversely affecting the other two measures. The COD is supportive of the median measure. The overall PRD is high. The statistics suggest that residential assessments are becoming increasingly regressive. This will be further discussed with the county assessor and further monitored by the next assessment practices review. All valuation groups with a sufficient number of sales have medians in the acceptable range.

Analysis of the changes to the sales file shows an increase of roughly 37%. 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 an overall percent change to total residential, excluding growth of about 30%. The difference can be attributed to only five sales that have extreme changes in value. Their removal would lower the percent change to the statistical profile to 31% and suggests that valuation changes were applied uniformly.

Equalization and Quality of Assessment

A review of both the statistical profile and the county's assessment practices indicates that the quality of assessment for the residential property class complies with professionally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	67	99.95	101.26	95.31	12.22	106.24
20	27	99.13	101.79	96.36	16.72	105.64
30	16	99.12	104.66	96.05	16.24	108.96
40	3	86.42	98.53	88.96	21.90	110.76
80	8	95.55	92.66	87.43	14.08	105.98
<u>ALL</u>	<u>121</u>	99.71	101.19	94.45	14.10	107.14

2023 Residential Correlation for Sheridan County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Sheridan County is 100%.

2023 Commercial Correlation for Sheridan County

Assessment Actions

For the current assessment year, all commercial improvements were reviewed using aerial imagery to locate any physical changes to the improvements. This was part of the yearly appraisal maintenance for the commercial property class. After a review of the qualified sales sample and the current commercial market within the county, it was determined that commercial improvements required a decrease of 13%.

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.

Sale usability for commercial property is below the statewide average. A review of the non-qualified commercial sales indicates that all but one had reasons for disqualification. When discussed with the county assessor, this was corrected. All arm's-length commercial sales were available for current measurement purposes.

The date of the last commercial countywide lot study was in 2017, with the next update planned for assessment year 2024 by a contracted appraisal firm. The cost approach is currently relied upon for valuation, and both cost and depreciation tables are dated 2017, and will also be updated.

Commercial property is described by five valuation groups, based primarily on assessor location. With the completion of the last physical review in 2018 the county assessor is compliant with the required six-year inspection and review cycle.

Description of Analysis

Five commercial valuation groups have been established by the county assessor to define commercial property within the county, based primarily on assessor location.

Valuation Group	Description
10	Gordon
20	Hay Springs
30	Rushville
40	Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay
80	Rural

2023 Commercial Correlation for Sheridan County

Analysis of the statistical profile of commercial property indicates 14 sales that occurred during the study period. Four of the five valuation groups are represented, and all have an inadequate number of sales. The overall statistics show that the median and weighted mean measures of central tendency are within the acceptable range. The mean measure is low.

The sample is not a reliable representation of the commercial class as a whole and therefore the assessment practices and assessment actions will be given the most weight in determining statutory compliance and uniformity of assessment. The county assessor is currently in compliance with only the six-year inspection and review cycle.

A comparison of the Real Property & Growth Valuations, Chart 2 (found in the Appendix) reveals that both residential and commercial valuations for the last 10 years are within one point of each other. This indicates that both property classes have similar movement in valuation over time. Further analysis comparing the Real Property & Growth Valuation, Chart 2 for the last 10 years to all neighboring counties indicates that Sheridan County commercial valuation change is comparable to or has slightly outpaced its neighbors.

The commercial sales decreased 3%. 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 negative percent change excluding growth of 8%. This would indicate that the assessment actions that decreased improvement values had more of an effect on the commercial base than on the sample, and that the sample is not sufficiently representative of the class.

Equalization and Quality of Assessment

The statistical sample is determined to be unreliable. A review of the assessment practices of the county indicates that commercial property is valued uniformly and proportionately and complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	8	100.22	99.86	86.04	13.30	116.06
20	2	131.49	131.49	142.34	41.27	92.38
30	2	98.39	98.39	98.37	00.39	100.02
80	2	98.41	98.41	92.53	10.98	106.35
<u> ALL </u>	<u>14</u>	98.39	103.96	91.89	17.25	113.14

Level of Value

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

2023 Agricultural Correlation for Sheridan County

Assessment Actions

Assessment actions taken to address agricultural land for 2023 included the completion of the land use correction project to update land use and soil type on the property record cards. All agricultural land values increased, irrigated land increased 9%; dryland increased 12%; and grassland increased 3%. Waste value was increased to \$75 per acre.

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.

Sale usability for agricultural land is comparable to the statewide average. Review of the agricultural sales deemed non-qualified show all have reasons for their disqualification. All arm's-length sales were available for measurement purposes.

Land use was updated for the current assessment year, the completion of a multi-year undertaking that corrected and updated soil codes, and all rural parcels with deeded acres were updated to match the digital maps used by the county assessor.

The county assessor is in compliance with the six-year inspection and review cycle. The land use was reviewed, and all agricultural improvements were inspected in 2022.

Agricultural home sites carry the same value as home sites for rural residential. All improvements on rural land were last inspected in 2022 and have cost and depreciation schedules dated June 2022.

Although the county assessor has noted geographical differences within the county, non-agricultural influence has not been shown by the agricultural market. Therefore, the county assessor has determined that only one market area is sufficient to address agricultural land. County land composition is 81% grassland, 9% dryland, 5% irrigated land, and 5% wasteland.

Agricultural intensive use acres have been identified in Sheridan County and are designated feedlot acres valued at \$2,000 per acre.

Description of Analysis

Analysis of the agricultural statistical profile reveals 32 qualified sales, with both the median and mean measures of central tendency within acceptable range. The weighted mean is low. The COD provides support for the median.

A review of the agricultural sample of sales by 80% Majority Land Use (MLU) by market area indicates that there are only three irrigated land sales and four dryland sales. Both samples are quite small and not statistically significant. The grassland classification exhibits 14 sales with both

2023 Agricultural Correlation for Sheridan County

median and mean measures of central tendency within the acceptable range and a highly supportive COD.

Reviewing the Sheridan County 2023 Average Acre Value Comparison chart with neighboring counties indicates that the irrigated land in Sheridan County is comparable to similar areas in Morrill and Box Butte Counties. Dryland values are comparable to bordering areas of Box Butte and Dawes Counties. Sheridan County grassland values are comparable to most of the neighboring counties.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the reported assessment actions.

Equalization and Quality of Assessment

For 2023, all agricultural dwellings and outbuildings are valued using the same updated cost index and depreciation tables as those of rural residential properties.

Analysis of the statistical profile, coupled with the assessment practices, indicate that the assessment of agricultural land is uniform and proportionate and complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	3	68.83	68.36	65.38	15.30	104.56
1	3	68.83	68.36	65.38	15.30	104.56
<u> Dry </u>						
County	4	68.56	77.32	69.74	13.67	110.87
1	4	68.56	77.32	69.74	13.67	110.87
<u> Grass </u>						
County	14	69.83	69.36	60.87	14.89	113.95
1	14	69.83	69.36	60.87	14.89	113.95
<u> ALL </u>	32	68.86	69.04	61.37	15.60	112.50

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sheridan County is 69%.

2023 Opinions of the Property Tax Administrator for Sheridan County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Sheridan County

Residential Real Property - Current

Number of Sales	121	Median	99.71
Total Sales Price	\$13,122,719	Mean	101.19
Total Adj. Sales Price	\$13,122,719	Wgt. Mean	94.45
Total Assessed Value	\$12,394,520	Average Assessed Value of the Base	\$58,590
Avg. Adj. Sales Price	\$108,452	Avg. Assessed Value	\$102,434

Confidence Interval - Current

95% Median C.I	96.09 to 102.27
95% Wgt. Mean C.I	91.23 to 97.67
95% Mean C.I	97.91 to 104.47
% of Value of the Class of all Real Property Value in the County	13.57
% of Records Sold in the Study Period	4.66
% of Value Sold in the Study Period	8.14

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	125	97	96.63
2021	129	97	97.45
2020	90	92	91.98
2019	104	96	95.57

2023 Commission Summary for Sheridan County

Commercial Real Property - Current

Number of Sales	14	Median	98.39
Total Sales Price	\$2,017,894	Mean	103.96
Total Adj. Sales Price	\$2,017,894	Wgt. Mean	91.89
Total Assessed Value	\$1,854,265	Average Assessed Value of the Base	\$73,708
Avg. Adj. Sales Price	\$144,135	Avg. Assessed Value	\$132,448

Confidence Interval - Current

95% Median C.I	87.60 to 115.97
95% Wgt. Mean C.I	65.17 to 118.61
95% Mean C.I	87.87 to 120.05
% of Value of the Class of all Real Property Value in the County	2.90
% of Records Sold in the Study Period	3.17
% of Value Sold in the Study Period	5.70

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	10	100	101.77
2021	15	100	113.33
2020	16	100	84.51
2019	19	100	100.88

**81 Sheridan
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 : 121
 Total Sales Price : 13,122,719
 Total Adj. Sales Price : 13,122,719
 Total Assessed Value : 12,394,520
 Avg. Adj. Sales Price : 108,452
 Avg. Assessed Value : 102,434

MEDIAN : 100
 WGT. MEAN : 94
 MEAN : 101
 COD : 14.10
 PRD : 107.14

COV : 18.20
 STD : 18.42
 Avg. Abs. Dev : 14.06
 MAX Sales Ratio : 156.77
 MIN Sales Ratio : 50.04

95% Median C.I. : 96.09 to 102.27
 95% Wgt. Mean C.I. : 91.23 to 97.67
 95% Mean C.I. : 97.91 to 104.47

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	14	115.59	115.17	108.68	12.23	105.97	73.69	143.77	102.27 to 132.98	89,179	96,920
01-JAN-21 To 31-MAR-21	10	116.40	116.23	110.78	14.70	104.92	92.50	156.77	92.78 to 132.26	66,100	73,223
01-APR-21 To 30-JUN-21	16	102.81	106.49	101.85	11.36	104.56	85.76	128.36	91.19 to 123.02	86,656	88,256
01-JUL-21 To 30-SEP-21	15	100.56	102.13	94.87	14.73	107.65	50.04	139.34	91.29 to 116.18	109,700	104,077
01-OCT-21 To 31-DEC-21	17	98.64	101.30	99.38	09.75	101.93	86.06	141.58	92.36 to 106.38	115,838	115,124
01-JAN-22 To 31-MAR-22	11	98.27	96.90	96.11	05.28	100.82	80.29	107.42	90.23 to 104.15	114,075	109,642
01-APR-22 To 30-JUN-22	19	89.78	92.19	86.45	12.15	106.64	75.78	114.98	78.89 to 101.38	122,816	106,179
01-JUL-22 To 30-SEP-22	19	89.42	89.17	82.01	15.35	108.73	60.38	142.64	75.04 to 101.49	138,087	113,242
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	55	110.17	109.28	102.45	13.72	106.67	50.04	156.77	100.56 to 115.90	89,845	92,043
01-OCT-21 To 30-SEP-22	66	94.20	94.45	89.62	11.94	105.39	60.38	142.64	90.23 to 98.64	123,958	111,094
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	58	102.56	105.52	100.01	13.02	105.51	50.04	156.77	97.42 to 107.43	97,625	97,631
<u>ALL</u>	121	99.71	101.19	94.45	14.10	107.14	50.04	156.77	96.09 to 102.27	108,452	102,434

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	67	99.95	101.26	95.31	12.22	106.24	66.81	156.77	94.07 to 103.97	108,271	103,196
20	27	99.13	101.79	96.36	16.72	105.64	50.04	142.64	89.23 to 114.08	87,484	84,297
30	16	99.12	104.66	96.05	16.24	108.96	60.38	139.34	91.88 to 123.02	97,625	93,773
40	3	86.42	98.53	88.96	21.90	110.76	76.18	132.98	N/A	86,000	76,503
80	8	95.55	92.66	87.43	14.08	105.98	67.60	112.39	67.60 to 112.39	210,813	184,316
<u>ALL</u>	121	99.71	101.19	94.45	14.10	107.14	50.04	156.77	96.09 to 102.27	108,452	102,434

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	121	99.71	101.19	94.45	14.10	107.14	50.04	156.77	96.09 to 102.27	108,452	102,434
06											
07											
<u>ALL</u>	121	99.71	101.19	94.45	14.10	107.14	50.04	156.77	96.09 to 102.27	108,452	102,434

**81 Sheridan
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 : 121
 Total Sales Price : 13,122,719
 Total Adj. Sales Price : 13,122,719
 Total Assessed Value : 12,394,520
 Avg. Adj. Sales Price : 108,452
 Avg. Assessed Value : 102,434

MEDIAN : 100
 WGT. MEAN : 94
 MEAN : 101
 COD : 14.10
 PRD : 107.14

COV : 18.20
 STD : 18.42
 Avg. Abs. Dev : 14.06
 MAX Sales Ratio : 156.77
 MIN Sales Ratio : 50.04

95% Median C.I. : 96.09 to 102.27
 95% Wgt. Mean C.I. : 91.23 to 97.67
 95% Mean C.I. : 97.91 to 104.47

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	148.06	148.06	147.70	05.89	100.24	139.34	156.77	N/A	12,500	18,463
Less Than 30,000	6	140.46	128.57	124.15	13.12	103.56	86.63	156.77	86.63 to 156.77	20,375	25,295
Ranges Excl. Low \$											
Greater Than 4,999	121	99.71	101.19	94.45	14.10	107.14	50.04	156.77	96.09 to 102.27	108,452	102,434
Greater Than 14,999	119	99.13	100.41	94.35	13.60	106.42	50.04	143.77	95.93 to 102.21	110,065	103,845
Greater Than 29,999	115	98.96	99.76	94.17	13.19	105.94	50.04	143.77	95.56 to 102.10	113,048	106,459
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	148.06	148.06	147.70	05.89	100.24	139.34	156.77	N/A	12,500	18,463
15,000 TO 29,999	4	123.02	118.83	118.09	18.92	100.63	86.63	142.64	N/A	24,313	28,711
30,000 TO 59,999	28	112.55	112.98	112.51	09.01	100.42	92.50	143.77	106.38 to 116.18	44,613	50,193
60,000 TO 99,999	34	101.27	102.18	101.79	10.52	100.38	73.60	131.62	97.09 to 107.43	78,083	79,480
100,000 TO 149,999	25	92.36	96.45	95.70	14.24	100.78	50.04	133.47	90.23 to 104.06	123,920	118,589
150,000 TO 249,999	23	89.42	86.14	85.64	10.43	100.58	60.38	103.97	76.46 to 94.33	185,391	158,772
250,000 TO 499,999	5	90.55	88.59	87.55	06.58	101.19	78.39	99.81	N/A	346,900	303,709
500,000 TO 999,999											
1,000,000 +											
ALL	121	99.71	101.19	94.45	14.10	107.14	50.04	156.77	96.09 to 102.27	108,452	102,434

**81 Sheridan
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 : 14
 Total Sales Price : 2,017,894
 Total Adj. Sales Price : 2,017,894
 Total Assessed Value : 1,854,265
 Avg. Adj. Sales Price : 144,135
 Avg. Assessed Value : 132,448

MEDIAN : 98
 WGT. MEAN : 92
 MEAN : 104
 COD : 17.25
 PRD : 113.14

COV : 26.82
 STD : 27.88
 Avg. Abs. Dev : 16.97
 MAX Sales Ratio : 185.74
 MIN Sales Ratio : 65.08

95% Median C.I. : 87.60 to 115.97
 95% Wgt. Mean C.I. : 65.17 to 118.61
 95% Mean C.I. : 87.87 to 120.05

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	87.60	87.60	87.60	00.00	100.00	87.60	87.60	N/A	490,000	429,231
01-JUL-20 To 30-SEP-20	2	111.47	111.47	106.16	07.02	105.00	103.65	119.29	N/A	119,130	126,469
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	65.08	65.08	65.08	00.00	100.00	65.08	65.08	N/A	485,000	315,638
01-APR-21 To 30-JUN-21	2	104.60	104.60	96.66	08.88	108.21	95.31	113.88	N/A	110,500	106,805
01-JUL-21 To 30-SEP-21	3	109.22	127.97	120.17	29.55	106.49	88.94	185.74	N/A	108,878	130,837
01-OCT-21 To 31-DEC-21	2	98.39	98.39	98.37	00.39	100.02	98.01	98.76	N/A	26,000	25,576
01-JAN-22 To 31-MAR-22	1	96.79	96.79	96.79	00.00	100.00	96.79	96.79	N/A	100,000	96,788
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	2	96.60	96.60	97.52	20.05	99.06	77.23	115.97	N/A	52,500	51,199
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	3	103.65	103.51	93.67	10.19	110.50	87.60	119.29	N/A	242,753	227,389
01-OCT-20 To 30-SEP-21	6	102.27	109.70	89.26	26.00	122.90	65.08	185.74	65.08 to 185.74	172,106	153,627
01-OCT-21 To 30-SEP-22	5	98.01	97.35	97.41	08.31	99.94	77.23	115.97	N/A	51,400	50,067
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	3	103.65	103.51	93.67	10.19	110.50	87.60	119.29	N/A	242,753	227,389
01-JAN-21 To 31-DEC-21	8	98.39	106.87	89.70	20.36	119.14	65.08	185.74	65.08 to 185.74	135,579	121,614
<u>ALL</u>	14	98.39	103.96	91.89	17.25	113.14	65.08	185.74	87.60 to 115.97	144,135	132,448

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	8	100.22	99.86	86.04	13.30	116.06	65.08	119.29	65.08 to 119.29	150,737	129,700
20	2	131.49	131.49	142.34	41.27	92.38	77.23	185.74	N/A	62,500	88,960
30	2	98.39	98.39	98.37	00.39	100.02	98.01	98.76	N/A	26,000	25,576
80	2	98.41	98.41	92.53	10.98	106.35	87.60	109.22	N/A	317,500	293,797
<u>ALL</u>	14	98.39	103.96	91.89	17.25	113.14	65.08	185.74	87.60 to 115.97	144,135	132,448

**81 Sheridan
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 : 14
 Total Sales Price : 2,017,894
 Total Adj. Sales Price : 2,017,894
 Total Assessed Value : 1,854,265
 Avg. Adj. Sales Price : 144,135
 Avg. Assessed Value : 132,448

MEDIAN : 98
 WGT. MEAN : 92
 MEAN : 104
 COD : 17.25
 PRD : 113.14

COV : 26.82
 STD : 27.88
 Avg. Abs. Dev : 16.97
 MAX Sales Ratio : 185.74
 MIN Sales Ratio : 65.08

95% Median C.I. : 87.60 to 115.97
 95% Wgt. Mean C.I. : 65.17 to 118.61
 95% Mean C.I. : 87.87 to 120.05

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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	14	98.39	103.96	91.89	17.25	113.14	65.08	185.74	87.60 to 115.97	144,135	132,448
04											
<u>ALL</u>	<u>14</u>	<u>98.39</u>	<u>103.96</u>	<u>91.89</u>	<u>17.25</u>	<u>113.14</u>	<u>65.08</u>	<u>185.74</u>	<u>87.60 to 115.97</u>	<u>144,135</u>	<u>132,448</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	98.76	103.55	102.02	05.36	101.50	98.01	113.88	N/A	22,667	23,124
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	98.39	103.96	91.89	17.25	113.14	65.08	185.74	87.60 to 115.97	144,135	132,448
Greater Than 14,999	14	98.39	103.96	91.89	17.25	113.14	65.08	185.74	87.60 to 115.97	144,135	132,448
Greater Than 29,999	11	96.79	104.07	91.54	20.63	113.69	65.08	185.74	77.23 to 119.29	177,263	162,263
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	98.76	103.55	102.02	05.36	101.50	98.01	113.88	N/A	22,667	23,124
30,000 TO 59,999	3	115.97	104.16	103.34	12.09	100.79	77.23	119.29	N/A	47,753	49,347
60,000 TO 99,999	1	185.74	185.74	185.74	00.00	100.00	185.74	185.74	N/A	75,000	139,304
100,000 TO 149,999	3	96.79	98.32	99.53	06.98	98.78	88.94	109.22	N/A	117,211	116,665
150,000 TO 249,999	2	99.48	99.48	99.43	04.19	100.05	95.31	103.65	N/A	202,500	201,343
250,000 TO 499,999	2	76.34	76.34	76.40	14.75	99.92	65.08	87.60	N/A	487,500	372,435
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>14</u>	<u>98.39</u>	<u>103.96</u>	<u>91.89</u>	<u>17.25</u>	<u>113.14</u>	<u>65.08</u>	<u>185.74</u>	<u>87.60 to 115.97</u>	<u>144,135</u>	<u>132,448</u>

81 Sheridan
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 : 14
 Total Sales Price : 2,017,894
 Total Adj. Sales Price : 2,017,894
 Total Assessed Value : 1,854,265
 Avg. Adj. Sales Price : 144,135
 Avg. Assessed Value : 132,448

MEDIAN : 98
 WGT. MEAN : 92
 MEAN : 104
 COD : 17.25
 PRD : 113.14

COV : 26.82
 STD : 27.88
 Avg. Abs. Dev : 16.97
 MAX Sales Ratio : 185.74
 MIN Sales Ratio : 65.08

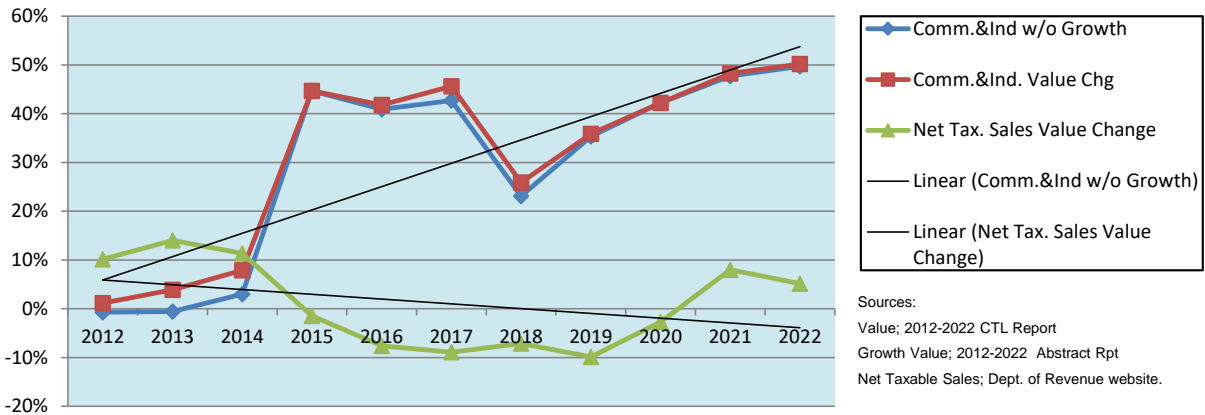
95% Median C.I. : 87.60 to 115.97
 95% Wgt. Mean C.I. : 65.17 to 118.61
 95% Mean C.I. : 87.87 to 120.05

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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
102	1	87.60	87.60	87.60	00.00	100.00	87.60	87.60	N/A	490,000	429,231
319	1	95.31	95.31	95.31	00.00	100.00	95.31	95.31	N/A	205,000	195,390
326	1	98.01	98.01	98.01	00.00	100.00	98.01	98.01	N/A	27,000	26,462
344	1	113.88	113.88	113.88	00.00	100.00	113.88	113.88	N/A	16,000	18,220
350	1	109.22	109.22	109.22	00.00	100.00	109.22	109.22	N/A	145,000	158,363
353	3	96.79	123.82	117.51	33.34	105.37	88.94	185.74	N/A	93,878	110,312
386	1	98.76	98.76	98.76	00.00	100.00	98.76	98.76	N/A	25,000	24,689
406	1	65.08	65.08	65.08	00.00	100.00	65.08	65.08	N/A	485,000	315,638
428	1	103.65	103.65	103.65	00.00	100.00	103.65	103.65	N/A	200,000	207,295
442	1	77.23	77.23	77.23	00.00	100.00	77.23	77.23	N/A	50,000	38,616
528	1	115.97	115.97	115.97	00.00	100.00	115.97	115.97	N/A	55,000	63,782
529	1	119.29	119.29	119.29	00.00	100.00	119.29	119.29	N/A	38,260	45,642
<u>ALL</u>	<u>14</u>	98.39	103.96	91.89	17.25	113.14	65.08	185.74	87.60 to 115.97	144,135	132,448

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	\$ 23,132,674	\$ 1,070,955	4.63%	\$ 22,061,719		\$ 43,894,426	
2012	\$ 23,398,833	\$ 430,829	1.84%	\$ 22,968,004	-0.71%	\$ 48,348,637	10.15%
2013	\$ 24,036,761	\$ 1,039,646	4.33%	\$ 22,997,115	-1.72%	\$ 50,046,883	3.51%
2014	\$ 24,958,202	\$ 1,129,673	4.53%	\$ 23,828,529	-0.87%	\$ 48,883,765	-2.32%
2015	\$ 33,471,877	\$ -	0.00%	\$ 33,471,877	34.11%	\$ 43,247,540	-11.53%
2016	\$ 32,800,783	\$ 210,786	0.64%	\$ 32,589,997	-2.63%	\$ 40,563,775	-6.21%
2017	\$ 33,690,536	\$ 689,524	2.05%	\$ 33,001,012	0.61%	\$ 39,981,147	-1.44%
2018	\$ 29,121,143	\$ 644,600	2.21%	\$ 28,476,543	-15.48%	\$ 40,765,586	1.96%
2019	\$ 31,425,236	\$ 117,418	0.37%	\$ 31,307,818	7.51%	\$ 39,556,368	-2.97%
2020	\$ 32,895,360	\$ -	0.00%	\$ 32,895,360	4.68%	\$ 42,699,881	7.95%
2021	\$ 34,295,566	\$ 125,593	0.37%	\$ 34,169,973	3.87%	\$ 47,406,488	11.02%
2022	\$ 34,739,218	\$ 108,628	0.31%	\$ 34,630,590	0.98%	\$ 46,148,598	-2.65%
Ann %chg	4.03%			Average	2.76%	-0.46%	0.68%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.71%	1.15%	10.15%
2013	-0.59%	3.91%	14.02%
2014	3.01%	7.89%	11.37%
2015	44.70%	44.70%	-1.47%
2016	40.88%	41.79%	-7.59%
2017	42.66%	45.64%	-8.92%
2018	23.10%	25.89%	-7.13%
2019	35.34%	35.85%	-9.88%
2020	42.20%	42.20%	-2.72%
2021	47.71%	48.26%	8.00%
2022	49.70%	50.17%	5.14%

County Number	81
County Name	Sheridan

81 Sheridan
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 : 32
Total Sales Price : 29,353,556
Total Adj. Sales Price : 29,353,556
Total Assessed Value : 18,014,759
Avg. Adj. Sales Price : 917,299
Avg. Assessed Value : 562,961

MEDIAN : 69
WGT. MEAN : 61
MEAN : 69
COD : 15.60
PRD : 112.50

COV : 21.03
STD : 14.52
Avg. Abs. Dev : 10.74
MAX Sales Ratio : 104.50
MIN Sales Ratio : 30.94

95% Median C.I. : 61.46 to 74.59
95% Wgt. Mean C.I. : 57.68 to 65.06
95% Mean C.I. : 64.01 to 74.07

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	1	72.34	72.34	72.34	00.00	100.00	72.34	72.34	N/A	235,000	170,004
01-JAN-20 To 31-MAR-20	4	74.97	77.11	74.40	07.56	103.64	68.83	89.68	N/A	353,467	262,981
01-APR-20 To 30-JUN-20	6	69.68	73.05	73.24	08.09	99.74	65.60	83.92	65.60 to 83.92	429,879	314,823
01-JUL-20 To 30-SEP-20	4	84.47	87.14	81.71	11.26	106.65	75.14	104.50	N/A	547,015	446,970
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	2	60.24	60.24	58.33	22.69	103.27	46.57	73.91	N/A	1,140,425	665,176
01-APR-21 To 30-JUN-21	5	67.66	64.99	61.84	06.84	105.09	55.60	71.34	N/A	575,650	355,993
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	2	60.09	60.09	57.69	06.47	104.16	56.20	63.97	N/A	6,442,114	3,716,448
01-JAN-22 To 31-MAR-22	3	74.59	73.36	57.90	16.44	126.70	54.35	91.14	N/A	850,307	492,288
01-APR-22 To 30-JUN-22	2	45.10	45.10	37.43	31.40	120.49	30.94	59.26	N/A	524,000	196,129
01-JUL-22 To 30-SEP-22	3	55.33	55.22	54.33	03.43	101.64	52.32	58.02	N/A	431,702	234,559
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	15	75.14	77.84	76.35	10.26	101.95	65.60	104.50	68.83 to 83.92	427,747	326,583
01-OCT-20 To 30-SEP-21	7	67.66	63.63	60.29	10.66	105.54	46.57	73.91	46.57 to 73.91	737,014	444,331
01-OCT-21 To 30-SEP-22	10	57.11	59.61	56.28	17.12	105.92	30.94	91.14	52.32 to 74.59	1,777,826	1,000,569
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	14	75.51	78.24	76.50	10.67	102.27	65.60	104.50	68.41 to 88.81	441,514	337,768
01-JAN-21 To 31-DEC-21	9	63.97	62.84	58.43	10.76	107.55	46.57	73.91	55.60 to 71.34	2,004,814	1,171,468
<u>ALL</u>	32	68.86	69.04	61.37	15.60	112.50	30.94	104.50	61.46 to 74.59	917,299	562,961

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	32	68.86	69.04	61.37	15.60	112.50	30.94	104.50	61.46 to 74.59	917,299	562,961
<u>ALL</u>	32	68.86	69.04	61.37	15.60	112.50	30.94	104.50	61.46 to 74.59	917,299	562,961

81 Sheridan
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 : 32
 Total Sales Price : 29,353,556
 Total Adj. Sales Price : 29,353,556
 Total Assessed Value : 18,014,759
 Avg. Adj. Sales Price : 917,299
 Avg. Assessed Value : 562,961

MEDIAN : 69
 WGT. MEAN : 61
 MEAN : 69
 COD : 15.60
 PRD : 112.50

COV : 21.03
 STD : 14.52
 Avg. Abs. Dev : 10.74
 MAX Sales Ratio : 104.50
 MIN Sales Ratio : 30.94

95% Median C.I. : 61.46 to 74.59
 95% Wgt. Mean C.I. : 57.68 to 65.06
 95% Mean C.I. : 64.01 to 74.07

Printed:3/22/2023 9:56:44AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	3	68.88	80.35	70.31	17.83	114.28	67.66	104.50	N/A	240,833	169,318
1	3	68.88	80.35	70.31	17.83	114.28	67.66	104.50	N/A	240,833	169,318
<u> Grass </u>											
County	10	69.83	69.56	69.00	13.07	100.81	55.33	88.81	58.02 to 80.12	517,482	357,051
1	10	69.83	69.56	69.00	13.07	100.81	55.33	88.81	58.02 to 80.12	517,482	357,051
<u> ALL </u>	32	68.86	69.04	61.37	15.60	112.50	30.94	104.50	61.46 to 74.59	917,299	562,961

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Irrigated </u>											
County	3	68.83	68.36	65.38	15.30	104.56	52.32	83.92	N/A	606,095	396,294
1	3	68.83	68.36	65.38	15.30	104.56	52.32	83.92	N/A	606,095	396,294
<u> Dry </u>											
County	4	68.56	77.32	69.74	13.67	110.87	67.66	104.50	N/A	248,305	173,168
1	4	68.56	77.32	69.74	13.67	110.87	67.66	104.50	N/A	248,305	173,168
<u> Grass </u>											
County	14	69.83	69.36	60.87	14.89	113.95	54.35	89.68	56.20 to 80.12	1,362,636	829,453
1	14	69.83	69.36	60.87	14.89	113.95	54.35	89.68	56.20 to 80.12	1,362,636	829,453
<u> ALL </u>	32	68.86	69.04	61.37	15.60	112.50	30.94	104.50	61.46 to 74.59	917,299	562,961

Sheridan County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sheridan	1	1,992	1,995	1,935	1,871	1,847	1,850	1,830	1,773	1,913
Cherry	1	2,800	2,799	n/a	2,781	2,800	2,800	2,788	2,800	2,791
Grant	1	n/a	n/a	n/a	1,605	1,605	1,605	1,605	1,605	1,605
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	2,335
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
Box Butte	2	2,237	2,208	2,251	2,215	2,055	2,067	2,039	2,065	2,197
Box Butte	3	2,012	1,953	1,981	1,932	1,775	1,784	1,744	1,797	1,952
Dawes	4	2,016	2,016	1,792	1,792	1,568	1,568	1,344	1,344	1,734
Dawes	1	1,365	1,365	1,260	1,260	1,208	1,208	1,181	1,181	1,247

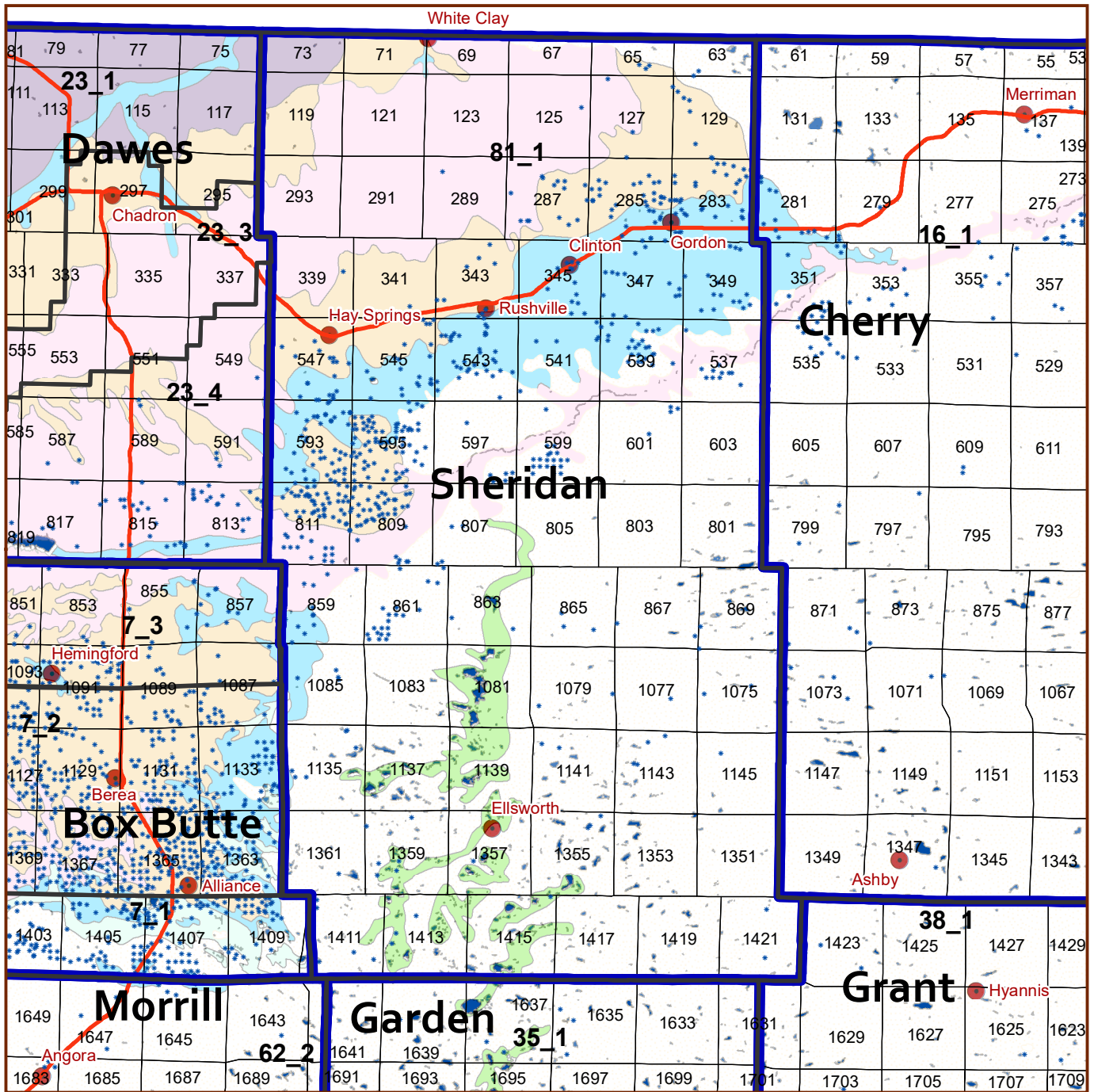
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sheridan	1	n/a	645	630	630	614	595	580	570	617
Cherry	1	n/a	725	725	725	725	725	725	725	725
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garden	1	n/a	700	n/a	700	680	n/a	680	680	697
Morrill	2	n/a	455	444	420	420	n/a	420	420	423
Box Butte	1	n/a	520	520	520	520	n/a	520	520	520
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	3	n/a	570	570	570	550	550	550	550	568
Dawes	4	n/a	750	699	700	650	650	600	600	696
Dawes	1	n/a	658	618	618	574	574	523	523	597

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sheridan	1	490	490	485	485	460	460	455	440	460
Cherry	1	604	590	590	590	590	470	455	455	485
Grant	1	500	500	500	500	500	500	n/a	500	500
Garden	1	475	n/a	478	475	465	465	465	465	466
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
Box Butte	2	370	370	n/a	370	360	360	360	360	360
Box Butte	3	425	425	n/a	425	n/a	425	425	425	425
Dawes	4	560	n/a	530	n/a	510	510	480	480	494
Dawes	1	490	n/a	465	465	435	435	405	405	411

County	Mkt Area	CRP	TIMBER	WASTE
Sheridan	1	n/a	n/a	75
Cherry	1	725	n/a	78
Grant	1	n/a	n/a	10
Garden	1	680	n/a	50
Morrill	2	420	n/a	30
Box Butte	1	351	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
Dawes	4	n/a	n/a	100
Dawes	1	n/a	n/a	100

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.

SHERIDAN COUNTY



Legend

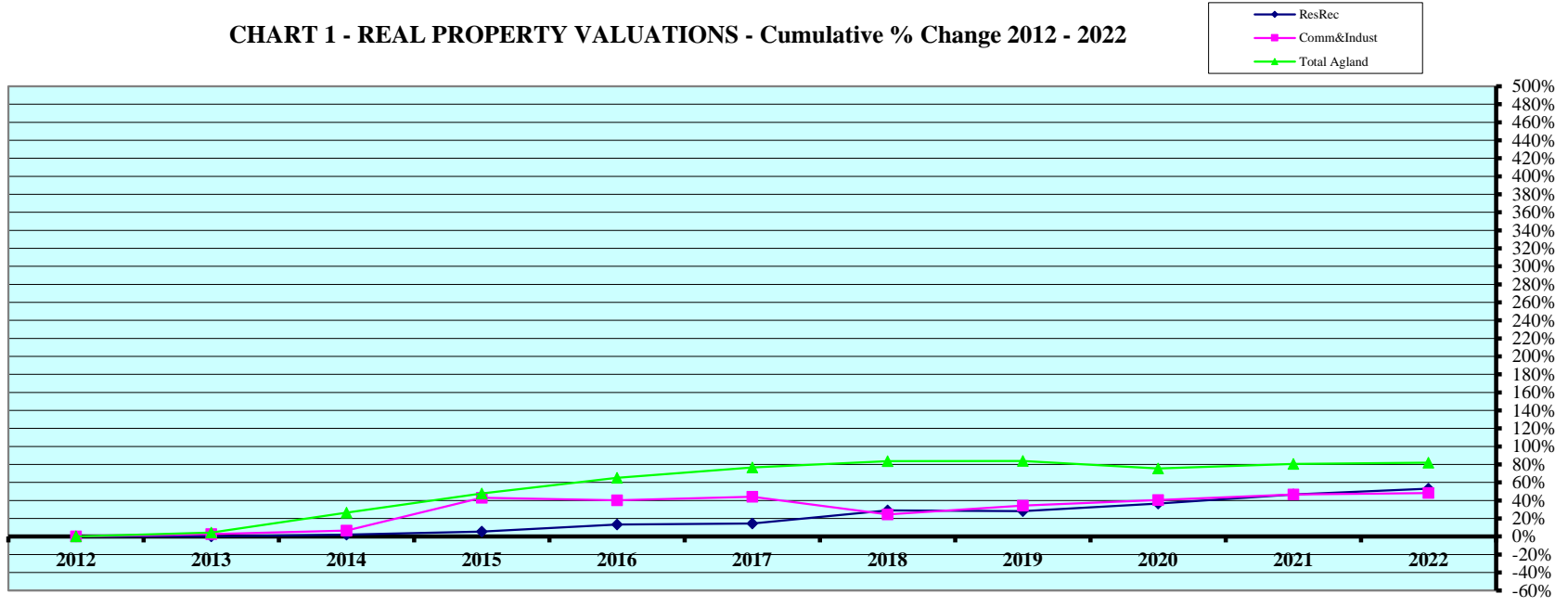
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	77,897,726	-	-	-	23,398,833	-	-	-	422,381,244	-	-	-
2013	77,983,357	85,631	0.11%	0.11%	24,036,761	637,928	2.73%	2.73%	440,278,326	17,897,082	4.24%	4.24%
2014	79,595,395	1,612,038	2.07%	2.18%	24,958,202	921,441	3.83%	6.66%	534,398,734	94,120,408	21.38%	26.52%
2015	82,047,962	2,452,567	3.08%	5.33%	33,471,877	8,513,675	34.11%	43.05%	624,516,371	90,117,637	16.86%	47.86%
2016	88,267,163	6,219,201	7.58%	13.31%	32,800,783	-671,094	-2.00%	40.18%	697,937,982	73,421,611	11.76%	65.24%
2017	89,048,965	781,802	0.89%	14.32%	33,690,536	889,753	2.71%	43.98%	745,704,946	47,766,964	6.84%	76.55%
2018	100,378,363	11,329,398	12.72%	28.86%	29,121,143	-4,569,393	-13.56%	24.46%	775,992,597	30,287,651	4.06%	83.72%
2019	99,858,028	-520,335	-0.52%	28.19%	31,425,236	2,304,093	7.91%	34.30%	776,527,548	534,951	0.07%	83.85%
2020	106,371,771	6,513,743	6.52%	36.55%	32,895,360	1,470,124	4.68%	40.59%	741,406,677	-35,120,871	-4.52%	75.53%
2021	114,253,486	7,881,715	7.41%	46.67%	34,295,566	1,400,206	4.26%	46.57%	762,435,579	21,028,902	2.84%	80.51%
2022	119,263,985	5,010,499	4.39%	53.10%	34,679,349	383,783	1.12%	48.21%	768,565,546	6,129,967	0.80%	81.96%

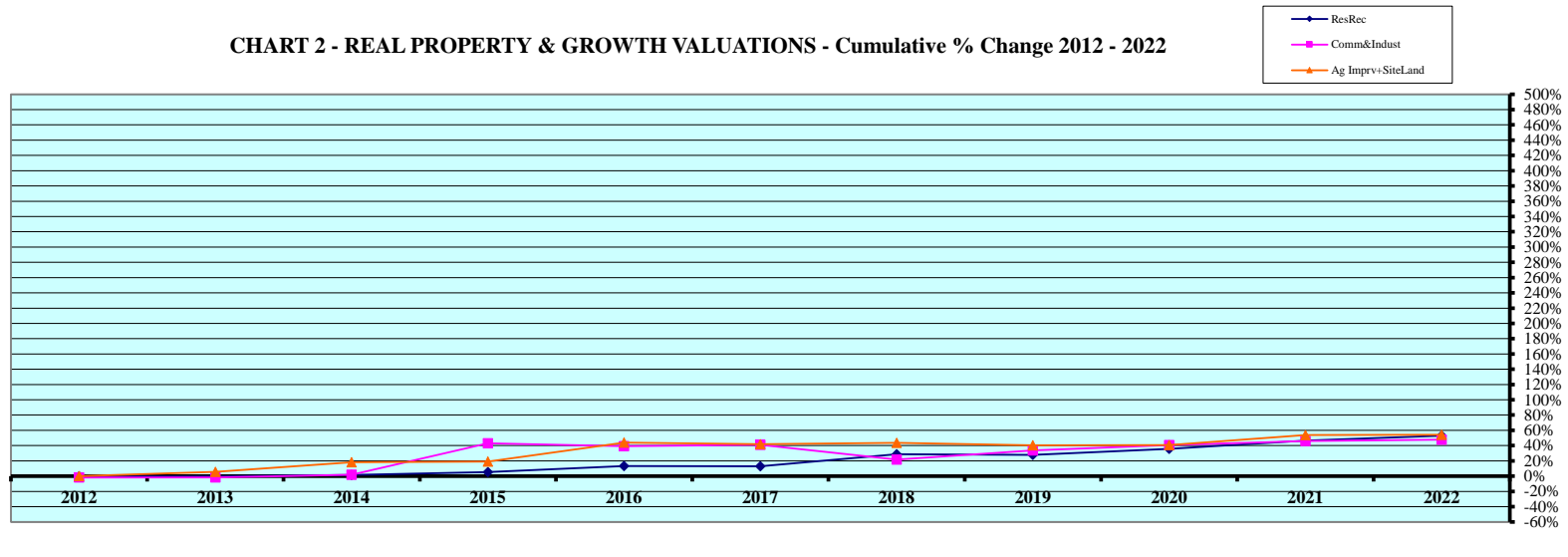
Rate Annual %chg: Residential & Recreational **4.35%** Commercial & Industrial **4.01%** Agricultural Land **6.17%**

Cnty# **81**
County **SHERIDAN**

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	77,897,726	212,884	0.27%	77,684,842	-	-0.27%	23,398,833	430,829	1.84%	22,968,004	-	-1.84%
2013	77,983,357	184,516	0.24%	77,798,841	-0.13%	-0.13%	24,036,761	1,039,646	4.33%	22,997,115	-1.72%	-1.72%
2014	79,595,395	546,294	0.69%	79,049,101	1.37%	1.48%	24,958,202	1,129,673	4.53%	23,828,529	-0.87%	1.84%
2015	82,047,962	23,272	0.03%	82,024,690	3.05%	5.30%	33,471,877	0	0.00%	33,471,877	34.11%	43.05%
2016	88,267,163	21,628	0.02%	88,245,535	7.55%	13.28%	32,800,783	210,786	0.64%	32,589,997	-2.63%	39.28%
2017	89,048,965	997,406	1.12%	88,051,559	-0.24%	13.03%	33,690,536	689,524	2.05%	33,001,012	0.61%	41.04%
2018	100,378,363	60,924	0.06%	100,317,439	12.65%	28.78%	29,121,143	644,600	2.21%	28,476,543	-15.48%	21.70%
2019	99,858,028	303,728	0.30%	99,554,300	-0.82%	27.80%	31,425,236	117,418	0.37%	31,307,818	7.51%	33.80%
2020	106,371,771	579,401	0.54%	105,792,370	5.94%	35.81%	32,895,360	0	0.00%	32,895,360	4.68%	40.59%
2021	114,253,486	128,520	0.11%	114,124,966	7.29%	46.51%	34,295,566	125,593	0.37%	34,169,973	3.87%	46.03%
2022	119,263,985	124,204	0.10%	119,139,781	4.28%	52.94%	34,679,349	108,628	0.31%	34,570,721	0.80%	47.75%
Rate Ann%chg	4.35%			Resid & Recreat w/o growth 4.09%			4.01%			C & I w/o growth 3.09%		

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	43,813,990	14,942,626	58,756,616	1,219,096	2.07%	57,537,520	-	-
2013	46,602,332	17,226,058	63,828,390	1,814,944	2.84%	62,013,446	5.54%	5.54%
2014	45,529,211	28,306,983	73,836,194	4,385,730	5.94%	69,450,464	8.81%	18.20%
2015	43,257,655	26,728,159	69,985,814	0	0.00%	69,985,814	-5.21%	19.11%
2016	50,133,996	34,546,503	84,680,499	193,945	0.23%	84,486,554	20.72%	43.79%
2017	50,250,283	35,111,503	85,361,786	1,935,587	2.27%	83,426,199	-1.48%	41.99%
2018	50,070,685	35,491,667	85,562,352	1,224,033	1.43%	84,338,319	-1.20%	43.54%
2019	57,989,609	25,607,200	83,596,809	1,166,667	1.40%	82,430,142	-3.66%	40.29%
2020	58,004,251	25,075,438	83,079,689	433,963	0.52%	82,645,726	-1.14%	40.66%
2021	64,317,516	26,315,647	90,633,163	298,400	0.33%	90,334,763	8.73%	53.74%
2022	64,277,691	26,701,636	90,979,327	370,723	0.41%	90,608,604	-0.03%	54.21%
Rate Ann%chg	3.91%	5.98%	4.47%	Ag Imprv+Site w/o growth			3.11%	

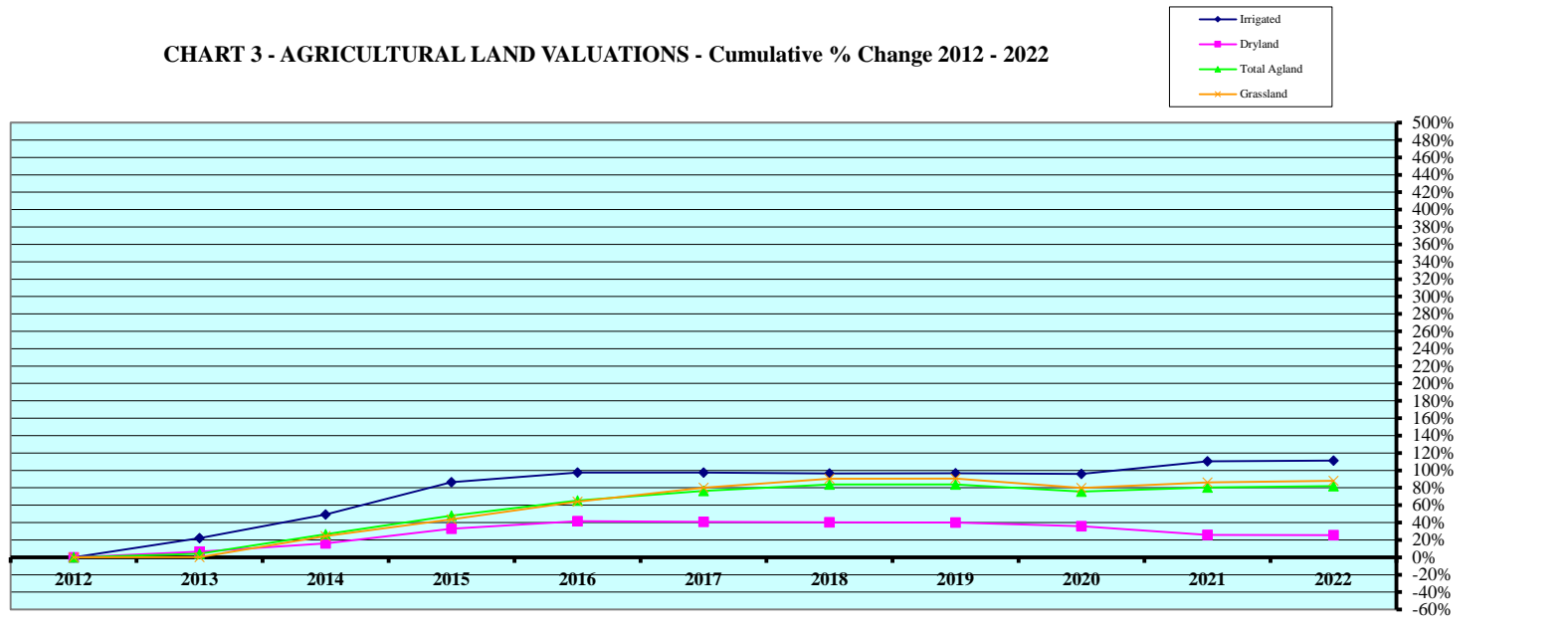
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 81
County SHERIDAN

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	58,354,172	-	-	-	64,103,771	-	-	-	298,046,081	-	-	-
2013	71,272,249	12,918,077	22.14%	22.14%	68,213,299	4,109,528	6.41%	6.41%	298,892,549	846,468	0.28%	0.28%
2014	87,135,247	15,862,998	22.26%	49.32%	74,366,573	6,153,274	9.02%	16.01%	370,963,179	72,070,630	24.11%	24.47%
2015	108,783,540	21,648,293	24.84%	86.42%	85,120,405	10,753,832	14.46%	32.79%	428,665,011	57,701,832	15.55%	43.83%
2016	115,248,732	6,465,192	5.94%	97.50%	90,776,077	5,655,672	6.64%	41.61%	489,267,190	60,602,179	14.14%	64.16%
2017	115,300,607	51,875	0.05%	97.59%	90,322,709	-453,368	-0.50%	40.90%	537,083,383	47,816,193	9.77%	80.20%
2018	114,705,543	-595,064	-0.52%	96.57%	90,000,282	-322,427	-0.36%	40.40%	567,471,322	30,387,939	5.66%	90.40%
2019	114,754,133	48,590	0.04%	96.65%	89,831,355	-168,927	-0.19%	40.13%	568,112,103	640,781	0.11%	90.61%
2020	114,387,740	-366,393	-0.32%	96.02%	87,060,385	-2,770,970	-3.08%	35.81%	535,937,086	-32,175,017	-5.66%	79.82%
2021	122,759,192	8,371,452	7.32%	110.37%	80,612,381	-6,448,004	-7.41%	25.75%	554,753,358	18,816,272	3.51%	86.13%
2022	123,299,900	540,708	0.44%	111.30%	80,518,339	-94,042	-0.12%	25.61%	560,435,717	5,682,359	1.02%	88.04%

Rate Ann.%chg: Irrigated Dryland Grassland

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	1,877,220	-	-	-	0	-	-	-	422,381,244	-	-	-
2013	1,880,909	3,689	0.20%	0.20%	19,320	19,320	-	-	440,278,326	17,897,082	4.24%	4.24%
2014	1,910,660	29,751	1.58%	1.78%	23,075	3,755	19.44%	-	534,398,734	94,120,408	21.38%	26.52%
2015	1,924,340	13,680	0.72%	2.51%	23,075	0	0.00%	-	624,516,371	90,117,637	16.86%	47.86%
2016	2,645,983	721,643	37.50%	40.95%	0	-23,075	-100.00%	-	697,937,982	73,421,611	11.76%	65.24%
2017	2,998,247	352,264	13.31%	59.72%	0	0	-	-	745,704,946	47,766,964	6.84%	76.55%
2018	3,815,450	817,203	27.26%	103.25%	0	0	-	-	775,992,597	30,287,651	4.06%	83.72%
2019	3,829,957	14,507	0.38%	104.02%	0	0	-	-	776,527,548	534,951	0.07%	83.85%
2020	4,021,466	191,509	5.00%	114.22%	0	0	-	-	741,406,677	-35,120,871	-4.52%	75.53%
2021	4,039,208	17,742	0.44%	115.17%	271,440	271,440	-	-	762,435,579	21,028,902	2.84%	80.51%
2022	4,040,150	942	0.02%	115.22%	271,440	0	0.00%	-	768,565,546	6,129,967	0.80%	81.96%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	58,365,423	69,738	837			64,368,307	154,820	416			297,872,407	1,276,779	233		
2013	71,373,288	70,048	1,019	21.75%	21.75%	68,649,740	153,089	448	7.86%	7.86%	298,621,319	1,278,163	234	0.14%	0.14%
2014	87,169,555	70,082	1,244	22.07%	48.62%	75,298,934	151,440	497	10.88%	19.59%	370,509,354	1,279,706	290	23.92%	24.10%
2015	108,983,544	70,042	1,556	25.10%	85.92%	85,611,745	149,347	573	15.29%	37.88%	428,377,948	1,281,417	334	15.46%	43.29%
2016	115,457,606	69,915	1,651	6.13%	97.32%	90,698,157	147,620	614	7.18%	47.78%	489,163,077	1,282,665	381	14.08%	63.47%
2017	115,308,748	69,830	1,651	-0.01%	97.30%	90,653,735	147,540	614	0.01%	47.78%	539,336,943	1,282,740	420	10.25%	80.22%
2018	114,705,543	69,459	1,651	0.01%	97.32%	90,009,258	146,470	615	0.01%	47.81%	567,853,199	1,261,290	450	7.08%	92.98%
2019	114,810,875	69,520	1,651	0.01%	97.33%	89,918,440	146,316	615	0.00%	47.81%	568,113,624	1,261,483	450	0.03%	93.04%
2020	115,292,861	70,153	1,643	-0.49%	96.37%	90,208,522	146,280	617	0.35%	48.33%	574,371,036	1,259,705	456	1.24%	95.44%
2021	122,757,114	69,564	1,765	7.38%	110.85%	80,748,061	146,226	552	-10.45%	32.82%	554,790,242	1,259,410	441	-3.39%	88.82%
2022	123,299,642	69,866	1,765	0.01%	110.87%	80,520,340	145,817	552	0.00%	32.82%	560,270,641	1,258,921	445	1.03%	90.76%

Rate Annual %chg Average Value/Acre: 7.75%

2.88%

6.67%

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	1,869,790	46,745	40			0	0				422,475,927	1,548,081	273		
2013	1,874,787	46,870	40	0.00%	0.00%	0	0				440,519,134	1,548,170	285	4.26%	4.26%
2014	1,880,282	47,007	40	0.00%	0.00%	0	0				534,858,125	1,548,235	345	21.41%	26.59%
2015	1,910,180	47,754	40	0.00%	0.00%	0	0				624,883,417	1,548,560	404	16.81%	47.86%
2016	2,645,983	48,108	55	37.50%	37.50%	0	0				697,964,823	1,548,308	451	11.71%	65.18%
2017	2,652,709	48,231	55	0.00%	37.50%	0	0				747,952,135	1,548,341	483	7.16%	77.01%
2018	3,761,517	68,391	55	0.00%	37.50%	0	0				776,329,517	1,545,609	502	3.98%	84.05%
2019	3,819,880	69,447	55	0.01%	37.51%	0	0				776,662,819	1,546,766	502	-0.03%	83.99%
2020	3,992,522	72,587	55	0.00%	37.51%	0	0				783,864,941	1,548,725	506	0.80%	85.46%
2021	4,022,007	73,121	55	0.00%	37.51%	257,380	257	1,000			762,574,804	1,548,578	492	-2.71%	80.44%
2022	4,039,281	73,435	55	0.00%	37.51%	271,440	271	1,000	0.00%		768,401,344	1,548,310	496	0.78%	81.85%

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SHERIDAN

Rate Annual %chg Average Value/Acre: 6.16%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,127	SHERIDAN	41,806,857	28,873,159	81,060,338	119,209,286	34,679,349	0	54,699	768,565,546	64,277,691	26,701,636	0	1,165,228,561
cnty sectorvalue % of total value:		3.59%	2.48%	6.96%	10.23%	2.98%		0.00%	65.96%	5.52%	2.29%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
41	CLINTON	20,947	356	175	1,188,459	792,692	0	0	0	0	0	0	2,002,629
0.80%	%sector of county sector	0.05%	0.00%	0.00%	1.00%	2.29%							0.17%
	%sector of municipality	1.05%	0.02%	0.01%	59.34%	39.58%							100.00%
1,612	GORDON	3,536,116	3,558,426	509,542	44,514,029	14,800,294	0	0	0	0	0	0	66,918,407
31.44%	%sector of county sector	8.46%	12.32%	0.63%	37.34%	42.68%							5.74%
	%sector of municipality	5.28%	5.32%	0.76%	66.52%	22.12%							100.00%
570	HAY SPRINGS	463,868	584,007	76,746	15,397,447	3,255,038	0	0	0	0	0	0	19,777,106
11.12%	%sector of county sector	1.11%	2.02%	0.09%	12.92%	9.39%							1.70%
	%sector of municipality	2.35%	2.95%	0.39%	77.85%	16.46%							100.00%
890	RUSHVILLE	607,074	984,728	113,899	23,858,355	5,984,053	0	0	38,637	0	69,345	0	31,656,091
17.36%	%sector of county sector	1.45%	3.41%	0.14%	20.01%	17.26%			0.01%		0.26%		2.72%
	%sector of municipality	1.92%	3.11%	0.36%	75.37%	18.90%			0.12%		0.22%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
3,114	Total Municipalities	4,628,005	5,127,517	700,362	84,958,294	24,832,079	0	0	38,637	0	69,345	0	120,354,237
60.73%	%all municip.sectors of cnty	11.07%	17.76%	0.86%	71.27%	71.60%			0.01%		0.26%		10.33%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,459	Value : 1,121,995,860	Growth 10,090,527	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	329	877,617	72	407,665	281	2,610,717	682	3,895,999	
02. Res Improve Land	1,485	5,751,555	54	659,815	237	3,712,639	1,776	10,124,009	
03. Res Improvements	1,535	101,575,629	74	6,874,107	289	29,747,962	1,898	138,197,698	
04. Res Total	1,864	108,204,801	146	7,941,587	570	36,071,318	2,580	152,217,706	1,670,411
% of Res Total	72.25	71.09	5.66	5.22	22.09	23.70	30.50	13.57	16.55
05. Com UnImp Land	57	584,336	7	33,354	12	67,660	76	685,350	
06. Com Improve Land	286	2,726,425	18	125,334	51	441,269	355	3,293,028	
07. Com Improvements	290	20,455,591	18	1,372,314	57	6,699,155	365	28,527,060	
08. Com Total	347	23,766,352	25	1,531,002	69	7,208,084	441	32,505,438	533,128
% of Com Total	78.68	73.12	5.67	4.71	15.65	22.18	5.21	2.90	5.28
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	16	24,000	16	24,000	
14. Rec Improve Land	0	0	0	0	3	3,600	3	3,600	
15. Rec Improvements	0	0	0	0	3	28,821	3	28,821	
16. Rec Total	0	0	0	0	19	56,421	19	56,421	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.22	0.01	0.00
Res & Rec Total	1,864	108,204,801	146	7,941,587	589	36,127,739	2,599	152,274,127	1,670,411
% of Res & Rec Total	71.72	71.06	5.62	5.22	22.66	23.73	30.72	13.57	16.55
Com & Ind Total	347	23,766,352	25	1,531,002	69	7,208,084	441	32,505,438	533,128
% of Com & Ind Total	78.68	73.12	5.67	4.71	15.65	22.18	5.21	2.90	5.28
17. Taxable Total	2,211	131,971,153	171	9,472,589	658	43,335,823	3,040	184,779,565	2,203,539
% of Taxable Total	72.73	71.42	5.63	5.13	21.64	23.45	35.94	16.47	21.84

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	232	0	507	739

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	218,761	5	590,272	4,288	619,765,920	4,304	620,574,953
28. Ag-Improved Land	1	20,948	0	0	1,057	204,709,854	1,058	204,730,802
29. Ag Improvements	1	153,687	0	0	1,114	111,756,853	1,115	111,910,540

30. Ag Total					5,419	937,216,295
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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	1	1.01	15,150	0	0.00	0	
33. HomeSite Improvements	1	0.00	152,742	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	10	59.58	50,644	1	4.65	3,953	
36. FarmSite Improv Land	1	1.00	2,000	0	0.00	0	
37. FarmSite Improvements	1	0.00	945	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	57	58.00	870,000	57	58.00	870,000	
32. HomeSite Improv Land	674	709.04	10,635,600	675	710.05	10,650,750	
33. HomeSite Improvements	749	0.00	76,387,233	750	0.00	76,539,975	372,324
34. HomeSite Total				807	768.05	88,060,725	
35. FarmSite UnImp Land	67	236.17	318,314	78	300.40	372,911	
36. FarmSite Improv Land	808	1,469.32	2,893,827	809	1,470.32	2,895,827	
37. FarmSite Improvements	1,075	0.00	35,369,620	1,076	0.00	35,370,565	7,514,664
38. FarmSite Total				1,154	1,770.72	38,639,303	
39. Road & Ditches	1,656	6,459.73	0	1,656	6,459.73	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,961	8,998.50	126,700,028	7,886,988

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,373.90	511,935	9	1,373.90	511,935

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	19,427.28	27.80%	38,702,551	28.96%	1,992.18
46. 1A	14,189.18	20.30%	28,300,402	21.17%	1,994.51
47. 2A1	57.48	0.08%	111,223	0.08%	1,934.99
48. 2A	12,526.43	17.92%	23,440,851	17.54%	1,871.31
49. 3A1	4,457.09	6.38%	8,232,033	6.16%	1,846.95
50. 3A	949.35	1.36%	1,756,313	1.31%	1,850.02
51. 4A1	12,518.68	17.91%	22,903,823	17.14%	1,829.57
52. 4A	5,757.01	8.24%	10,208,326	7.64%	1,773.20
53. Total	69,882.50	100.00%	133,655,522	100.00%	1,912.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	39,114.35	26.82%	25,226,208	28.05%	644.93
56. 2D1	221.35	0.15%	139,452	0.16%	630.01
57. 2D	54,938.53	37.68%	34,608,174	38.48%	629.94
58. 3D1	7,587.68	5.20%	4,659,851	5.18%	614.13
59. 3D	44.53	0.03%	26,497	0.03%	595.04
60. 4D1	26,228.70	17.99%	15,211,726	16.91%	579.96
61. 4D	17,679.77	12.12%	10,072,531	11.20%	569.72
62. Total	145,814.91	100.00%	89,944,439	100.00%	616.84
Grass					
63. 1G1	74,781.33	5.91%	36,639,154	6.31%	489.95
64. 1G	151.44	0.01%	74,180	0.01%	489.83
65. 2G1	12,898.45	1.02%	6,255,727	1.08%	485.00
66. 2G	26,471.30	2.09%	12,837,081	2.21%	484.94
67. 3G1	59.69	0.00%	27,457	0.00%	459.99
68. 3G	689,431.62	54.53%	317,199,414	54.59%	460.09
69. 4G1	356,517.90	28.20%	162,297,254	27.93%	455.23
70. 4G	103,980.84	8.22%	45,759,885	7.87%	440.08
71. Total	1,264,292.57	100.00%	581,090,152	100.00%	459.62
Irrigated Total					
	69,882.50	4.50%	133,655,522	16.49%	1,912.57
Dry Total					
	145,814.91	9.38%	89,944,439	11.10%	616.84
Grass Total					
	1,264,292.57	81.34%	581,090,152	71.69%	459.62
72. Waste	74,140.59	4.77%	5,554,024	0.69%	74.91
73. Other	272.13	0.02%	272,130	0.03%	1,000.00
74. Exempt	0.94	0.00%	414	0.00%	440.43
75. Market Area Total	1,554,402.70	100.00%	810,516,267	100.00%	521.43

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	69,882.50	133,655,522	69,882.50	133,655,522
77. Dry Land	0.00	0	0.00	0	145,814.91	89,944,439	145,814.91	89,944,439
78. Grass	373.75	171,915	1,294.10	585,120	1,262,624.72	580,333,117	1,264,292.57	581,090,152
79. Waste	0.00	0	15.99	1,199	74,124.60	5,552,825	74,140.59	5,554,024
80. Other	0.00	0	0.00	0	272.13	272,130	272.13	272,130
81. Exempt	0.00	0	0.00	0	0.94	414	0.94	414
82. Total	373.75	171,915	1,310.09	586,319	1,552,718.86	809,758,033	1,554,402.70	810,516,267

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	69,882.50	4.50%	133,655,522	16.49%	1,912.57
Dry Land	145,814.91	9.38%	89,944,439	11.10%	616.84
Grass	1,264,292.57	81.34%	581,090,152	71.69%	459.62
Waste	74,140.59	4.77%	5,554,024	0.69%	74.91
Other	272.13	0.02%	272,130	0.03%	1,000.00
Exempt	0.94	0.00%	414	0.00%	440.43
Total	1,554,402.70	100.00%	810,516,267	100.00%	521.43

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	57	526,891	17	182,297	35	2,103,168	92	2,812,356	324,210
83.2 Gordon	204	1,239,282	772	4,839,407	816	64,845,466	1,020	70,924,155	639,765
83.3 Hay Springs	47	109,908	309	928,391	315	19,005,067	362	20,043,366	121,098
83.4 Rural Res - Not Near A Rd	71	412,668	41	601,800	56	5,321,561	127	6,336,029	202,338
83.5 Rural Res-near A Road	137	1,265,818	131	1,939,335	150	15,460,050	287	18,665,203	290,713
83.6 Rushville	73	302,180	436	1,520,272	453	27,737,229	526	29,559,681	87,008
83.7 Small Towns	109	63,252	73	116,107	76	3,753,978	185	3,933,337	5,279
84 Residential Total	698	3,919,999	1,779	10,127,609	1,901	138,226,519	2,599	152,274,127	1,670,411

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 N/a Or Error	14	84,534	68	404,567	73	7,149,423	87	7,638,524	34,767
85.2 Gordon	21	321,563	133	1,532,553	133	12,055,195	154	13,909,311	387,602
85.3 Hay Springs	6	53,725	51	564,034	52	2,416,049	58	3,033,808	108,420
85.4 Rural Res-near A Road	5	25,510	4	130,469	5	1,037,251	10	1,193,230	0
85.5 Rushville	23	193,081	78	642,597	79	4,581,368	102	5,417,046	2,339
85.6 Small Towns	7	6,937	21	18,808	23	1,287,774	30	1,313,519	0
86 Commercial Total	76	685,350	355	3,293,028	365	28,527,060	441	32,505,438	533,128

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	74,781.33	5.91%	36,639,154	6.31%	489.95
88. 1G	151.44	0.01%	74,180	0.01%	489.83
89. 2G1	12,898.45	1.02%	6,255,727	1.08%	485.00
90. 2G	26,471.30	2.09%	12,837,081	2.21%	484.94
91. 3G1	59.69	0.00%	27,457	0.00%	459.99
92. 3G	689,431.62	54.53%	317,199,414	54.59%	460.09
93. 4G1	356,517.90	28.20%	162,297,254	27.93%	455.23
94. 4G	103,980.84	8.22%	45,759,885	7.87%	440.08
95. Total	1,264,292.57	100.00%	581,090,152	100.00%	459.62
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
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	1,264,292.57	100.00%	581,090,152	100.00%	459.62
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	1,264,292.57	100.00%	581,090,152	100.00%	459.62

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

81 Sheridan

	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	119,209,286	152,217,706	33,008,420	27.69%	1,670,411	26.29%
02. Recreational	54,699	56,421	1,722	3.15%	0	3.15%
03. Ag-Homesite Land, Ag-Res Dwelling	64,277,691	88,060,725	23,783,034	37.00%	372,324	36.42%
04. Total Residential (sum lines 1-3)	183,541,676	240,334,852	56,793,176	30.94%	2,042,735	29.83%
05. Commercial	34,679,349	32,505,438	-2,173,911	-6.27%	533,128	-7.81%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	34,679,349	32,505,438	-2,173,911	-6.27%	533,128	-7.81%
08. Ag-Farmsite Land, Outbuildings	26,701,636	38,639,303	11,937,667	44.71%	7,514,664	16.56%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	26,701,636	38,639,303	11,937,667	44.71%	7,514,664	16.56%
12. Irrigated	123,299,900	133,655,522	10,355,622	8.40%		
13. Dryland	80,518,339	89,944,439	9,426,100	11.71%		
14. Grassland	560,435,717	581,090,152	20,654,435	3.69%		
15. Wasteland	4,040,150	5,554,024	1,513,874	37.47%		
16. Other Agland	271,440	272,130	690	0.25%		
17. Total Agricultural Land	768,565,546	810,516,267	41,950,721	5.46%		
18. Total Value of all Real Property (Locally Assessed)	1,013,488,207	1,121,995,860	108,507,653	10.71%	10,090,527	9.71%

2023 Assessment Survey for Sheridan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$154,490
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$136,550 for a reappraisal update; there is an additional reappraisal sinking fund of \$144,000.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$2,000 for computer equipment; EagleView Pictometry and gWorks subscriptions come out of an additional sinking fund of \$64,000.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,100 total that is comprised of \$2,000 for education, \$1,500 for lodging and \$600 for mileage.
12.	Amount of last year's assessor's budget not used:
	\$18,727.18.

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?
	No.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://Sheridan.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View Pictometry, with Change Finder.
10.	When was the aerial imagery last updated?
	EagleView Pictometry in 2021; gWorks in 2022.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No

3.	What municipalities in the county are zoned?
	Gordon, Rushville and Hay Springs
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software; Eagle View Pictometry for county review work.

E. Appraisal /Listing Services

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

2023 Residential Assessment Survey for Sheridan County

1.	Valuation data collection done by:																
	The Assessor and her staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings associated with agricultural land.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings associated with agricultural land.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Gordon has an active market with an upward trend in sale prices. It is the largest town in the county. Located along Highway 20, there is a large packing plant, high school, and elementary school that all employ a large portion of the population. There is also a market for houses to rent to traveling doctors and nurses working at the hospital on the reservation.	20	Hay Springs also has an active residential market. Located in Hay Springs is the NRPPD and a K-12 school that employ a large portion of the local population. There is a need for rental housing for people working in Chadron or at the hospital on the reservation.	30	Rushville is the county seat. The residential market is not active. The county offices and the elementary and middle schools are the largest employers.	40	Small Towns encompasses all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay. There are no schools and the residential market is non-existent.	80	Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.	AG OB	Outbuildings associated with agricultural land.	AG DW	Dwellings associated with agricultural land.
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80	Rural is the area that is comprised of all residential parcels outside of the boundaries of the towns and villages.																
AG OB	Outbuildings associated with agricultural land.																
AG DW	Dwellings associated with agricultural land.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach.																
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 county uses the depreciation tables provided by the CAMA vendor.																
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.																
	The depreciation tables in the CAMA system are used for all residential properties.																
6.	Describe the methodology used to determine the residential lot values?																

Sales were plotted on the various maps of each town and then the values were applied to all the vacant lots in each individual town. The lot values and rural residential acreages were established and applied in 2017 based on sales. Prior to 2017, there were numerous lot values within each town that would indicate that there should be several different neighborhoods. Several of the smaller towns are now considered one neighborhood as the market did not indicate more than one value for the vacant lots. Gordon is the exception because more sales of vacant lots were available for the study. A current lot study is needed.

7. How are rural residential site values developed?

Sales were plotted on the various maps of each town and then the values were applied to all the vacant lots in each individual town. The lot values and rural residential acreages were established and applied in 2017 based on sales. Prior to 2017, there were numerous lot values within each town that would indicate that there should be several different neighborhoods. Several of the smaller towns are now considered one neighborhood as the market did not indicate more than one value for the vacant lots. Gordon is the exception because more sales of vacant lots were available for the study. A current site study is needed.

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?

There are currently no vacant lots being held for sale or resale in the County.

<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>
10	2022	2022	2017	2021
20	2022	2022	2017	2022
30	2022	2022	2017	2022
40	2022	2022	2017	2022
80	2022	2022	2017	2022
AG OB	2022	2022	2017	2022
AG DW	2022	2022	2017	2022

2023 Commercial Assessment Survey for Sheridan County

1.	Valuation data collection done by:												
	The assessor's office staff.												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:												
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<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
10	Includes all the commercial parcels within and around Gordon.												
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40	Includes all commercial parcels in Antioch, Bingham, Dewing, Ellsworth, Lakeside and Whiteclay.												
80	Includes all commercial parcels not within any of the other valuation groupings.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The cost approach and during the last appraisal by the contracted appraiser, a simplified income approach for commercial rental property was used.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	Valuing properties using the CAMA system and then testing with the market sales.												
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 depreciation tables in the CAMA system are being used for all commercial properties.												
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.												
	No.												
6.	Describe the methodology used to determine the commercial lot values.												
	The commercial lot values were set in 2017 based on vacant land lot sales. Prior to 2017 there was no equalization of commercial lot values. Within each individual town there were numerous lot values which would have indicated that there should be several different neighborhoods, but this was not the case. The disparity held true for all of the rural commercial lots as well. Each town is now a neighborhood and lot values are set at: Dewing, Antioch, and Bingham valued at \$0.03 per square foot; Lakeside, Ellsworth, and Clinton lots valued at \$0.05 per square foot; Hay Springs, Rushville, and Gordon lots valued at \$1.00 per square foot up to 21,780 square feet, with each additional square foot of the lot valued at \$0.10 per square foot. Rural commercial lots are valued at \$1.00 per acre.												

7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	10	2017	2017	2017	2018
	20	2017	2017	2017	2018
	30	2017	2017	2017	2018
	40	2017	2017	2017	2018
	80	2017	2017	2017	2018

2023 Agricultural Assessment Survey for Sheridan County

1.	Valuation data collection done by:							
	The assessor's 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.	2023
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Although the County has noted geographical differences within the county, the ongoing review of market activity does not indicate a verifiable need to establish unique market areas.	2023						
	Regarding land use, very little information has been provided by taxpayers for acres enrolled in CRP. Another survey has been sent out.							
3.	Describe the process used to determine and monitor market areas.							
	Sales are reviewed by the county assessor, through questionnaires and /or interviews via phone or in person to determine if there is a verifiable different market price paid for the same land classifications throughout the county or if there are factors that influenced the market price.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	A study of the primary use and location of the land along with questionnaires and telephone interviews are used to identify rural residential and recreational land.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	There are only two commercial feedlots within the county, and the intensive use acres of other feeders have been identified FEED acres and are valued at \$2,000 per acre.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are two parcels currently enrolled in the Wetland Reserve Program and these are valued at 100% of market value.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	None.							

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

2022 Three Year Plan for Sheridan County Assessment Years 2023, 2024, & 2025

2022

Residential Property 97%
Commercial Property 100%
Agricultural Property 69%

Staff

Currently the staff for the office consists of the assessor, the deputy assessor, one full time office clerk and one part-time office clerk. The property record cards and computer files of real property are maintained by the assessor and office staff. Changes due to transfer are primarily completed by the deputy assessor and parcel splits are completed by the assessor. Personal Property filings, Permissive and Homestead Exemption applications, and many other jobs are managed by the entire office staff. Reports required by statutes are prepared by the assessor with assistance from the deputy and office clerks.

Assessment Year 2023

1. Create a timber class for the northern end of the county
2. Complete the review of all rural properties
3. Transfer the gWorks remediation project results (soil codes) to the CAMA system

Assessment Year 2024

1. Review Commercials
2. Review Small Towns
3. Review the rural farmsite and homesite acres

Assessment Year 2025

1. Begin Review of Gordon

Computers

All computer software is contracted through MIPS. We also have a contract with gWorks to update and have online access to Sheridan County parcels. We contract with Eagleview to fly our county and create imagery that we use as an assessment tool when doing the Six Year Review.

Maps

When the office works with soil types and soil uses, we use gWorks and Web Soil Survey.

The Cadastral Maps are kept in the office but are now obsolete. These maps have not been updated since 2011. They are merely kept for a reference.

Education

The Panhandle County Assessors meet monthly to share problems, ideas, and frustrations. These sessions provide uniformity of action, solutions to many problems, and are an invaluable support system. The Property Assessment Division also provides continuing education hours at these meetings.

The assessor and deputy assessor will continue to attend any courses or workshops necessary to secure the hours of continuing education necessary to keep their certificates current. All other staff will be given the opportunity to receive education that is pertinent to the job.

Respectfully submitted:

Tina Skinner
Sheridan County Assessor
October 31, 2022