

NEBRASKA

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DEPARTMENT OF REVENUE

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

THAYER 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 Thayer 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 Thayer 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: Amy Peterson, Thayer 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.

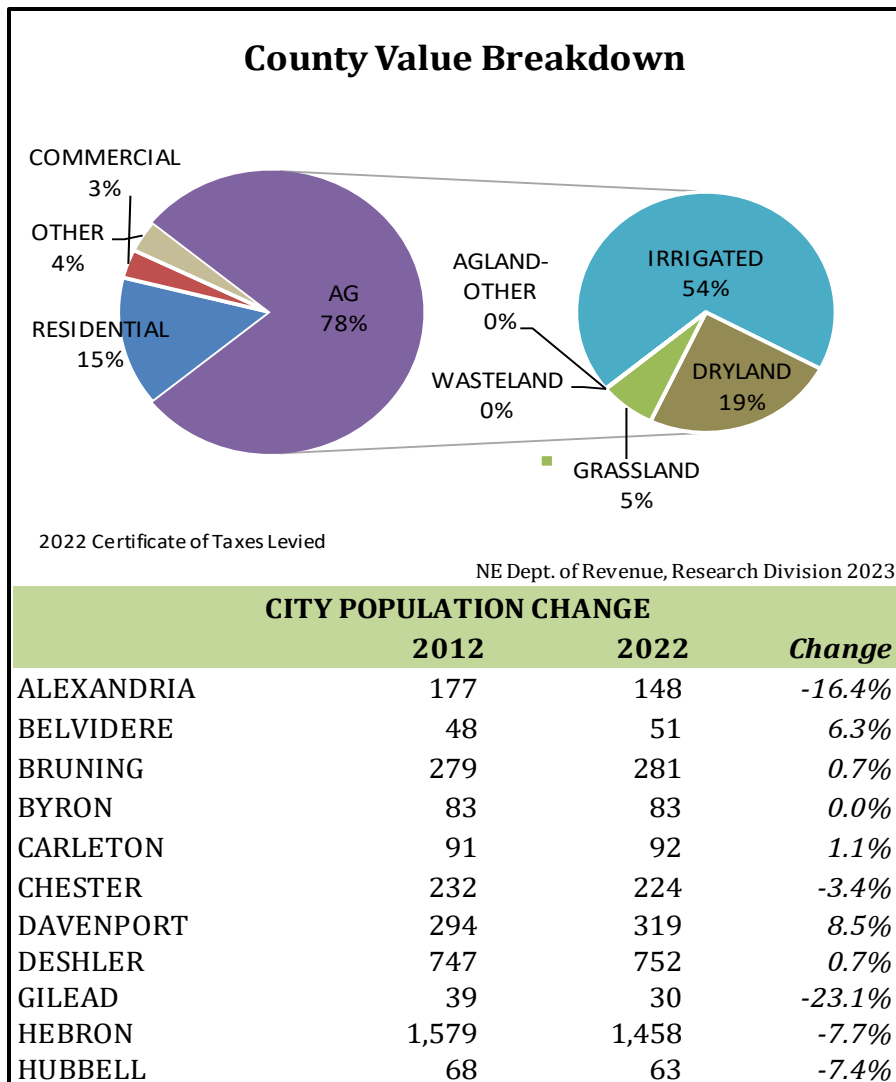
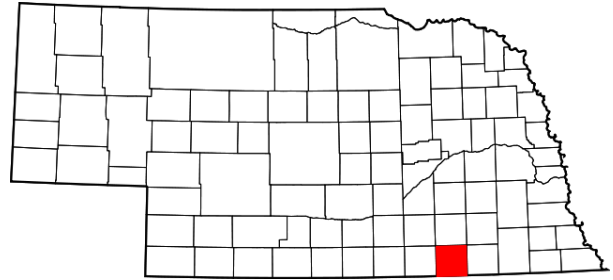
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 574 square miles, Thayer County has 4,913 residents, per the Census Bureau Quick Facts for 2021, a 2% population decline from the 2020 U.S. Census. Reports indicate that 77% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$91,036 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there are 209 employer establishments with total employment of 1,784, for a 4% decrease in employment.

Agricultural land makes up approximately 81% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

2023 Residential Correlation for Thayer County

Assessment Actions

For 2023, the Thayer County Assessor did physical reviews for properties in Belvidere, Carleton and Chester. Sales in all communities were analyzed and adjustments to economic depreciation were applied to maintain an acceptable level of value. The Belvidere economic was adjusted to 45%.

All other assessor locations were analyzed for economic depreciation, as the markets are analyzed on an annual basis. Analysis indicated changes in economic depreciation were necessary. As a result, Davenport, Hebron, and Deshler all had 5% increases.

Rural residential and rural subdivision land values were adjusted to \$30,000 for the first acre. Excess site acres on the rural residential parcels were also increased to \$3,575 per acre.

All pick-up work was done timely, including building permits, and reported changes.

Assessment Practice Review

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

Sales verification is also addressed during the review. The comments on each disqualified sale typically provided an explanation as to why the sales were disqualified. The Thayer County Assessor qualified sales at a rate less than the statewide average. All arm's-length sales have been made available for the measurement of residential real property.

The county assessor's inspection and review cycle for all real property was discussed with the county assessor. The county assessor continues to meet the six-year inspection and review cycle and has a systematic plan in place. The costing and depreciation tables were updated in 2020.

Valuation groups were examined. Valuation Group 1 is Hebron, the county seat has good commerce and amenities and school district, nursing home and the hospital. The remaining towns are differentiated by their geographic location and the services and amenities available locally. Valuation Group 12 is all of the Acreage parcels with improvements less than 20 acres. Valuation Group 13 is all the Recreational parcels. Valuation Group 14 is all the Subdivision parcels.

The county assessor does have a valuation methodology in place.

Description of Analysis

The Thayer County Assessor has defined 14 valuation groups to represent market movement for assessment purposes. Not all the valuation groups had sales in them.

2023 Residential Correlation for Thayer County

Valuation Group	Description
1	Hebron
2	Alexandria
3	Belvidere
4	Bruning
5	Byron
6	Carleton
7	Chester
8	Davenport
9	Deshler
10	Gilead
11	Hubbell
12	Acreage, Rural
13	Recreational
14	Subdivisions

The residential property class has a statistical profile of 122 residential sales. The median and mean correlate close and are within the acceptable range, the weighted mean is lower, but still in the acceptable range, the COD supports the use of the median as an indicator of the level of value. The PRD is high, but are impacted by extreme low dollar sales, when removed, both fall into the acceptable range.

All valuation groups with more than a few sales are also within the acceptable range, with qualitative statistics that generally support uniformity. Reviewing the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows that the residential valuation base increased as a result of the reported assessment actions. The sales file reflected a similar trend, indicating that values have been uniformly assessed.

Equalization and Quality of Assessment

Analyzing the statistical data and a review of the assessment practices of the Thayer County Assessor's office suggest uniform and appropriate appraisal techniques are utilized for all valuation groups. The quality of assessment of residential property in Thayer County complies with generally accepted mass appraisal techniques.

2023 Residential Correlation for Thayer County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	43	98.06	95.34	89.00	14.42	107.12
2	4	100.11	95.73	90.26	22.05	106.06
4	14	98.84	99.91	97.96	08.30	101.99
5	5	97.52	100.23	99.20	07.94	101.04
6	3	88.39	92.41	85.02	12.86	108.69
7	6	94.79	96.21	87.78	14.98	109.60
8	8	94.14	99.39	81.53	30.55	121.91
9	22	97.45	106.36	95.65	20.26	111.20
12	14	93.80	98.53	94.77	14.52	103.97
14	3	96.65	96.81	96.96	01.07	99.85
____ALL____	122	96.75	98.71	92.50	15.68	106.71

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thayer County is 97%.

2023 Commercial Correlation for Thayer County

Assessment Actions

Rural commercial values were updated to conform with the increases in the residential first acre values to \$30,000 for the first acre. Commercial site values for rural commercial parcels with Highway 81 frontage were increased to \$6,050 per acre from \$6,000 with excess land on these parcels increasing to \$4,025 from \$4,000.

All building permits were checked with changes being verified and made by the county assessor and staff. All pick-up work was done timely.

Assessment Practice Review

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

A review of the sales verification and usability were reviewed. The county assessor qualified less sales than the statewide average. The comments on each disqualified sale provided an explanation as to why the sale was disqualified. All arm's-length sales available for measurement purposes.

The county assessor continues to meet the six-year inspection and review cycle and the costing tables were updated to 2020 by the Computer-Assisted Mass Appraisal (CAMA) vendor in December.

Valuation Groups were examined. The county assessor has grouped the commercial sales into five valuation groups. The review and analysis indicate that the county assessor has adequately defined economic areas for the commercial property class.

Description of Analysis

All commercial parcels throughout the county are analyzed utilizing five valuation groups. For 2023 four valuation groups contained qualified sales, small sale samples in each.

Valuation Group	Description
1	Hebron
2	Bruning
3	Deshler
4	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead and Hubbell
5	Rural

2023 Commercial Correlation for Thayer County

The commercial statistical profile contains nine qualified sales. One of the three measures of central tendency are within the acceptable range for the commercial class. The COD is in the acceptable range and the PRD is high.

Further review reveals that there are not sufficient sales in any of the valuation groups for measurement purposes. The date of sale substrata displays varying median by study period year, which indicates no clear pattern or market organization within the county. However, a review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the commercial class. All commercial properties are valued using the cost approach.

A historical review of assessment practices and valuation changes supports that the county assessor has kept the costing and depreciation tables updated.

The statistical sample and the 2023 County Abstract of Assessment, Form 45 Compared with the Certificate of Taxes Levied 2022 (CTL) Report indicated that the population changed in a similar manner to the sales and the reported assessment actions.

Equalization and Quality of Assessment

The statistical sample in each of the valuation groups are considered unreliable for measurement purposes. The review of the assessment practices in the county demonstrates that the values are uniform and equalized. The quality of assessment for the commercial class of property in Thayer County is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	88.48	92.93	90.52	14.10	102.66
3	3	103.14	117.07	110.12	14.01	106.31
4	2	129.69	129.69	136.48	40.12	95.02
5	1	82.61	82.61	82.61	00.00	100.00
____ALL____	9	102.37	108.00	97.89	23.80	110.33

Level of Value

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

2023 Agricultural Correlation for Thayer County

Assessment Actions

For the agricultural class, all sales were studied for each market area and values were adjusted. All agricultural land values were increased. In both market areas, grassland increased 4% and tree covered grass increased 20%. In Market Area 1, irrigated land increased 8%, dryland 18%, and Conservation Reserve Program (CRP) land increased 22%. In Market Area 2, irrigated land increased 13%, dryland 15%, and CRP 16%.

Land use changes were updated as discovered.

Farm home site values were increased to \$30,000 for the first acre. The pick-up work was completed.

Assessment Practice Review

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

In Thayer County agricultural land sales are qualified at a rate below the state average usability rate; however, review of the non-qualified sale roster support that all arm's-length sales were made available for the measurement of the class.

The Thayer County Assessor has two market areas for statistical analysis. Market Area 1, located in the north and western part of the county, is primarily composed of irrigated cropland with some dryland and some grassland throughout. Market Area 2 is located in the south and eastern part of the county with much of it adjoining the Kansas state border. Market Area 2 consists primarily of dryland and grassland with little potential for irrigated cropland.

All agricultural improvements are physically reviewed at the same time rural residential parcels are reviewed. The cost is dated 2020 and Computer-Assisted Mass Appraisal (CAMA) system derived depreciation is dated 2022. Home sites are valued the same as rural residential home sites at \$30,000 for the first acre and farm sites are valued at \$5,500 per acre.

Land use is conducted using aerial imagery when new imagery and was last completed for assessment year 2022. The Thayer County Assessor has identified land enrolled in CRP.

Description of Analysis

For 2021, there is a total of 35 sales, 16 sales in Market Area 1 and 19 sales in Market Area 2. The median and mean are within the acceptable range, the weighted mean is low, and is being impacted by higher sale prices in the newest year of the study period.

Market Area 1 is within the acceptable range; however, Market Area 2 is just below the acceptable range with 19 sales. A substat of Market Area 2 can be found in the appendix, and

2023 Agricultural Correlation for Thayer County

reveals that despite the overall median being low, all three Majority Land Use (MLU) subclasses are within or above the acceptable range. Further, the date of sale substrata reveals that by study period year, the median has dropped 30 percentage points in a single year, with 11 of the 19 sales occurring in the newest year. Further, irrigated and dry land assessments in Market Area 2 are higher than all adjoining counties, supporting that they are not under assessed. Grassland is lower than the adjoining counties, however, none of the counties in this region have a sufficient number of grassland sales. The evidence suggest that Market Area 2 has been assessed within the acceptable range.

The review of the 80% Majority Land Use (MLU) for Market Area 1 indicates that only irrigated land has a sufficient sample and is within the acceptable range. Dry land and grassland assessments are comparable to the adjoining counties are determined to be in the acceptable range.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values appear to be equalized at uniform portion of market value. The quality of assessment of agricultural land in Thayer County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	17	74.05	70.07	66.26	14.06	105.75
1	14	74.66	69.68	65.80	13.23	105.90
2	3	73.17	71.89	68.41	17.22	105.09
<u>Dry</u>						
County	7	64.19	70.36	69.71	24.37	100.93
1	1	56.46	56.46	56.46	00.00	100.00
2	6	74.95	72.68	71.86	22.63	101.14
<u>Grass</u>						
County	1	81.21	81.21	81.21	00.00	100.00
2	1	81.21	81.21	81.21	00.00	100.00
<u>ALL</u>	35	73.17	70.69	66.46	20.06	106.36

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Thayer County is 73%.

2023 Opinions of the Property Tax Administrator for Thayer 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	122	Median	96.75
Total Sales Price	\$14,558,066	Mean	98.71
Total Adj. Sales Price	\$14,558,066	Wgt. Mean	92.50
Total Assessed Value	\$13,465,671	Average Assessed Value of the Base	\$81,410
Avg. Adj. Sales Price	\$119,328	Avg. Assessed Value	\$110,374

Confidence Interval - Current

95% Median C.I	94.57 to 100.48
95% Wgt. Mean C.I	89.07 to 95.92
95% Mean C.I	94.73 to 102.69
% of Value of the Class of all Real Property Value in the County	11.73
% of Records Sold in the Study Period	4.57
% of Value Sold in the Study Period	6.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	124	97	96.60
2021	139	97	97.08
2020	117	96	96.03
2019	115	97	97.44

2023 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	9	Median	102.37
Total Sales Price	\$805,000	Mean	108.00
Total Adj. Sales Price	\$805,000	Wgt. Mean	97.89
Total Assessed Value	\$788,028	Average Assessed Value of the Base	\$116,635
Avg. Adj. Sales Price	\$89,444	Avg. Assessed Value	\$87,559

Confidence Interval - Current

95% Median C.I	77.66 to 145.71
95% Wgt. Mean C.I	44.87 to 150.91
95% Mean C.I	80.97 to 135.03
% of Value of the Class of all Real Property Value in the County	3.08
% of Records Sold in the Study Period	1.84
% of Value Sold in the Study Period	1.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	13	100	101.06
2021	17	100	100.18
2020	14	100	93.64
2019	14	100	89.31

85 Thayer
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 : 122
 Total Sales Price : 14,558,066
 Total Adj. Sales Price : 14,558,066
 Total Assessed Value : 13,465,671
 Avg. Adj. Sales Price : 119,328
 Avg. Assessed Value : 110,374

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 99
 COD : 15.68
 PRD : 106.71

COV : 22.72
 STD : 22.43
 Avg. Abs. Dev : 15.17
 MAX Sales Ratio : 200.83
 MIN Sales Ratio : 42.27

95% Median C.I. : 94.57 to 100.48
 95% Wgt. Mean C.I. : 89.07 to 95.92
 95% Mean C.I. : 94.73 to 102.69

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	8	107.32	100.44	99.07	12.80	101.38	48.58	124.85	48.58 to 124.85	107,938	106,937	
01-JAN-21 To 31-MAR-21	9	105.61	107.16	106.68	12.82	100.45	78.68	144.18	88.39 to 123.94	113,722	121,318	
01-APR-21 To 30-JUN-21	17	100.10	102.78	98.92	13.12	103.90	77.37	145.22	89.41 to 119.53	141,941	140,405	
01-JUL-21 To 30-SEP-21	16	98.00	98.32	93.82	09.10	104.80	82.78	117.52	88.17 to 108.80	117,722	110,442	
01-OCT-21 To 31-DEC-21	23	96.85	103.15	92.74	18.51	111.22	60.93	200.83	91.14 to 105.54	113,433	105,203	
01-JAN-22 To 31-MAR-22	14	91.88	93.66	85.17	13.30	109.97	66.03	136.21	81.45 to 107.08	130,964	111,547	
01-APR-22 To 30-JUN-22	19	89.49	92.28	84.15	19.76	109.66	42.27	153.62	82.35 to 110.16	117,974	99,274	
01-JUL-22 To 30-SEP-22	16	94.28	94.78	88.54	16.34	107.05	58.83	134.11	80.02 to 111.71	105,659	93,551	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	50	101.56	101.77	98.67	12.20	103.14	48.58	145.22	96.40 to 105.61	123,671	122,026	
01-OCT-21 To 30-SEP-22	72	94.70	96.58	87.94	17.34	109.82	42.27	200.83	89.75 to 98.05	116,313	102,283	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	65	98.79	102.42	96.68	14.34	105.94	60.93	200.83	95.66 to 102.10	121,985	117,931	
<u>ALL</u>	122	96.75	98.71	92.50	15.68	106.71	42.27	200.83	94.57 to 100.48	119,328	110,374	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	43	98.06	95.34	89.00	14.42	107.12	58.83	136.21	89.49 to 102.10	123,045	109,506	
2	4	100.11	95.73	90.26	22.05	106.06	48.58	134.11	N/A	34,338	30,995	
4	14	98.84	99.91	97.96	08.30	101.99	87.36	115.55	88.00 to 111.06	113,786	111,460	
5	5	97.52	100.23	99.20	07.94	101.04	87.29	111.71	N/A	39,610	39,292	
6	3	88.39	92.41	85.02	12.86	108.69	77.37	111.48	N/A	40,167	34,149	
7	6	94.79	96.21	87.78	14.98	109.60	62.71	127.41	62.71 to 127.41	39,817	34,952	
8	8	94.14	99.39	81.53	30.55	121.91	42.27	192.43	42.27 to 192.43	88,500	72,151	
9	22	97.45	106.36	95.65	20.26	111.20	68.53	200.83	86.13 to 116.73	88,750	84,892	
12	14	93.80	98.53	94.77	14.52	103.97	78.68	144.18	81.45 to 110.36	222,750	211,091	
14	3	96.65	96.81	96.96	01.07	99.85	95.34	98.43	N/A	400,105	387,929	
<u>ALL</u>	122	96.75	98.71	92.50	15.68	106.71	42.27	200.83	94.57 to 100.48	119,328	110,374	

85 Thayer
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 : 122
 Total Sales Price : 14,558,066
 Total Adj. Sales Price : 14,558,066
 Total Assessed Value : 13,465,671
 Avg. Adj. Sales Price : 119,328
 Avg. Assessed Value : 110,374

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 99
 COD : 15.68
 PRD : 106.71

COV : 22.72
 STD : 22.43
 Avg. Abs. Dev : 15.17
 MAX Sales Ratio : 200.83
 MIN Sales Ratio : 42.27

95% Median C.I. : 94.57 to 100.48
 95% Wgt. Mean C.I. : 89.07 to 95.92
 95% Mean C.I. : 94.73 to 102.69

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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
01	122	96.75	98.71	92.50	15.68	106.71	42.27	200.83	94.57 to 100.48	119,328	110,374
06											
07											
<u>ALL</u>	122	96.75	98.71	92.50	15.68	106.71	42.27	200.83	94.57 to 100.48	119,328	110,374

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	1	192.43	192.43	192.43	00.00	100.00	192.43	192.43	N/A	3,500	6,735
Less Than 15,000	3	192.43	168.25	164.11	15.48	102.52	111.48	200.83	N/A	10,000	16,411
Less Than 30,000	13	111.48	123.47	115.56	18.68	106.84	95.16	200.83	101.48 to 129.23	19,127	22,104
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	121	96.65	97.93	92.47	15.00	105.90	42.27	200.83	94.57 to 100.10	120,286	111,231
Greater Than 14,999	119	96.40	96.95	92.35	14.25	104.98	42.27	153.62	93.98 to 99.51	122,085	112,743
Greater Than 29,999	109	95.45	95.75	92.10	14.33	103.96	42.27	153.62	91.87 to 98.10	131,279	120,902
<u>Incremental Ranges</u>											
0 TO 4,999	1	192.43	192.43	192.43	00.00	100.00	192.43	192.43	N/A	3,500	6,735
5,000 TO 14,999	2	156.16	156.16	160.37	28.61	97.37	111.48	200.83	N/A	13,250	21,249
15,000 TO 29,999	10	107.17	110.03	108.90	08.88	101.04	95.16	129.23	98.74 to 127.41	21,865	23,812
30,000 TO 59,999	28	108.09	106.68	105.79	14.02	100.84	48.58	153.62	93.90 to 113.69	42,554	45,016
60,000 TO 99,999	21	99.51	95.43	95.96	12.99	99.45	60.93	118.59	89.41 to 110.16	77,233	74,114
100,000 TO 149,999	20	94.87	94.41	93.86	14.99	100.59	58.83	144.18	83.52 to 102.36	127,485	119,654
150,000 TO 249,999	32	89.98	89.21	89.14	11.65	100.08	42.27	112.17	84.06 to 96.85	193,469	172,466
250,000 TO 499,999	8	88.13	87.88	88.90	07.68	98.85	74.06	98.43	74.06 to 98.43	344,415	306,186
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	122	96.75	98.71	92.50	15.68	106.71	42.27	200.83	94.57 to 100.48	119,328	110,374

85 Thayer
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 : 9
Total Sales Price : 805,000
Total Adj. Sales Price : 805,000
Total Assessed Value : 788,028
Avg. Adj. Sales Price : 89,444
Avg. Assessed Value : 87,559

MEDIAN : 102
WGT. MEAN : 98
MEAN : 108
COD : 23.80
PRD : 110.33

COV : 32.56
STD : 35.16
Avg. Abs. Dev : 24.36
MAX Sales Ratio : 181.72
MIN Sales Ratio : 76.44

95% Median C.I. : 77.66 to 145.71
95% Wgt. Mean C.I. : 44.87 to 150.91
95% Mean C.I. : 80.97 to 135.03

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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	102.37	102.37	102.37	00.00	100.00	102.37	102.37	N/A	120,000	122,846	
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	2	124.43	124.43	124.43	17.11	100.00	103.14	145.71	N/A	32,500	40,440	
01-OCT-20 To 31-DEC-20												
01-JAN-21 To 31-MAR-21	4	98.25	113.66	105.95	34.75	107.28	76.44	181.72	N/A	55,000	58,271	
01-APR-21 To 30-JUN-21	1	88.48	88.48	88.48	00.00	100.00	88.48	88.48	N/A	375,000	331,803	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21												
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	25,000	19,416	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	3	103.14	117.07	110.12	14.01	106.31	102.37	145.71	N/A	61,667	67,908	
01-OCT-20 To 30-SEP-21	5	88.48	108.63	94.94	30.87	114.42	76.44	181.72	N/A	119,000	112,977	
01-OCT-21 To 30-SEP-22	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	25,000	19,416	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	2	124.43	124.43	124.43	17.11	100.00	103.14	145.71	N/A	32,500	40,440	
01-JAN-21 To 31-DEC-21	5	88.48	108.63	94.94	30.87	114.42	76.44	181.72	N/A	119,000	112,977	
<u>ALL</u>	9	102.37	108.00	97.89	23.80	110.33	76.44	181.72	77.66 to 145.71	89,444	87,559	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	3	88.48	92.93	90.52	14.10	102.66	76.44	113.88	N/A	173,333	156,906	
3	3	103.14	117.07	110.12	14.01	106.31	102.37	145.71	N/A	61,667	67,908	
4	2	129.69	129.69	136.48	40.12	95.02	77.66	181.72	N/A	28,750	39,237	
5	1	82.61	82.61	82.61	00.00	100.00	82.61	82.61	N/A	42,500	35,110	
<u>ALL</u>	9	102.37	108.00	97.89	23.80	110.33	76.44	181.72	77.66 to 145.71	89,444	87,559	

85 Thayer
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 : 9
Total Sales Price : 805,000
Total Adj. Sales Price : 805,000
Total Assessed Value : 788,028
Avg. Adj. Sales Price : 89,444
Avg. Assessed Value : 87,559

MEDIAN : 102
WGT. MEAN : 98
MEAN : 108
COD : 23.80
PRD : 110.33

COV : 32.56
STD : 35.16
Avg. Abs. Dev : 24.36
MAX Sales Ratio : 181.72
MIN Sales Ratio : 76.44

95% Median C.I. : 77.66 to 145.71
95% Wgt. Mean C.I. : 44.87 to 150.91
95% Mean C.I. : 80.97 to 135.03

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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	9	102.37	108.00	97.89	23.80	110.33	76.44	181.72	77.66 to 145.71	89,444	87,559
04											
<u>ALL</u>	<u>9</u>	<u>102.37</u>	<u>108.00</u>	<u>97.89</u>	<u>23.80</u>	<u>110.33</u>	<u>76.44</u>	<u>181.72</u>	<u>77.66 to 145.71</u>	<u>89,444</u>	<u>87,559</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	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	25,000	19,416
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	102.37	108.00	97.89	23.80	110.33	76.44	181.72	77.66 to 145.71	89,444	87,559
Greater Than 14,999	9	102.37	108.00	97.89	23.80	110.33	76.44	181.72	77.66 to 145.71	89,444	87,559
Greater Than 29,999	8	102.76	111.79	98.54	23.67	113.45	76.44	181.72	76.44 to 181.72	97,500	96,077
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	25,000	19,416
30,000 TO 59,999	4	124.43	128.30	125.03	28.47	102.62	82.61	181.72	N/A	35,000	43,762
60,000 TO 99,999	2	95.16	95.16	95.80	19.67	99.33	76.44	113.88	N/A	72,500	69,458
100,000 TO 149,999	1	102.37	102.37	102.37	00.00	100.00	102.37	102.37	N/A	120,000	122,846
150,000 TO 249,999											
250,000 TO 499,999	1	88.48	88.48	88.48	00.00	100.00	88.48	88.48	N/A	375,000	331,803
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>9</u>	<u>102.37</u>	<u>108.00</u>	<u>97.89</u>	<u>23.80</u>	<u>110.33</u>	<u>76.44</u>	<u>181.72</u>	<u>77.66 to 145.71</u>	<u>89,444</u>	<u>87,559</u>

85 Thayer
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 : 9
Total Sales Price : 805,000
Total Adj. Sales Price : 805,000
Total Assessed Value : 788,028
Avg. Adj. Sales Price : 89,444
Avg. Assessed Value : 87,559

MEDIAN : 102
WGT. MEAN : 98
MEAN : 108
COD : 23.80
PRD : 110.33

COV : 32.56
STD : 35.16
Avg. Abs. Dev : 24.36
MAX Sales Ratio : 181.72
MIN Sales Ratio : 76.44

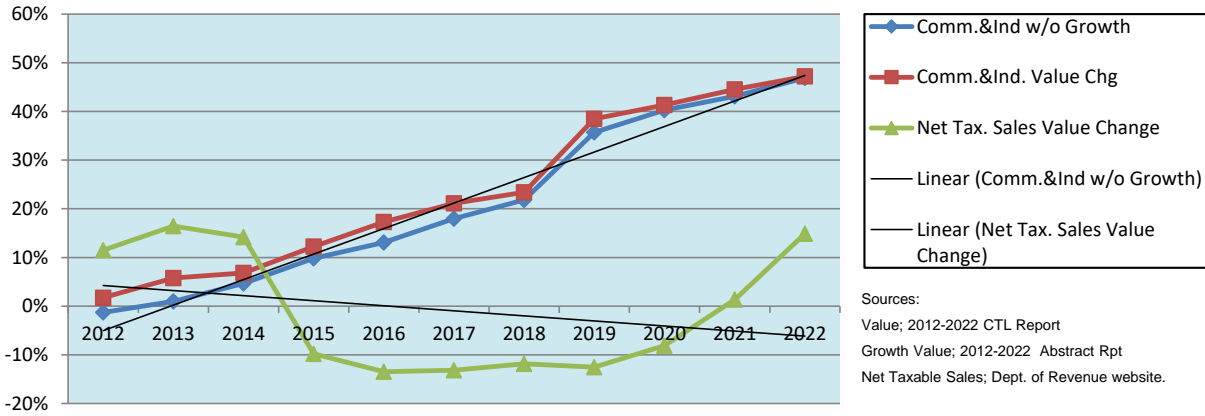
95% Median C.I. : 77.66 to 145.71
95% Wgt. Mean C.I. : 44.87 to 150.91
95% Mean C.I. : 80.97 to 135.03

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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
319	1	88.48	88.48	88.48	00.00	100.00	88.48	88.48	N/A	375,000	331,803
344	3	103.14	99.88	102.69	10.10	97.26	82.61	113.88	N/A	50,000	51,347
346	1	145.71	145.71	145.71	00.00	100.00	145.71	145.71	N/A	32,500	47,357
350	1	181.72	181.72	181.72	00.00	100.00	181.72	181.72	N/A	32,500	59,058
352	1	102.37	102.37	102.37	00.00	100.00	102.37	102.37	N/A	120,000	122,846
353	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	25,000	19,416
470	1	76.44	76.44	76.44	00.00	100.00	76.44	76.44	N/A	70,000	53,508
<u>ALL</u>	9	102.37	108.00	97.89	23.80	110.33	76.44	181.72	77.66 to 145.71	89,444	87,559

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	\$ 37,891,876	\$ 1,621,047	4.28%	\$ 36,270,829		\$ 33,743,618	
2012	\$ 38,553,542	\$ 1,147,206	2.98%	\$ 37,406,336	-1.28%	\$ 37,628,317	11.51%
2013	\$ 40,076,602	\$ 1,803,835	4.50%	\$ 38,272,767	-0.73%	\$ 39,294,294	4.43%
2014	\$ 40,487,060	\$ 836,914	2.07%	\$ 39,650,146	-1.06%	\$ 38,525,901	-1.96%
2015	\$ 42,539,585	\$ 930,770	2.19%	\$ 41,608,815	2.77%	\$ 30,438,127	-20.99%
2016	\$ 44,435,943	\$ 1,596,477	3.59%	\$ 42,839,466	0.70%	\$ 29,198,540	-4.07%
2017	\$ 45,901,967	\$ 1,200,377	2.62%	\$ 44,701,590	0.60%	\$ 29,310,393	0.38%
2018	\$ 46,764,540	\$ 610,808	1.31%	\$ 46,153,732	0.55%	\$ 29,752,973	1.51%
2019	\$ 52,475,329	\$ 1,057,297	2.01%	\$ 51,418,032	9.95%	\$ 29,507,931	-0.82%
2020	\$ 53,546,437	\$ 402,296	0.75%	\$ 53,144,141	1.27%	\$ 31,010,012	5.09%
2021	\$ 54,771,395	\$ 534,809	0.98%	\$ 54,236,586	1.29%	\$ 34,192,005	10.26%
2022	\$ 55,774,637	\$ 117,728	0.21%	\$ 55,656,909	1.62%	\$ 38,760,191	13.36%
Ann %chg	3.76%			Average	1.43%	0.30%	1.70%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-1.28%	1.75%	11.51%
2013	1.01%	5.77%	16.45%
2014	4.64%	6.85%	14.17%
2015	9.81%	12.27%	-9.80%
2016	13.06%	17.27%	-13.47%
2017	17.97%	21.14%	-13.14%
2018	21.80%	23.42%	-11.83%
2019	35.70%	38.49%	-12.55%
2020	40.25%	41.31%	-8.10%
2021	43.14%	44.55%	1.33%
2022	46.88%	47.19%	14.87%

County Number	85
County Name	Thayer

85 Thayer
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 : 35
Total Sales Price : 29,822,814
Total Adj. Sales Price : 29,822,814
Total Assessed Value : 19,820,176
Avg. Adj. Sales Price : 852,080
Avg. Assessed Value : 566,291

MEDIAN : 73
WGT. MEAN : 66
MEAN : 71
COD : 20.06
PRD : 106.36

COV : 25.08
STD : 17.73
Avg. Abs. Dev : 14.68
MAX Sales Ratio : 108.15
MIN Sales Ratio : 43.85

95% Median C.I. : 57.10 to 76.17
95% Wgt. Mean C.I. : 57.52 to 75.40
95% Mean C.I. : 64.82 to 76.56

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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	98.80	98.80	98.80	00.00	100.00	98.80	98.80	N/A	890,000	879,309	
01-JAN-20 To 31-MAR-20	4	87.10	84.79	85.65	05.33	99.00	74.07	90.88	N/A	637,100	545,649	
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	3	76.17	76.32	76.55	00.79	99.70	75.49	77.29	N/A	825,333	631,801	
01-OCT-20 To 31-DEC-20	4	78.24	76.59	72.22	08.78	106.05	64.19	85.70	N/A	447,908	323,482	
01-JAN-21 To 31-MAR-21	2	89.15	89.15	76.94	17.92	115.87	73.17	105.12	N/A	635,000	488,584	
01-APR-21 To 30-JUN-21	3	74.05	78.36	65.96	24.88	118.80	52.89	108.15	N/A	1,099,333	725,128	
01-JUL-21 To 30-SEP-21	1	71.38	71.38	71.38	00.00	100.00	71.38	71.38	N/A	1,205,500	860,537	
01-OCT-21 To 31-DEC-21	6	51.19	55.21	57.44	17.41	96.12	43.85	75.63	43.85 to 75.63	915,364	525,800	
01-JAN-22 To 31-MAR-22	9	55.05	59.15	57.24	14.19	103.34	49.04	90.14	49.49 to 68.02	1,121,233	641,810	
01-APR-22 To 30-JUN-22	1	57.10	57.10	57.10	00.00	100.00	57.10	57.10	N/A	260,000	148,468	
01-JUL-22 To 30-SEP-22	1	95.26	95.26	95.26	00.00	100.00	95.26	95.26	N/A	500,000	476,292	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	8	81.76	83.36	83.82	09.31	99.45	74.07	98.80	74.07 to 98.80	739,300	619,664	
01-OCT-20 To 30-SEP-21	10	74.66	79.11	70.15	16.05	112.77	52.89	108.15	64.19 to 105.12	756,513	530,702	
01-OCT-21 To 30-SEP-22	17	55.05	59.77	58.47	18.15	102.22	43.85	95.26	49.19 to 68.02	961,370	562,109	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	11	77.29	79.50	78.81	07.85	100.88	64.19	90.88	74.07 to 87.96	619,639	488,357	
01-JAN-21 To 31-DEC-21	12	67.48	68.00	63.63	24.57	106.87	43.85	108.15	49.19 to 75.63	938,807	597,324	
<u>ALL</u>	35	73.17	70.69	66.46	20.06	106.36	43.85	108.15	57.10 to 76.17	852,080	566,291	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	16	74.66	70.68	67.21	15.12	105.16	49.04	98.80	55.05 to 77.29	1,095,807	736,512	
2	19	68.02	70.69	65.39	25.26	108.11	43.85	108.15	52.35 to 87.96	646,837	422,946	
<u>ALL</u>	35	73.17	70.69	66.46	20.06	106.36	43.85	108.15	57.10 to 76.17	852,080	566,291	

85 Thayer
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 : 35
 Total Sales Price : 29,822,814
 Total Adj. Sales Price : 29,822,814
 Total Assessed Value : 19,820,176
 Avg. Adj. Sales Price : 852,080
 Avg. Assessed Value : 566,291

MEDIAN : 73
 WGT. MEAN : 66
 MEAN : 71
 COD : 20.06
 PRD : 106.36

COV : 25.08
 STD : 17.73
 Avg. Abs. Dev : 14.68
 MAX Sales Ratio : 108.15
 MIN Sales Ratio : 43.85

95% Median C.I. : 57.10 to 76.17
 95% Wgt. Mean C.I. : 57.52 to 75.40
 95% Mean C.I. : 64.82 to 76.56

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	76.17	76.32	76.55	00.79	99.70	75.49	77.29	N/A	825,333	631,801
1	3	76.17	76.32	76.55	00.79	99.70	75.49	77.29	N/A	825,333	631,801
Dry											
County	4	60.33	63.62	64.16	20.65	99.16	45.86	87.96	N/A	629,953	404,165
1	1	56.46	56.46	56.46	00.00	100.00	56.46	56.46	N/A	496,000	280,045
2	3	64.19	66.00	66.04	21.86	99.94	45.86	87.96	N/A	674,604	445,538
Grass											
County	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	139,318	113,145
2	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	139,318	113,145
ALL	35	73.17	70.69	66.46	20.06	106.36	43.85	108.15	57.10 to 76.17	852,080	566,291

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	17	74.05	70.07	66.26	14.06	105.75	49.04	90.88	52.89 to 77.29	1,155,107	765,420
1	14	74.66	69.68	65.80	13.23	105.90	49.04	90.88	52.89 to 77.29	1,153,351	758,917
2	3	73.17	71.89	68.41	17.22	105.09	52.35	90.14	N/A	1,163,300	795,765
Dry											
County	7	64.19	70.36	69.71	24.37	100.93	45.86	95.26	45.86 to 95.26	508,759	354,667
1	1	56.46	56.46	56.46	00.00	100.00	56.46	56.46	N/A	496,000	280,045
2	6	74.95	72.68	71.86	22.63	101.14	45.86	95.26	45.86 to 95.26	510,885	367,105
Grass											
County	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	139,318	113,145
2	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	139,318	113,145
ALL	35	73.17	70.69	66.46	20.06	106.36	43.85	108.15	57.10 to 76.17	852,080	566,291

Thayer County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	6,500	6,350	6,200	6,075	5,850	5,675	5,500	5,500	6,118
Nuckolls	1	5,200	5,200	4,645	4,645	n/a	4,290	4,075	4,075	4,827
Fillmore	1	6,800	6,600	6,500	6,400	6,200	5,900	5,700	5,650	6,442
Fillmore	2	6,500	6,300	6,200	6,100	n/a	5,400	5,400	5,350	6,195
Saline	2	5,697	5,699	5,596	5,499	5,100	4,900	4,498	4,300	5,463
Thayer	2	6,050	5,975	5,775	5,675	5,500	5,275	5,150	5,150	5,635
Jefferson	2	4,822	7,008	6,413	4,629	4,620	n/a	3,902	2,693	5,499
Jefferson	3	4,792	5,469	5,231	4,156	2,960	2,960	3,083	2,959	4,437

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	3,850	3,850	3,675	3,675	3,450	3,450	3,150	3,150	3,634
Nuckolls	1	2,325	2,325	2,260	2,045	2,045	2,045	1,990	1,990	2,195
Fillmore	1	3,755	3,650	3,400	3,400	3,300	3,100	3,100	3,000	3,451
Fillmore	2	3,455	3,405	3,350	3,200	3,050	3,050	2,950	2,750	3,304
Saline	2	3,699	3,598	3,548	3,447	3,300	3,200	3,199	3,150	3,495
Thayer	2	3,725	3,725	3,475	3,475	3,300	n/a	2,925	2,925	3,423
Jefferson	2	3,150	4,157	3,917	2,752	1,695	2,839	1,935	1,695	3,295
Jefferson	3	3,161	3,607	3,398	2,678	1,910	1,934	1,952	1,903	2,826

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1,425	1,425	1,425	n/a	1,425	1,425	n/a	1,425	1,425
Nuckolls	1	1,285	1,285	1,285	1,285	n/a	1,285	1,285	1,285	1,285
Fillmore	1	1,500	1,500	1,400	n/a	n/a	1,400	n/a	n/a	1,461
Fillmore	2	1,500	1,500	1,400	n/a	n/a	n/a	n/a	n/a	1,448
Saline	2	1,818	1,815	1,795	n/a	n/a	n/a	n/a	1,425	1,805
Thayer	2	1,425	1,425	1,425	1,425	1,425	1,425	n/a	1,425	1,425
Jefferson	2	1,645	1,644	1,681	1,628	1,610	1,610	3,300	1,610	1,665
Jefferson	3	1,852	1,851	1,850	1,751	n/a	1,695	n/a	1,695	1,824

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	2,800	600	250
Nuckolls	1	1,285	120	120
Fillmore	1	1,428	n/a	380
Fillmore	2	1,409	n/a	626
Saline	2	1,801	516	100
Thayer	2	2,665	600	250
Jefferson	2	n/a	1,071	220
Jefferson	3	n/a	799	220

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.

AGRICULTURAL

Type : Qualified

Number of Sales :	19	Median :	68	COV :	28.84	95% Median C.I. :	52.35 to 87.96
Total Sales Price :	12,289,899	Wgt. Mean :	65	STD :	20.39	95% Wgt. Mean C.I. :	56.82 to 73.96
Total Adj. Sales Price :	12,289,899	Mean :	71	Avg. Abs. Dev :	17.18	95% Mean C.I. :	60.86 to 80.52
Total Assessed Value :	8,035,978						
Avg. Adj. Sales Price :	646,837	COD :	25.26	MAX Sales Ratio :	108.15		
Avg. Assessed Value :	422,946	PRD :	108.11	MIN Sales Ratio :	43.85		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	2	81.02	81.02	82.45	08.58	98.27	74.07	87.96	N/A	504,000	415,555
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	3	81.21	77.03	70.92	08.83	108.62	64.19	85.70	N/A	417,606	296,146
01/01/2021 To 03/31/2021	2	89.15	89.15	76.94	17.92	115.87	73.17	105.12	N/A	635,000	488,584
04/01/2021 To 06/30/2021	1	108.15	108.15	108.15		100.00	108.15	108.15	N/A	290,000	313,639
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	4	47.53	48.02	48.28	06.67	99.46	43.85	53.18	N/A	757,295	365,654
01/01/2022 To 03/31/2022	5	59.19	63.84	62.78	19.02	101.69	49.49	90.14	N/A	935,980	587,650
04/01/2022 To 06/30/2022	1	57.10	57.10	57.10		100.00	57.10	57.10	N/A	260,000	148,468
07/01/2022 To 09/30/2022	1	95.26	95.26	95.26		100.00	95.26	95.26	N/A	500,000	476,292
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	2	81.02	81.02	82.45	08.58	98.27	74.07	87.96	N/A	504,000	415,555
10/01/2020 To 09/30/2021	6	83.46	86.26	77.48	16.06	111.33	64.19	108.15	64.19 to 108.15	468,803	363,208
10/01/2021 To 09/30/2022	11	53.18	60.33	59.34	22.04	101.67	43.85	95.26	45.86 to 90.14	769,916	456,875
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	5	81.21	78.63	76.06	08.72	103.38	64.19	87.96	N/A	452,164	343,910
01/01/2021 To 12/31/2021	7	53.18	68.36	60.00	39.64	113.93	43.85	108.15	43.85 to 108.15	655,597	393,346

AGRICULTURAL

Type : Qualified

Number of Sales :	19	Median :	68	COV :	28.84	95% Median C.I. :	52.35 to 87.96
Total Sales Price :	12,289,899	Wgt. Mean :	65	STD :	20.39	95% Wgt. Mean C.I. :	56.82 to 73.96
Total Adj. Sales Price :	12,289,899	Mean :	71	Avg. Abs. Dev :	17.18	95% Mean C.I. :	60.86 to 80.52
Total Assessed Value :	8,035,978						
Avg. Adj. Sales Price :	646,837	COD :	25.26	MAX Sales Ratio :	108.15		
Avg. Assessed Value :	422,946	PRD :	108.11	MIN Sales Ratio :	43.85		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	19	68.02	70.69	65.39	25.26	108.11	43.85	108.15	52.35 to 87.96	646,837	422,946

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 Value
<u>_____ Dry _____</u>											
County	3	64.19	66.00	66.04	21.86	99.94	45.86	87.96	N/A	674,604	445,538
2	3	64.19	66.00	66.04	21.86	99.94	45.86	87.96	N/A	674,604	445,538
<u>_____ Grass _____</u>											
County	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	139,318	113,145
2	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	139,318	113,145
<u>_____ ALL _____</u>											
10/01/2019 To 09/30/2022	19	68.02	70.69	65.39	25.26	108.11	43.85	108.15	52.35 to 87.96	646,837	422,946

80%MLU By Market Area

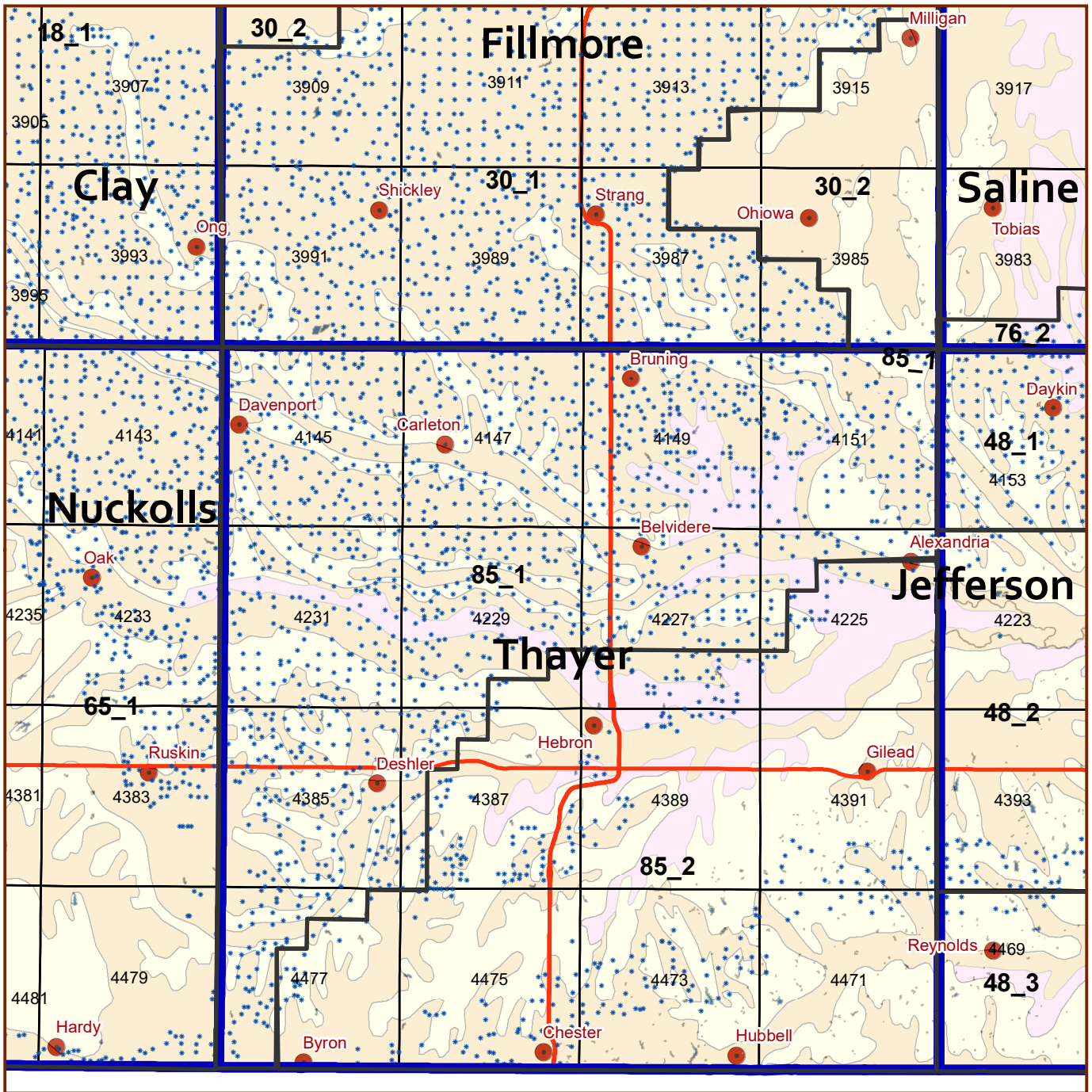
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>_____ Irrigated _____</u>											
County	3	73.17	71.89	68.41	17.22	105.09	52.35	90.14	N/A	1,163,300	795,765
2	3	73.17	71.89	68.41	17.22	105.09	52.35	90.14	N/A	1,163,300	795,765
<u>_____ Dry _____</u>											
County	6	74.95	72.68	71.86	22.63	101.14	45.86	95.26	45.86 to 95.26	510,885	367,105
2	6	74.95	72.68	71.86	22.63	101.14	45.86	95.26	45.86 to 95.26	510,885	367,105
<u>_____ Grass _____</u>											
County	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	139,318	113,145
2	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	139,318	113,145
<u>_____ ALL _____</u>											
10/01/2019 To 09/30/2022	19	68.02	70.69	65.39	25.26	108.11	43.85	108.15	52.35 to 87.96	646,837	422,946

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	2	Total	Increase	0%

What IF

THAYER COUNTY



Legend

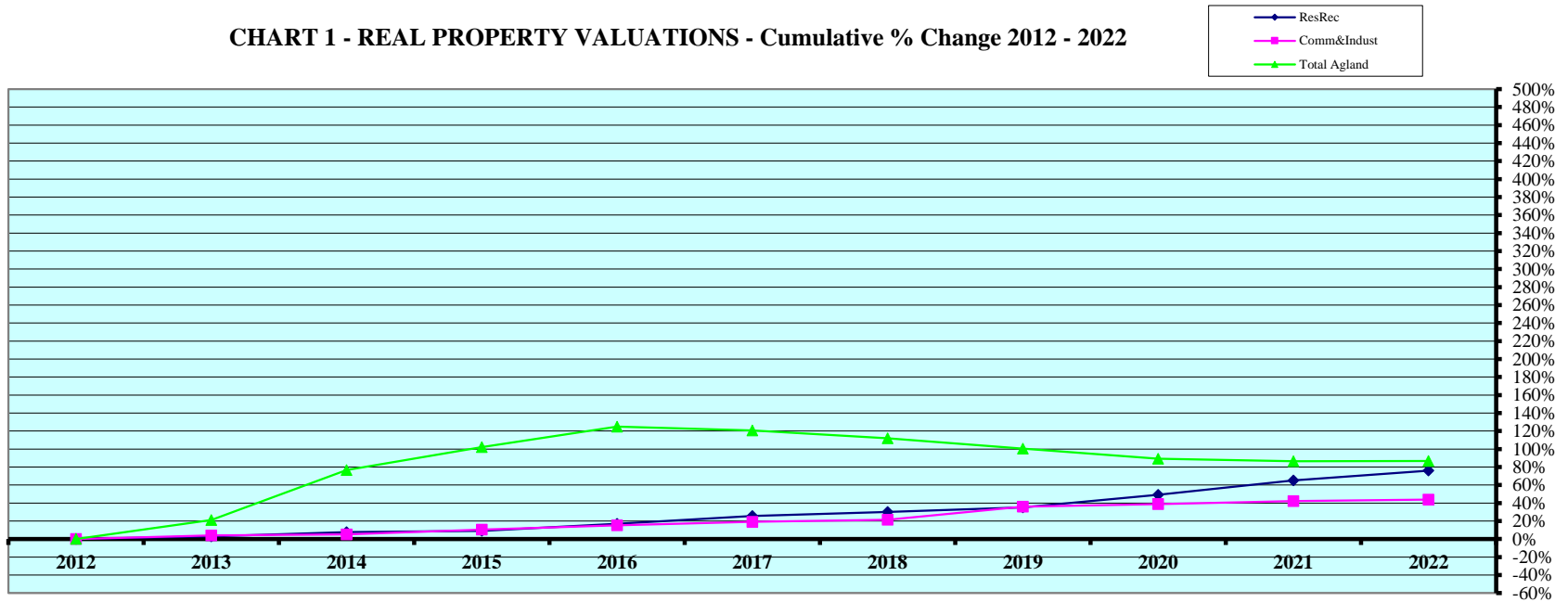
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	113,243,705	-	-	-	38,553,542	-	-	-	706,845,582	-	-	-
2013	116,405,510	3,161,805	2.79%	2.79%	40,076,602	1,523,060	3.95%	3.95%	855,510,601	148,665,019	21.03%	21.03%
2014	121,880,245	5,474,735	4.70%	7.63%	40,487,060	410,458	1.02%	5.02%	1,249,455,450	393,944,849	46.05%	76.76%
2015	123,369,277	1,489,032	1.22%	8.94%	42,539,585	2,052,525	5.07%	10.34%	1,428,301,149	178,845,699	14.31%	102.07%
2016	132,475,467	9,106,190	7.38%	16.98%	44,435,943	1,896,358	4.46%	15.26%	1,589,989,755	161,688,606	11.32%	124.94%
2017	142,338,823	9,863,356	7.45%	25.69%	45,901,967	1,466,024	3.30%	19.06%	1,560,714,631	-29,275,124	-1.84%	120.80%
2018	147,406,106	5,067,283	3.56%	30.17%	46,764,540	862,573	1.88%	21.30%	1,497,800,702	-62,913,929	-4.03%	111.90%
2019	153,040,932	5,634,826	3.82%	35.14%	52,475,329	5,710,789	12.21%	36.11%	1,417,602,943	-80,197,759	-5.35%	100.55%
2020	168,995,398	15,954,466	10.42%	49.23%	53,546,437	1,071,108	2.04%	38.89%	1,338,693,995	-78,908,948	-5.57%	89.39%
2021	187,096,274	18,100,876	10.71%	65.22%	54,771,395	1,224,958	2.29%	42.07%	1,318,127,272	-20,566,723	-1.54%	86.48%
2022	199,284,198	12,187,924	6.51%	75.98%	55,443,959	672,564	1.23%	43.81%	1,320,262,731	2,135,459	0.16%	86.78%

Rate Annual %chg: Residential & Recreational **5.81%**

Commercial & Industrial **3.70%**

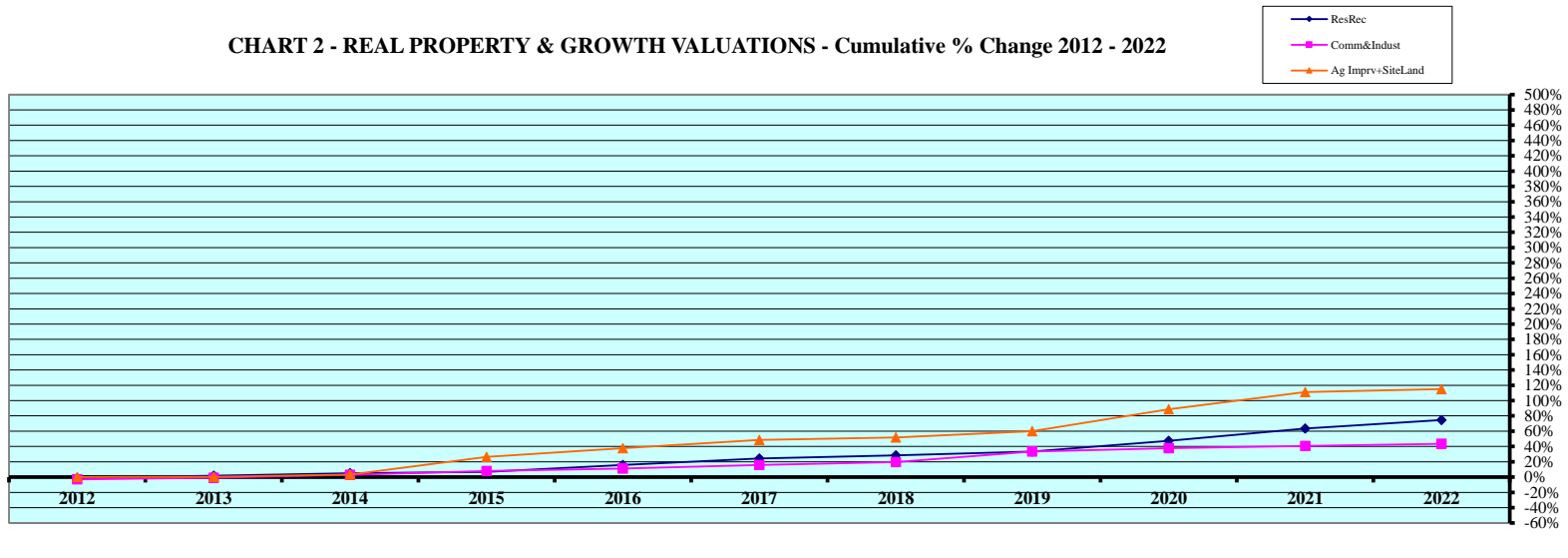
Agricultural Land **6.45%**

Cnty# **85**
County **THAYER**

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	113,243,705	1,233,196	1.09%	112,010,509	-	-1.09%	38,553,542	1,147,206	2.98%	37,406,336	-	-2.98%	
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	1.85%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	-0.73%	
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	4.98%	40,487,060	836,914	2.07%	39,650,146	-1.06%	2.84%	
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	6.74%	42,539,585	930,770	2.19%	41,608,815	2.77%	7.92%	
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	15.76%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	11.12%	
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	24.18%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	15.95%	
2018	147,406,106	1,925,993	1.31%	145,480,113	2.21%	28.47%	46,764,540	610,808	1.31%	46,153,732	0.55%	19.71%	
2019	153,040,932	2,092,034	1.37%	150,948,898	2.40%	33.30%	52,475,329	1,057,297	2.01%	51,418,032	9.95%	33.37%	
2020	168,995,398	2,095,317	1.24%	166,900,081	9.06%	47.38%	53,546,437	402,296	0.75%	53,144,141	1.27%	37.85%	
2021	187,096,274	1,941,301	1.04%	185,154,973	9.56%	63.50%	54,771,395	534,809	0.98%	54,236,586	1.29%	40.68%	
2022	199,284,198	1,539,566	0.77%	197,744,632	5.69%	74.62%	55,443,959	117,728	0.21%	55,326,231	1.01%	43.50%	
Rate Ann%chg	5.81%			Resid & Recreat w/o growth			3.70%			C & I w/o growth			1.64%

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	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	-	-
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	0.38%	0.38%
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	3.14%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	26.38%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	37.88%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	48.64%
2018	38,943,689	44,425,759	83,369,448	3,910,578	4.69%	79,458,870	-0.81%	51.65%
2019	39,192,535	46,197,195	85,389,730	1,497,297	1.75%	83,892,433	0.63%	60.11%
2020	46,195,825	55,220,690	101,416,515	2,614,956	2.58%	98,801,559	15.71%	88.57%
2021	52,245,379	60,479,922	112,725,301	2,043,209	1.81%	110,682,092	9.14%	111.24%
2022	52,691,919	62,806,633	115,498,552	2,833,624	2.45%	112,664,928	-0.05%	115.03%
Rate Ann%chg	6.81%	9.59%	8.23%	Ag Imprv+Site w/o growth			5.15%	

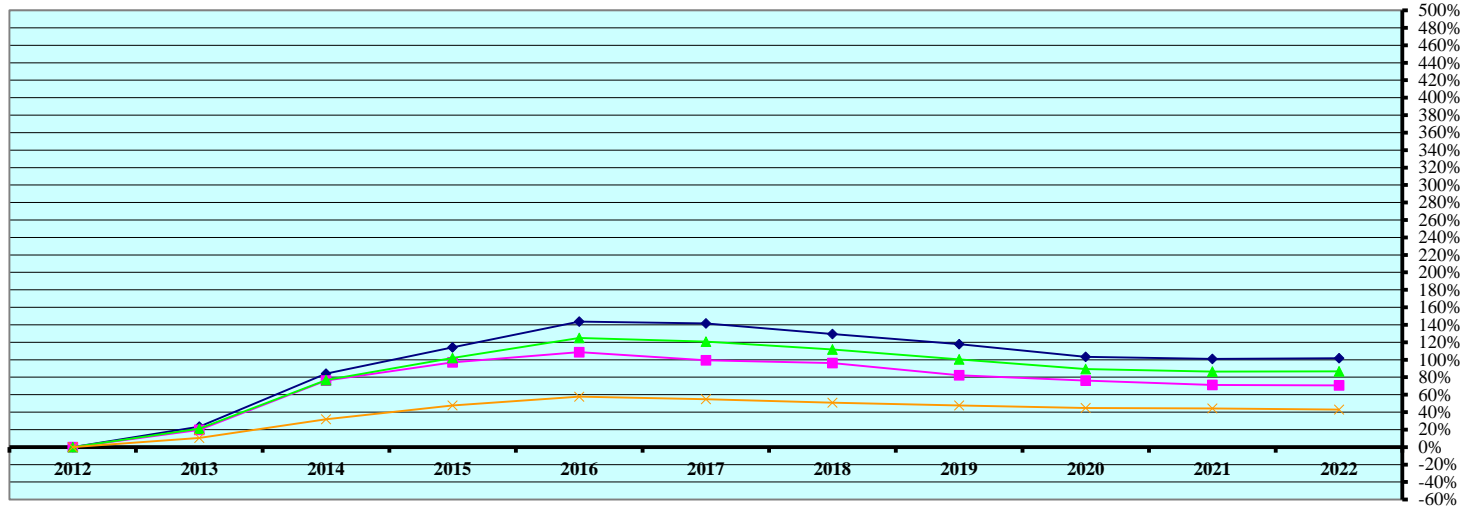
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 85
County THAYER

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	449,924,880	-	-	-	187,393,845	-	-	-	64,633,414	-	-	-
2013	554,722,201	104,797,321	23.29%	23.29%	224,535,371	37,141,526	19.82%	19.82%	71,424,009	6,790,595	10.51%	10.51%
2014	828,410,679	273,688,478	49.34%	84.12%	330,313,237	105,777,866	47.11%	76.27%	85,184,635	13,760,626	19.27%	31.80%
2015	963,115,455	134,704,776	16.26%	114.06%	369,154,561	38,841,324	11.76%	96.99%	95,405,420	10,220,785	12.00%	47.61%
2016	1,096,428,095	133,312,640	13.84%	143.69%	391,144,894	21,990,333	5.96%	108.73%	101,966,704	6,561,284	6.88%	57.76%
2017	1,086,569,297	-9,858,798	-0.90%	141.50%	373,645,771	-17,499,123	-4.47%	99.39%	100,041,703	-1,925,001	-1.89%	54.78%
2018	1,032,146,769	-54,422,528	-5.01%	129.40%	367,772,612	-5,873,159	-1.57%	96.26%	97,419,894	-2,621,809	-2.62%	50.73%
2019	980,131,923	-52,014,846	-5.04%	117.84%	341,651,863	-26,120,749	-7.10%	82.32%	95,369,962	-2,049,932	-2.10%	47.56%
2020	914,712,295	-65,419,628	-6.67%	103.30%	329,972,617	-11,679,246	-3.42%	76.09%	93,557,843	-1,812,119	-1.90%	44.75%
2021	903,686,817	-11,025,478	-1.21%	100.85%	320,796,706	-9,175,911	-2.78%	71.19%	93,192,627	-365,216	-0.39%	44.19%
2022	907,467,631	3,780,814	0.42%	101.69%	319,926,928	-869,778	-0.27%	70.72%	92,409,992	-782,635	-0.84%	42.98%

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	222,471	-	-	-	4,670,972	-	-	-	706,845,582	-	-	-
2013	224,783	2,312	1.04%	1.04%	4,604,237	-66,735	-1.43%	-1.43%	855,510,601	148,665,019	21.03%	21.03%
2014	335,763	110,980	49.37%	50.92%	5,211,136	606,899	13.18%	11.56%	1,249,455,450	393,944,849	46.05%	76.76%
2015	336,616	853	0.25%	51.31%	289,097	-4,922,039	-94.45%	-93.81%	1,428,301,149	178,845,699	14.31%	102.07%
2016	450,062	113,446	33.70%	102.30%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	124.94%
2017	457,860	7,798	1.73%	105.81%	0	0	-100.00%	-100.00%	1,560,714,631	-29,275,124	-1.84%	120.80%
2018	461,427	3,567	0.78%	107.41%	0	0	-100.00%	-100.00%	1,497,800,702	-62,913,929	-4.03%	111.90%
2019	449,195	-12,232	-2.65%	101.91%	0	0	-100.00%	-100.00%	1,417,602,943	-80,197,759	-5.35%	100.55%
2020	451,240	2,045	0.46%	102.83%	0	0	-100.00%	-100.00%	1,338,693,995	-78,908,948	-5.57%	89.39%
2021	451,122	-118	-0.03%	102.78%	0	0	-100.00%	-100.00%	1,318,127,272	-20,566,723	-1.54%	86.48%
2022	458,180	7,058	1.56%	105.95%	0	0	-100.00%	-100.00%	1,320,262,731	2,135,459	0.16%	86.78%

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	449,635,973	147,662	3,045			186,745,334	114,813	1,627			64,373,048	69,678	924		
2013	554,236,059	151,435	3,660	20.19%	20.19%	224,782,209	112,966	1,990	22.34%	22.34%	71,469,316	68,214	1,048	13.41%	13.41%
2014	826,663,065	154,327	5,357	46.36%	75.91%	331,199,097	111,580	2,968	49.17%	82.49%	85,393,147	66,601	1,282	22.38%	38.78%
2015	963,585,361	159,617	6,037	12.70%	98.25%	368,439,374	108,355	3,400	14.56%	109.05%	90,386,516	64,307	1,406	9.62%	52.14%
2016	1,097,256,918	160,080	6,854	13.54%	125.10%	390,800,508	108,214	3,611	6.21%	122.03%	101,976,775	75,388	1,353	-3.76%	46.42%
2017	1,086,921,031	161,442	6,733	-1.78%	121.10%	373,551,730	107,173	3,486	-3.49%	114.29%	100,001,465	74,639	1,340	-0.95%	45.02%
2018	1,032,062,321	161,597	6,387	-5.14%	109.74%	368,049,855	107,151	3,435	-1.45%	111.18%	97,387,779	74,460	1,308	-2.38%	41.57%
2019	979,950,297	162,565	6,028	-5.61%	97.96%	341,705,231	106,899	3,197	-6.94%	96.53%	95,368,224	73,630	1,295	-0.97%	40.20%
2020	914,819,268	163,148	5,607	-6.98%	84.15%	329,902,705	106,642	3,094	-3.22%	90.19%	93,585,844	73,194	1,279	-1.28%	38.40%
2021	903,863,394	163,278	5,536	-1.28%	81.80%	320,597,807	106,514	3,010	-2.70%	85.05%	93,296,291	73,210	1,274	-0.33%	37.94%
2022	903,736,416	163,257	5,536	0.00%	81.79%	321,280,443	106,758	3,009	-0.02%	85.02%	92,923,623	72,944	1,274	-0.04%	37.89%

Rate Annual %chg Average Value/Acre: 6.16%

6.35%

3.26%

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	220,207	2,202	100			4,640,949	11,194	415			705,615,511	345,549	2,042		
2013	225,099	2,251	100	0.01%	0.01%	4,579,491	11,121	412	-0.68%	-0.68%	855,292,174	345,988	2,472	21.06%	21.06%
2014	335,657	2,238	150	49.99%	50.00%	5,175,671	11,205	462	12.17%	11.41%	1,248,766,637	345,951	3,610	46.02%	76.77%
2015	336,779	2,245	150	0.00%	50.00%	5,345,477	11,484	465	0.78%	12.27%	1,428,093,507	346,009	4,127	14.34%	102.12%
2016	448,694	2,244	200	33.32%	99.98%	0	0				1,590,482,895	345,925	4,598	11.40%	125.16%
2017	457,862	2,289	200	0.01%	100.00%	0	0				1,560,932,088	345,543	4,517	-1.75%	121.22%
2018	460,017	2,300	200	0.00%	100.00%	0	0				1,497,959,972	345,508	4,336	-4.02%	112.32%
2019	450,411	2,252	200	0.00%	100.00%	0	0				1,417,474,163	345,346	4,105	-5.33%	101.00%
2020	451,318	2,257	200	0.00%	100.00%	0	0				1,338,759,135	345,241	3,878	-5.52%	89.90%
2021	451,122	2,256	200	0.00%	100.00%	0	0				1,318,208,614	345,258	3,818	-1.54%	86.97%
2022	453,912	2,270	200	0.00%	100.00%	0	0				1,318,394,394	345,228	3,819	0.02%	87.02%

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THAYER

Rate Annual %chg Average Value/Acre: 6.46%

(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
5,034	THAYER	85,485,788	44,638,958	95,619,400	196,920,853	43,439,937	12,004,022	2,363,345	1,320,262,731	52,691,919	62,806,633	0	1,916,233,586
cnty sectorvalue % of total value:		4.46%	2.33%	4.99%	10.28%	2.27%	0.63%	0.12%	68.90%	2.75%	3.28%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
177	ALEXANDRIA	28,458	439,549	2,189,096	2,362,722	34,197	0	0	159,525	0	57,960	0	5,271,507
3.52%	%sector of county sector	0.03%	0.98%	2.29%	1.20%	0.08%			0.01%		0.09%		0.28%
	%sector of municipality	0.54%	8.34%	41.53%	44.82%	0.65%			3.03%		1.10%		100.00%
48	BELVIDERE	198,903	495,140	3,045,036	919,938	440,075	0	0	315,941	0	95,474	0	5,510,507
0.95%	%sector of county sector	0.23%	1.11%	3.18%	0.47%	1.01%			0.02%		0.15%		0.29%
	%sector of municipality	3.61%	8.99%	55.26%	16.69%	7.99%			5.73%		1.73%		100.00%
279	BRUNING	2,406,037	187,302	7,837	12,232,058	4,269,293	702,440	0	51,988	0	0	0	19,856,955
5.54%	%sector of county sector	2.81%	0.42%	0.01%	6.21%	9.83%	5.85%		0.00%				1.04%
	%sector of municipality	12.12%	0.94%	0.04%	61.60%	21.50%	3.54%		0.26%				100.00%
83	BYRON	642,657	487,594	72,724	2,893,242	1,802,655	0	0	0	0	0	0	5,898,872
1.65%	%sector of county sector	0.75%	1.09%	0.08%	1.47%	4.15%							0.31%
	%sector of municipality	10.89%	8.27%	1.23%	49.05%	30.56%							100.00%
91	CARLETON	786,407	348,437	1,772,601	2,524,553	4,019,207	0	0	91,138	0	29,952	0	9,572,295
1.81%	%sector of county sector	0.92%	0.78%	1.85%	1.28%	9.25%			0.01%		0.05%		0.50%
	%sector of municipality	8.22%	3.64%	18.52%	26.37%	41.99%			0.95%		0.31%		100.00%
232	CHESTER	1,649,370	453,146	59,085	4,722,130	3,030,301	0	0	336,642	0	19,038	0	10,269,712
4.61%	%sector of county sector	1.93%	1.02%	0.06%	2.40%	6.98%			0.03%		0.03%		0.54%
	%sector of municipality	16.06%	4.41%	0.58%	45.98%	29.51%			3.28%		0.19%		100.00%
294	DAVENPORT	2,411,067	1,675,213	6,032,972	7,731,095	3,073,524	0	0	274,428	0	134,622	0	21,332,921
5.84%	%sector of county sector	2.82%	3.75%	6.31%	3.93%	7.08%			0.02%		0.21%		1.11%
	%sector of municipality	11.30%	7.85%	28.28%	36.24%	14.41%			1.29%		0.63%		100.00%
747	DESHLER	372,574	1,208,535	144,956	23,951,742	2,973,872	0	0	5,039	0	0	0	28,656,718
14.84%	%sector of county sector	0.44%	2.71%	0.15%	12.16%	6.85%			0.00%				1.50%
	%sector of municipality	1.30%	4.22%	0.51%	83.58%	10.38%			0.02%				100.00%
39	GILEAD	751	9,105	382	661,080	22,256	0	0	42,155	0	0	0	735,729
0.77%	%sector of county sector	0.00%	0.02%	0.00%	0.34%	0.05%			0.00%				0.04%
	%sector of municipality	0.10%	1.24%	0.05%	89.85%	3.03%			5.73%				100.00%
1,579	HEBRON	5,579,041	2,919,667	204,490	64,158,875	13,104,765	2,686,096	0	266,854	0	343,105	0	89,262,893
31.37%	%sector of county sector	6.53%	6.54%	0.21%	32.58%	30.17%	22.38%		0.02%		0.55%		4.66%
	%sector of municipality	6.25%	3.27%	0.23%	71.88%	14.68%	3.01%		0.30%		0.38%		100.00%
68	HUBBELL	23,303	116,242	18,834	1,075,923	1,033,180	0	0	223,281	0	8,344	0	2,499,107
1.35%	%sector of county sector	0.03%	0.26%	0.02%	0.55%	2.38%			0.02%		0.01%		0.13%
	%sector of municipality	0.93%	4.65%	0.75%	43.05%	41.34%			8.93%		0.33%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,638	Total Municipalities	14,098,569	8,339,931	13,548,015	123,233,364	33,803,328	3,388,536	0	1,766,991	0	688,495	0	198,867,227
72.26%	%all munic. sectors of cnty	16.49%	18.68%	14.17%	62.58%	77.82%	28.23%		0.13%		1.10%		10.38%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 6,131	Value : 1,853,413,677	Growth 4,353,798	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	298	1,011,325	8	151,775	39	493,387	345	1,656,487	
02. Res Improve Land	1,901	11,235,301	29	1,547,595	332	15,863,355	2,262	28,646,251	
03. Res Improvements	1,909	123,106,136	29	10,756,175	339	50,466,444	2,277	184,328,755	
04. Res Total	2,207	135,352,762	37	12,455,545	378	66,823,186	2,622	214,631,493	1,955,353
% of Res Total	84.17	63.06	1.41	5.80	14.42	31.13	42.77	11.58	44.91
05. Com UnImp Land	66	523,233	0	0	14	90,655	80	613,888	
06. Com Improve Land	356	2,886,762	0	0	27	1,720,775	383	4,607,537	
07. Com Improvements	365	31,594,475	0	0	39	8,196,581	404	39,791,056	
08. Com Total	431	35,004,470	0	0	53	10,008,011	484	45,012,481	781,898
% of Com Total	89.05	77.77	0.00	0.00	10.95	22.23	7.89	2.43	17.96
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	246,308	0	0	2	441,385	5	687,693	
11. Ind Improvements	3	3,142,228	0	0	2	8,191,951	5	11,334,179	
12. Ind Total	3	3,388,536	0	0	2	8,633,336	5	12,021,872	0
% of Ind Total	60.00	28.19	0.00	0.00	40.00	71.81	0.08	0.65	0.00
13. Rec UnImp Land	0	0	0	0	39	1,234,984	39	1,234,984	
14. Rec Improve Land	0	0	0	0	10	1,234,999	10	1,234,999	
15. Rec Improvements	0	0	0	0	10	343,891	10	343,891	
16. Rec Total	0	0	0	0	49	2,813,874	49	2,813,874	75,766
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.80	0.15	1.74
Res & Rec Total	2,207	135,352,762	37	12,455,545	427	69,637,060	2,671	217,445,367	2,031,119
% of Res & Rec Total	82.63	62.25	1.39	5.73	15.99	32.03	43.57	11.73	46.65
Com & Ind Total	434	38,393,006	0	0	55	18,641,347	489	57,034,353	781,898
% of Com & Ind Total	88.75	67.32	0.00	0.00	11.25	32.68	7.98	3.08	17.96
17. Taxable Total	2,641	173,745,768	37	12,455,545	482	88,278,407	3,160	274,479,720	2,813,017
% of Taxable Total	83.58	63.30	1.17	4.54	15.25	32.16	51.54	14.81	64.61

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	3	1,809,929	13,612,834	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	3	1,809,929	13,612,834
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	1,809,929	13,612,834

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	328	2	195	525

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	98	1,597,110	0	0	1,963	1,013,372,637	2,061	1,014,969,747
28. Ag-Improved Land	28	515,602	0	0	809	468,927,659	837	469,443,261
29. Ag Improvements	29	625,270	0	0	881	93,895,679	910	94,520,949

30. Ag Total				2,971	1,578,933,957
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	0.86	4,730	0	0.00	0	
36. FarmSite Improv Land	26	19.00	104,500	0	0.00	0	
37. FarmSite Improvements	29	0.00	625,270	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	2.18	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	3.00	90,000	3	3.00	90,000	
32. HomeSite Improv Land	358	364.49	10,934,700	358	364.49	10,934,700	
33. HomeSite Improvements	354	0.00	46,641,966	354	0.00	46,641,966	496,189
34. HomeSite Total				357	367.49	57,666,666	
35. FarmSite UnImp Land	46	385.04	1,665,540	49	385.90	1,670,270	
36. FarmSite Improv Land	789	2,436.89	13,367,935	815	2,455.89	13,472,435	
37. FarmSite Improvements	870	0.00	47,253,713	899	0.00	47,878,983	1,044,592
38. FarmSite Total				948	2,841.79	63,021,688	
39. Road & Ditches	0	7,040.84	0	0	7,043.02	0	
40. Other- Non Ag Use	0	145.61	240,055	0	145.61	240,055	
41. Total Section VI				1,305	10,397.91	120,928,409	1,540,781

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	16	1,290.36	3,164,936	16	1,290.36	3,164,936

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	12,954.38	9.96%	84,203,470	10.58%	6,500.00
46. 1A	19,568.25	15.04%	124,258,663	15.61%	6,350.01
47. 2A1	56,465.09	43.41%	350,083,558	43.99%	6,200.00
48. 2A	13,581.48	10.44%	82,507,617	10.37%	6,075.01
49. 3A1	8,864.93	6.82%	51,860,004	6.52%	5,850.02
50. 3A	2,008.55	1.54%	11,398,537	1.43%	5,675.01
51. 4A1	8,433.33	6.48%	46,383,315	5.83%	5,500.00
52. 4A	8,201.48	6.31%	45,108,140	5.67%	5,500.00
53. Total	130,077.49	100.00%	795,803,304	100.00%	6,117.92
Dry					
54. 1D1	3,992.08	13.51%	15,369,606	14.31%	3,850.02
55. 1D	5,203.41	17.61%	20,033,371	18.65%	3,850.05
56. 2D1	9,613.88	32.53%	35,331,187	32.89%	3,675.02
57. 2D	4,054.36	13.72%	14,899,885	13.87%	3,675.03
58. 3D1	2,345.61	7.94%	8,092,514	7.53%	3,450.07
59. 3D	2.66	0.01%	9,177	0.01%	3,450.00
60. 4D1	2,721.01	9.21%	8,571,382	7.98%	3,150.07
61. 4D	1,622.62	5.49%	5,111,456	4.76%	3,150.13
62. Total	29,555.63	100.00%	107,418,578	100.00%	3,634.45
Grass					
63. 1G1	4,932.85	20.69%	7,129,998	22.23%	1,445.41
64. 1G	4,594.95	19.27%	3,333,248	10.39%	725.42
65. 2G1	8,816.14	36.97%	12,796,849	39.90%	1,451.53
66. 2G	114.69	0.48%	321,132	1.00%	2,800.00
67. 3G1	1,133.33	4.75%	1,725,940	5.38%	1,522.89
68. 3G	2,132.80	8.94%	3,039,263	9.48%	1,425.01
69. 4G1	310.90	1.30%	870,520	2.71%	2,800.00
70. 4G	1,809.73	7.59%	2,857,409	8.91%	1,578.91
71. Total	23,845.39	100.00%	32,074,359	100.00%	1,345.10
Irrigated Total					
	130,077.49	70.48%	795,803,304	85.05%	6,117.92
Dry Total					
	29,555.63	16.01%	107,418,578	11.48%	3,634.45
Grass Total					
	23,845.39	12.92%	32,074,359	3.43%	1,345.10
72. Waste	947.07	0.51%	236,809	0.03%	250.04
73. Other	128.63	0.07%	192,945	0.02%	1,500.00
74. Exempt	229.04	0.12%	0	0.00%	0.00
75. Market Area Total	184,554.21	100.00%	935,725,995	100.00%	5,070.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,587.89	4.59%	9,606,748	4.93%	6,050.01
46. 1A	6,313.00	18.24%	37,720,211	19.35%	5,975.01
47. 2A1	9,099.43	26.30%	52,549,255	26.95%	5,775.01
48. 2A	7,015.27	20.27%	39,811,703	20.42%	5,675.01
49. 3A1	2,095.42	6.06%	11,524,810	5.91%	5,500.00
50. 3A	253.97	0.73%	1,339,693	0.69%	5,275.00
51. 4A1	4,722.07	13.65%	24,318,729	12.47%	5,150.01
52. 4A	3,514.87	10.16%	18,101,673	9.28%	5,150.03
53. Total	34,601.92	100.00%	194,972,822	100.00%	5,634.74
Dry					
54. 1D1	4,428.49	5.80%	16,496,158	6.31%	3,725.01
55. 1D	14,672.70	19.21%	54,655,917	20.90%	3,725.01
56. 2D1	18,898.31	24.74%	65,671,764	25.11%	3,475.01
57. 2D	19,204.77	25.14%	66,736,726	25.52%	3,475.01
58. 3D1	4,872.03	6.38%	16,077,699	6.15%	3,300.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,034.10	13.14%	29,349,889	11.22%	2,925.01
61. 4D	4,272.57	5.59%	12,497,403	4.78%	2,925.03
62. Total	76,382.97	100.00%	261,485,556	100.00%	3,423.35
Grass					
63. 1G1	5,921.18	12.21%	8,473,346	12.94%	1,431.02
64. 1G	7,828.31	16.15%	5,472,493	8.36%	699.06
65. 2G1	23,331.05	48.12%	33,462,493	51.10%	1,434.25
66. 2G	1,440.80	2.97%	2,785,667	4.25%	1,933.42
67. 3G1	3,672.18	7.57%	5,339,088	8.15%	1,453.93
68. 3G	3,754.74	7.74%	5,350,532	8.17%	1,425.01
69. 4G1	588.48	1.21%	1,568,300	2.39%	2,665.00
70. 4G	1,943.74	4.01%	3,035,735	4.64%	1,561.80
71. Total	48,480.48	100.00%	65,487,654	100.00%	1,350.80
Irrigated Total					
Irrigated Total	34,601.92	21.52%	194,972,822	37.33%	5,634.74
Dry Total					
Dry Total	76,382.97	47.50%	261,485,556	50.07%	3,423.35
Grass Total					
Grass Total	48,480.48	30.15%	65,487,654	12.54%	1,350.80
72. Waste	1,333.86	0.83%	333,521	0.06%	250.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	396.03	0.25%	0	0.00%	0.00
75. Market Area Total	160,799.23	100.00%	522,279,553	100.00%	3,248.02

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.98	318,838	0.00	0	164,628.43	990,457,288	164,679.41	990,776,126
77. Dry Land	389.31	1,381,761	0.00	0	105,549.29	367,522,373	105,938.60	368,904,134
78. Grass	251.30	299,226	0.00	0	72,074.57	97,262,787	72,325.87	97,562,013
79. Waste	14.62	3,657	0.00	0	2,266.31	566,673	2,280.93	570,330
80. Other	0.00	0	0.00	0	128.63	192,945	128.63	192,945
81. Exempt	0.37	0	5.88	0	618.82	0	625.07	0
82. Total	706.21	2,003,482	0.00	0	344,647.23	1,456,002,066	345,353.44	1,458,005,548

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	164,679.41	47.68%	990,776,126	67.95%	6,016.39
Dry Land	105,938.60	30.68%	368,904,134	25.30%	3,482.24
Grass	72,325.87	20.94%	97,562,013	6.69%	1,348.92
Waste	2,280.93	0.66%	570,330	0.04%	250.04
Other	128.63	0.04%	192,945	0.01%	1,500.00
Exempt	625.07	0.18%	0	0.00%	0.00
Total	345,353.44	100.00%	1,458,005,548	100.00%	4,221.78

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 Acreage	39	493,387	325	15,582,950	330	49,373,152	369	65,449,489	675,029
83.2 Alexandria	19	12,061	110	220,390	113	2,167,172	132	2,399,623	1,800
83.3 Belvidere	19	14,293	48	52,256	50	976,696	69	1,043,245	1,778
83.4 Bruning	19	66,389	154	549,749	154	12,716,072	173	13,332,210	42,122
83.5 Byron	2	2,433	75	169,101	75	2,717,658	77	2,889,192	0
83.6 Carleton	29	43,333	61	281,243	61	2,570,209	90	2,894,785	3,345
83.7 Chester	24	41,474	160	226,807	160	5,348,309	184	5,616,590	47,719
83.8 Davenport	34	57,931	180	462,528	180	8,774,234	214	9,294,693	76,272
83.9 Deshler	71	374,434	361	2,599,772	361	24,446,281	432	27,420,487	42,987
83.10 Deshler Com	0	0	1	806	1	7,717	1	8,523	0
83.11 Gilead	12	5,528	33	19,180	34	644,097	46	668,805	3,118
83.12 Hebron	56	385,859	664	6,621,769	666	61,693,826	722	68,701,454	657,681
83.13 Hubbell	13	7,590	54	31,700	54	1,043,865	67	1,083,155	0
83.14 Recreational	34	1,073,286	8	1,143,152	8	338,235	42	2,554,673	71,423
83.15 Rural	5	161,698	9	372,252	11	1,098,948	16	1,632,898	333,842
83.16 Subdivision	8	151,775	29	1,547,595	29	10,756,175	37	12,455,545	74,003
84 Residential Total	384	2,891,471	2,272	29,881,250	2,287	184,672,646	2,671	217,445,367	2,031,119

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alexandria Com	1	560	8	2,351	8	54,274	9	57,185	0
85.2	Belvidere Com	0	0	4	3,526	6	458,730	6	462,256	3,262
85.3	Bruning Com	3	17,327	34	168,669	35	4,081,064	38	4,267,060	0
85.4	Bruning Industrial	0	0	1	18,490	1	683,950	1	702,440	0
85.5	Byron Com	5	2,903	22	58,224	25	1,871,345	30	1,932,472	129,817
85.6	Carleton Com	4	2,398	12	333,553	13	3,744,741	17	4,080,692	0
85.7	Chester Com	4	13,989	30	70,038	30	2,955,943	34	3,039,970	0
85.8	Davenport Com	10	77,299	41	188,220	42	2,873,614	52	3,139,133	37,481
85.9	Deshler Com	11	79,871	58	450,919	58	2,909,909	69	3,440,699	303,482
85.10	Gilead Com	2	1,190	5	1,372	5	23,626	7	26,188	0
85.11	Hebron Com	21	295,928	133	1,557,211	134	11,681,807	155	13,534,946	115,069
85.12	Hebron Industrial	0	0	2	227,818	2	2,458,278	2	2,686,096	0
85.13	Hubbell Com	5	31,768	9	52,679	10	956,740	15	1,041,187	0
85.14	Rural Commercial	14	90,655	27	1,720,775	38	8,179,263	52	9,990,693	192,787
85.15	Rural Industrial	0	0	2	441,385	2	8,191,951	2	8,633,336	0
86	Commercial Total	80	613,888	388	5,295,230	409	51,125,235	489	57,034,353	781,898

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	4,859.73	25.76%	6,925,262	25.76%	1,425.03
88. 1G	568.35	3.01%	809,928	3.01%	1,425.05
89. 2G1	8,646.23	45.83%	12,321,101	45.83%	1,425.03
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,052.66	5.58%	1,500,064	5.58%	1,425.02
92. 3G	2,132.80	11.30%	3,039,263	11.30%	1,425.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,607.17	8.52%	2,290,241	8.52%	1,425.01
95. Total	18,866.94	100.00%	26,885,859	100.00%	1,425.02
CRP					
96. 1C1	73.12	7.31%	204,736	7.31%	2,800.00
97. 1C	48.80	4.88%	136,640	4.88%	2,800.00
98. 2C1	169.91	16.98%	475,748	16.98%	2,800.00
99. 2C	114.69	11.46%	321,132	11.46%	2,800.00
100. 3C1	80.67	8.06%	225,876	8.06%	2,800.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	310.90	31.07%	870,520	31.07%	2,800.00
103. 4C	202.56	20.24%	567,168	20.24%	2,800.00
104. Total	1,000.65	100.00%	2,801,820	100.00%	2,800.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	3,977.80	100.00%	2,386,680	100.00%	600.00
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	3,977.80	100.00%	2,386,680	100.00%	600.00
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Grass Total	18,866.94	79.12%	26,885,859	83.82%	1,425.02
CRP Total	1,000.65	4.20%	2,801,820	8.74%	2,800.00
Timber Total	3,977.80	16.68%	2,386,680	7.44%	600.00
<hr/>					
114. Market Area Total	23,845.39	100.00%	32,074,359	100.00%	1,345.10

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,892.54	14.89%	8,397,022	14.89%	1,425.03
88. 1G	594.41	1.50%	847,057	1.50%	1,425.04
89. 2G1	23,157.37	58.53%	32,999,633	58.53%	1,425.02
90. 2G	850.06	2.15%	1,211,342	2.15%	1,425.01
91. 3G1	3,586.53	9.06%	5,110,830	9.06%	1,425.01
92. 3G	3,754.74	9.49%	5,350,532	9.49%	1,425.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,729.33	4.37%	2,464,332	4.37%	1,425.02
95. Total	39,564.98	100.00%	56,380,748	100.00%	1,425.02
CRP					
96. 1C1	28.64	1.57%	76,324	1.57%	2,664.94
97. 1C	138.06	7.59%	367,932	7.59%	2,665.02
98. 2C1	173.68	9.54%	462,860	9.54%	2,665.02
99. 2C	590.74	32.46%	1,574,325	32.46%	2,665.00
100. 3C1	85.65	4.71%	228,258	4.71%	2,665.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	588.48	32.34%	1,568,300	32.34%	2,665.00
103. 4C	214.41	11.78%	571,403	11.78%	2,665.00
104. Total	1,819.66	100.00%	4,849,402	100.00%	2,665.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,095.84	100.00%	4,257,504	100.00%	600.00
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	7,095.84	100.00%	4,257,504	100.00%	600.00
<hr/>					
Grass Total	39,564.98	81.61%	56,380,748	86.09%	1,425.02
CRP Total	1,819.66	3.75%	4,849,402	7.41%	2,665.00
Timber Total	7,095.84	14.64%	4,257,504	6.50%	600.00
<hr/>					
114. Market Area Total	48,480.48	100.00%	65,487,654	100.00%	1,350.80

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

85 Thayer

	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	196,920,853	214,631,493	17,710,640	8.99%	1,955,353	8.00%
02. Recreational	2,363,345	2,813,874	450,529	19.06%	75,766	15.86%
03. Ag-Homesite Land, Ag-Res Dwelling	52,691,919	57,666,666	4,974,747	9.44%	496,189	8.50%
04. Total Residential (sum lines 1-3)	251,976,117	275,112,033	23,135,916	9.18%	2,527,308	8.18%
05. Commercial	43,439,937	45,012,481	1,572,544	3.62%	781,898	1.82%
06. Industrial	12,004,022	12,021,872	17,850	0.15%	0	0.15%
07. Total Commercial (sum lines 5-6)	55,443,959	57,034,353	1,590,394	2.87%	781,898	1.46%
08. Ag-Farmsite Land, Outbuildings	62,444,291	63,021,688	577,397	0.92%	1,044,592	-0.75%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	362,342	240,055	-122,287	-33.75%		
11. Total Non-Agland (sum lines 8-10)	62,806,633	63,261,743	455,110	0.72%	1,044,592	-0.94%
12. Irrigated	907,467,631	990,776,126	83,308,495	9.18%		
13. Dryland	319,926,928	368,904,134	48,977,206	15.31%		
14. Grassland	92,409,992	97,562,013	5,152,021	5.58%		
15. Wasteland	458,180	570,330	112,150	24.48%		
16. Other Agland	0	192,945	192,945			
17. Total Agricultural Land	1,320,262,731	1,458,005,548	137,742,817	10.43%		
18. Total Value of all Real Property (Locally Assessed)	1,690,489,440	1,853,413,677	162,924,237	9.64%	4,353,798	9.38%

2023 Assessment Survey for Thayer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$260,644
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$24,000 (Survey work)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,000; County general fund pays for a majority of the operating system and the assessor budget pays maintenance costs and specialized programs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000 is budgeted for class registration and fees. There is \$4,800 additional available for mileage, food, motels and other related expenses.
12.	Amount of last year's assessor's budget not used:
	\$17,399.87

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard eff 1-1-2023 (From MIPS)
2.	CAMA software:
	Vanguard eff 1-1-2023 (From MIPS)
3.	Personal Property software:
	Vanguard eff 1-1-2023 (From MIPS)
4.	Are cadastral maps currently being used?
	Yes. GIS generated cadastral is being used for rural areas and for eight of the towns. Cadastral maps are being used for the remaining towns until they are all completed in GIS. (2 older maps are used)
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Office Staff
6.	Does the county have GIS software?
	Yes . ESRI ArcMap 10.7.1
7.	Is GIS available to the public? If so, what is the web address?
	Yes – thayer.gworks.com
8.	Who maintains the GIS software and maps?
	County Assessor and Office Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery through gWorks is utilized for agricultural land use. Homes/Acreages/Rural Commercial aerial photography is taken via drone on a contract basis with Ray's IT Services. (Drones 2022)
10.	When was the aerial imagery last updated?
	FSA imagery is typically updated every two years. The most recent update was done in 2020. Homes/Acreages/Rural Commercial updated during late 2017 and early 2018. Will get 2022 info in 2023.

C. Zoning Information

1.	Does the county have zoning?

	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Deshler and Hebron have their own city zoning departments, the remaining communities are under the jurisdiction of the County Zoning Administrator.
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	ESRI ArcMap 10.7.1 via gWorks
3.	Other services:
	Radwen Inc. (Online Personal Property)

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?
	The county assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the county assessor is that the appraiser has the experience working in the areas of mass appraisal, as well as produce accurate valuations and be able to defend those valuations.
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 Thayer County

1.	Valuation data collection done by:																
	County Assessor and Office Staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
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Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Location 1 mile east of Hwy 81 (some distance for services & employment)</p> </td> </tr> <tr> <td style="text-align: center;">4</td> <td> <p>Bruning: Characteristics – Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits</p> </td> </tr> <tr> <td style="text-align: center;">5</td> <td> <p>Byron: Characteristics – Few commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure, has strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border 1 mile south of Hwy 8, approximately 8 miles west of Hwy 81 (quite a distance for expanded services & employment)</p> </td> </tr> <tr> <td style="text-align: center;">6</td> <td> <p>Carleton: Characteristics – Some commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure; Affiliated with Bruning-Davenport Unified Schools; Location along Hwy 4, approximately 6 miles west of Hwy 81 (some distance for expanded services & employment)</p> </td> </tr> <tr> <td style="text-align: center;">7</td> <td> <p>Chester: Characteristics – Few commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure, strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border - Hwy 81 runs directly east of the corporate limits (some distance for expanded services & employment)</p> </td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	<p>Hebron: Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits</p>	2	<p>Alexandria: Characteristics – No commercial businesses or services; 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8	Davenport: Characteristics – Some commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure; Bruning-Davenport Unified Schools has 2nd-8th at the Davenport location; Located on Hwy 4 on Thayer/Nuckolls County line, approximately 12 miles west of Hwy 81 (some distance for expanded services & employment)
9	Deshler: Characteristics – Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81
10	Gilead: Characteristics – One commercial business and very limited services (pay at pump gas only); Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Located on Hwy 136 approximately 7 miles east of Hebron (some distance for services & employment)
11	Hubbell: Characteristics- Two commercial businesses with no services, Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border, just south of Hwy 8, approximately 8 miles east of Hwy 81 (quite a distance to employment and services)
12	Acreage: Characteristics – Acreages are parcels with improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a similar manner and with the same analysis as the acreages. Small parcels (less than 20 acres) adjacent to large agricultural parcels with the same property owner are considered to be agricultural sites, as the parcel separation is only for the owner's financing purposes.
13	Recreational: Characteristics – Parcels that are primarily used for personal enjoyment (non agricultural purposes).
14	Subdivision: Characteristics- Parcels just outside of Hebron which are located in a platted subdivision on hard surface with some city utilities
AG	Agricultural homes and outbuildings – The residences and site acres on agricultural parcels are inspected, reviewed and valued in a similar manner and with the same analysis as the acreages.
AG DW	Ag Dwellings
AG OB	Ag Out Buildings

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost and sales comparison approaches; both are rooted in the analysis of the local market to determine market value of residential properties. There is not enough market data to utilize the income 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?
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.

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, the same tables are used for physical depreciation regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately and the locational (economic) factors are developed independently.
6.	Describe the methodology used to determine the residential lot values?
	There are few vacant lot sales to rely on, therefore the process for residential lot value determination is conducted in a similar manner to that of determining rural residential land values. Sales in each valuation group are reviewed, with the lot values being determined using contributory value after removal of the improvements. Residential lots are valued by square foot.
7.	How are rural residential site values developed?
	<p>Since there are no sales of vacant land for acreage development in Thayer County, the rural residential site values are extrapolated from the acreage sales that do occur. The contributory value of the land is determined after subtracting the value of improvements. These same values are also applied to the farm home & building sites.</p> <p>In 2020, a study of the actual costs to get infrastructure to a vacant rural parcel was conducted with Norris Public Power, a local plumbing company & local residential well drilling company. This study was used in correlation with the sales that occurred in the study period. For 2021, infrastructure costs were verified with no large swings of increase or decrease noted. New costs will be obtained for 2024.</p>
8.	Are there form 191 applications on file?
	Thayer County has no Form 191 applications on file.
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Thayer County has no vacant lots currently being held for sale/resale by developers.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2022	2020	2021	2021
2	2022	2020	2018	2018
3	2022	2020	2022	2022
4	2022	2020	2017	2017
5	2022	2020	2021	2020
6	2022	2020	2022	2022
7	2022	2020	2022	2022
8	2022	2020	2021	2017
9	2022	2020	2022	2019
10	2022	2020	2018	2018
11	2022	2020	2020	2020
12	2022	2020	2022	2018-2020
13	2022	2020	2022	2018-2020
14	2022	2020	2022	2019
AG	2022	2020	2022	2018-2020
AG DW	2022	2020	2022	2018-2020
AG OB	2022	2020	2022	2018-2020

----The county has developed the valuation groups based on the original assessor locations and typically inspect, review, and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, geographic location, businesses and services in each town.

---Improved rural/acreage parcels are inspected on a rotating basis by township, working from south to north through the county. The rural residential, residences on agricultural parcels, improved recreational & agricultural building sites (grain bins, shop buildings, etc) will have multiple dates since the county typically updates one township tier of the rural area per year.

---Base depreciation schedules are developed but ongoing sale analysis is used to identify the need to adjust the schedules by an economic factor. The ongoing analysis of sales drives any needed adjustments.

----All of the parcels in each individual valuation grouping have costs from the same cost year. All residential costs are now from the 6/2020 cost tables.

---Lot values are continuously reviewed as part of the ongoing inspection process. Each time the depreciation is updated, the land values are reviewed and affirmed or updated if it is necessary.

----The inspection dates reported in the grid above reflect the year that the inspection took place, usually being implemented for use in the following year. The costing dates reported reflect the cost manual dates. The depreciation table and lot value study dates are reported the same as the cost dates, because the depreciation table is always updated when cost are updated. The land value is either updated or affirmed for at time of inspection. Lot studies are done the same year as the inspection dates, the exception for 2023 being Hebron, Deshler and Rural homesites where more recent lot studies were deemed necessary.

2023 Commercial Assessment Survey for Thayer County

1.	Valuation data collection done by:												
	County Assessor and Office Staff												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:												
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5	Rural: Characteristics- Any commercial parcel located throughout the county, not located within the corporate limits of any town or other valuation group.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	Cost approach, sales comparison approach, and income approach (Section 42 Housing).												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The county uses the cost approach on unique parcels but also do additional sales research, seeking sales of similar properties from other counties. They also study the methodologies, approaches to values and the values of similar parcels in other counties. All of the information gathered is then used to correlate an estimate of value for the parcel. These steps are taken to address uniformity between counties as well as develop the best estimate of market value that they can.												
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?												
	Physical depreciation tables are developed using local market studies. A locational (economic) depreciation factor may be applied for each valuation group.												

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, the same tables are used for physical depreciation regardless of the valuation grouping. Each valuation group/assessor location is reviewed separately. The locational (economic) factors are developed independently.

6. Describe the methodology used to determine the commercial lot values.

All commercial lot values are developed from analyzing the market. Except for Hebron, the most common practice in the smaller towns is that the commercial lots tend to be valued similarly to the residential lots, since the available sales have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly. Rural commercial land value processes are the same as acreages & rural residential, as there are very few, if any, sales in the market to analyze.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	2020	2021	2021
2	2020	2020	2017	2017
3	2020	2020	2021	2019
4	2020	2020	2015-2021	2015-2020
5	2020	2020	2021	2021

----The county has developed the valuation groups based on the original assessor locations. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. In 2016, the county consolidated to 5 commercial valuation groupings. Hebron, Bruning, Deshler and the Rural groups are unchanged. The other 8 small towns; Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell have been combined. Their primary characteristics of limited commercial and little or, in most cases, no school system located in the towns is very similar.

--- All of the parcels in each individual valuation grouping have costs from the same cost year. All commercial costs are now from the 7/2020 cost tables.

----The dates of the costing and the depreciation tables is the same for all of the commercial assessor locations and valuation groups. There are differing dates for the inspection dates and lot value study. In most cases, the lot study was done the same year as the inspection dates. For Valuation Group #4 (small towns), there is a range of dates from 2015 through 2020. They have been inspected by assessor location so the actual dates are as follows: Belvidere, Chester and Carleton inspected in 2016; Davenport was in 2017; Alexandria and Gilead were in 2018; and Byron and Hubbell were in 2020.

----Base depreciation schedules are developed but ongoing sale analysis is used to identify the need to adjust the schedules by an economic factor. The ongoing analysis of sales drives any needed adjustments. The last depreciation schedules for commercial property were done in 2020.

----Commercial lots are analyzed at the time of commercial review.

----The land values on commercial parcels in the rural locations of the county were updated during 2021 for use in tax year 2022 to coincide with the rural residential land value studies.

2023 Agricultural Assessment Survey for Thayer County

1.	Valuation data collection done by:									
	County Assessor and 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: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.</td> <td style="text-align: center;">2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.	2022	2	Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.	2022
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	<p>During 2021 (to be applied for tax year 2022), the county used 2020 GIS/FSA imagery compared to 2018 GIS imagery to discover unreported changes in agricultural land use. When changes were detected, the county sent letters to the land owners requesting current FSA certifications and maps to the changes. If there was no response from the owners, the county made the observed changes and documented the changes in the records. The county also uses Google Earth (as it updates the imagery) and occasionally drive-by inspections to further verify the changes. The county has continued to keep up with potential land use changes by monitoring well permits issued from the Little Blue NRD and requesting FSA certifications from land owners listed on the well permits. CRP is also monitored with FSA certifications along copies of CRP contracts confirming expiration dates. As CRP contracts expire, letters are sent out to property owners requesting information on the new contracts.</p>									
3.	Describe the process used to determine and monitor market areas.									
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Rural residential and recreational land is identified following the guidelines of the County Agricultural/Horticultural Definition Policy. Recreational land is identified based on its present primary use, or its lack of ag use.									
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. The first acre of the home site on agricultural parcels is valued at \$24,500 and any residual acres (Building site) are valued at \$5,500. The first acre for the rural residential home site is also \$24,500, a minimum of 3 additional residual acres (building site) are valued at \$5,500 per acre and excess acres beyond the building site are also valued at \$5,500 per acre for the next 6 acres and \$3,500 for 6.01 acres or more.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									

	<p>Intensive use does not appear to be a factor in Thayer County. Mid-America Feedyard, the only commercial cattle feedlot in the county, is located on land owned by the State of Nebraska Department of Aeronautics (former WWII airbase) with a long-term lease. Wilke Farms is a commercial hog operation in the southern part of the county. All other livestock buildings are a part of family-owned operations.</p> <p>There are no sales in the market to indicate an influence. For 2021, a land value of \$3,500 per acre has been placed on the portions of these 2 parcels that are solely dedicated to the cattle/hog production, such as cattle lots & hog buildings. This value was determined based on the existing farm building site value of \$5,500 and applying a reduction for ag use per statute.</p>
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	<p>As the county verifies sales, they monitor for any emerging trend of the conversion of parcels of agricultural land to WRP. There is little direct sale information on the value of the WRP acres, however, based on the encumbered present use of the land, the county believes that the value is more comparable to the recreational parcels. That value is estimated to be \$1,300 per acre at 100% of market value. Presently, there is only one known parcel of WRP land in the county. This parcel was put into the WRP program in May of 2004.</p>
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A – Thayer County does not have special value
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A – Thayer County does not have special value
	<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 – Thayer County does not have special value
8d.	Where is the influenced area located within the county?
	N/A – Thayer County does not have special value
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A – Thayer County does not have special value



**Thayer County
Real Property
Valuation
Methodology
2023**

**Amy C Peterson
Thayer County Assessor**

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THAYER COUNTY REAL PROPERTY VALUATION METHODOLOGY

The Thayer County Assessor is required by state law, Neb. Rev. Stat. §77-1303 to prepare an assessment roll of all taxable property on or before March 19 of each year. This valuation methodology document is the process used in setting valuations for ad valorem tax purposes.

The county assessor is responsible for establishing and maintaining data on approximately 6,413 real property parcels covering 574 square miles within Thayer County.

This data includes property characteristics, ownership information. Property characteristic data on new construction is updated through building permits, blueprints (if/when available) and field inspections. Existing property data is maintained through field review.

The statistical performance measure for overall appraisal level (by real-property subclass) is the median ratio. The acceptable range for statistical compliance pursuant to Neb. Rev. Stat. §77-5023 is 92 percent to 100 percent (.92 to 1.00) for all property classes, except agricultural for which the acceptable range is 69 percent to 75 percent. The primary performance measure for appraisal uniformity is the coefficient of dispersion (COD). The county is guided by minimum performance criteria established by the Property Assessment Division. The measure is expected to be less than 15 to achieve statistical compliance with minimum standards for the residential and 20 for commercial/industrial subclasses.

The price-related differential (PRD) is an additional uniformity measure of vertical equity that the state employs for the residential and commercial/industrial subclasses. This measure is expected to fall in the range of 0.98 to 1.03.

Some areas might be difficult from which to attain uniformity performance measures in the county due to a lack of valid sales and data-accuracy issues.

CLIENT & INTENDED USERS

Mass-appraisal assignment in Nebraska for ad-valorem tax fall under the responsibility of county government.

The intended users of this mass-appraisal include the State of Nebraska and the various political subdivisions of Thayer County.

We have identified and considered both the actual and intended use as well as intended users of our value opinions and conclusions in order to identify the problem to be solved, and to understand development and reporting responsibilities associated with mass-appraisal.

INTENDED USE

The results of this mass-appraisal will be used for ad valorem property-tax purposes. If our real property appraisals are used for other purposes, they will be invalid because they would be outside the scope for which they were developed.

EFFECTIVE DATE

The effective date of the appraisal for all real property in Thayer County is January 1, 2023 at 12:01 am.

DATE OF THE REPORTED VALUES

This mass-appraisal assignment is completed on or before March 19, 2023. Change-of-valuation notices for real property will be mailed to property owners on or before June 1, 2023, as required in Nebraska Department of Revenue Property Assessment Division Reg 10-003.02E.

TYPE & DEFINITION OF VALUES

Real property in Nebraska is defined in Neb. Rev. Stat. §77-103. For ad valorem mass-appraisal assignments in Nebraska, the terms actual and market value are viewed as synonymous. Actual value is defined in Neb. Rev. Stat. §77-112. This definition will be used for all classes of real property. Agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1359. The special valuation method of agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1343.

DISCLOSURE OF ASSUMPTIONS, LIMITING CONDITIONS AND JURISDICTIONAL EXCEPTIONS

- 1) All properties will be assessed as fee simple and free of any/all liens and encumbrances. Each property has been appraised as though under responsible ownership and competent management. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.
- 2) Surveys of the appraised properties will not be provided. We will rely upon the property ownership map, deeds and other materials to estimate physical dimensions and the acreage associated with subject properties.
- 3) We assume the utilization of the land and any improvements are located within the boundaries of the property described on the appraisal record. It is assumed that there are no adverse easements, encroachments or trespasses for any parcel that have not already been addressed in the ownership record file or noted in the property record.
- 4) Property inspections, if necessary, will be made before the appraisal date or prior to the date final values are determined. Thayer County will utilize GIS imagery, drone aerial photography as well as physical inspections, to complete the six-year inspection requirements.
- 5) Our office is required to re-inspect every parcel within the county at least once every six (6) years. A property may be inspected more frequently if a building permit has been issued; changes have been noted during assessor location reviews, detected through GIS imagery or drone aerial photography. The dates of inspections are noted on the property record. The dates of inspections are also noted within the county's CAMA (Computer Assisted

Mass Appraisal) system. It is assumed that there has not been any material change in condition since the latest property inspection, unless otherwise documented on the individual property record.

6) It is assumed that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures that would render the properties (land and/or improvements) more or less valuable.

7) It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.

8) It is assumed that all applicable zoning and use regulations have been complied with.

9) It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been, or could be obtained for any use on which the value opinions contained within this report are based.

10) Land is valued as though vacant and available to develop to its highest and best use.

11) Information, estimates, and opinions furnished to us and incorporated into the analysis and final report will be obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.

PROPERTY RIGHTS APPRAISED

Ad valorem appraisals in Nebraska utilize fee-simple interest. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.

2023 THAYER COUNTY APPRAISAL PROCESS

Thayer County uses a Computer Assisted Mass Appraisal (CAMA) software application to perform all the administrative operations, database-management functions, query tasks, reporting utilities, and technical appraisal processes. All real estate parcels in the county are assigned a unique parcel identification number referred to as the Parcel ID. This number is one of the keys that can be used to identify the computer database parcel record of ownership, sale transactions, property characteristics, valuation, assessment classification, appeals and historic information stored in the CAMA system. Costs & pricing manuals are maintained by the vendor, Vanguard Appraisals, Inc. We also use Microsoft Office Suite, ArcMap from ESRI & gWorks.

Starting in calendar year 2023 (tax year 2024), the office has converted to CamaVision software for both administrative and CAMA using the Vanguard Appraisals Inc. Real Property Appraisal Manual that was approved by the Property Tax Administrator.

Thayer County reviews all property in the county within the 6-year inspection cycle, as required by Neb. Rev. Stat. §77-1311.03. In the fall, all building permits & other reported changes are reviewed, structure information is updated, for residential, commercial/industrial and agricultural properties. Beginning for tax year 2024, the costs in use from the prior system (MIPS) will be replaced using the CamaVision generated costs as the cycle of inspection and review continue.

All sales of residential & commercial/Industrial parcels are kept current and monitored within each assessor location. The commercial sales in the small villages are combined into one assessor location and residential sales in these villages for market analysis only are combined into 2 groupings. If sale statistics are out of compliance (92-100% of market) within an assessor location, adjustments are made to the economic depreciation. When necessary to achieve a larger sampling of sales within an assessor location, the study will include 3rd or 4th year sales.

Agricultural parcel land use and sales information is kept current and monitored within each market area. Adjustments are made in value to each Land Value Group, if necessary, to achieve a statutory ratio of 69-75% of market.

RESIDENTIAL PROPERTY

Study Period 10/1/2020 thru 9/30/2022

Residential properties are all valued using the cost approach. All characteristics of dwellings and outbuildings are entered into the CAMA system: year built, style, square footage, quality, condition, bedroom, bathrooms, basement, basement finish, garages etc. The CAMA system arrives at a replacement cost as if the dwelling or outbuilding was new. Depreciation on the dwellings & outbuildings was applied using base depreciation tables that were established using local market studies.

Residential Property Review Process

1. Notice is sent to all individuals who own improved parcels within the area to be reviewed, stating that personnel from the Assessor's Office will be on-site to update information on all structures as required by Statute. Notices sent may be questionnaires concerning the interior of the residence or a simple postcard indicating our presence over a certain period of time.
2. Once on site, personnel inform property owner that we are on site. If no one is home, a note on office letterhead is left at the door stating that personnel from the Assessor's office were on site. If personnel need more information from the property owner, questions(s) are left on the note along with a request for the owner to call our office.
3. All homes and all other accessible structures are checked - measurements taken, condition verified, new photos are taken and account for all buildings shown on aerial photo. All necessary changes are noted on working review sheets, as well as any notations of needing to follow up with the property owner.

If the property is posted no trespassing, or if we cannot access for any other reason, it is stated on the worksheet and later added to the review notes in CAMA. Letters are then sent to the owners of gated/posted properties, asking for written permission to access the property.

4. Once data is collected; the office enters updated information for each record, using office guidelines for physical, functional, and economic depreciation.

5. All residential records within each assessor location reviewed are arrayed as follows:
 - a. Date of construction 1920's, 1930's, etc.
 - b. Style - 1 Story, 1 ½ Story, 2 Story
 - c. Quality – Good, Average, Fair, Low, Poor
 - d. Condition - Good, Average, Fair, etc.

The end goal is to ensure that all similar parcels are being treated equally. Certainly, there will be some variations due to remodeling, siding & other exterior updates, etc., but any changes from the base depreciation are noted in the attachments. Although the final values will not be identical, since each house has different amenities, sq. ft., etc. the goal is to show that they are being treated equally.

For 2023, 6-year inspections were conducted on all improved parcels in the Villages of Belvidere, Carleton & Chester. Lot value analysis is all assessor locations was also completed.

No change to the Chester or Carleton economic depreciation was deemed necessary based on the sales in the current study period, however the Belvidere economic was adjusted to 45%. All other assessor locations were analyzed for economic depreciation, as the markets are analyzed on an annual basis. Analysis indicated changes in economic depreciation in Davenport (45% to 40%), Hebron (5% to 0%), and Deshler (25% to 20%). Subdivision analysis indicated no change to economic depreciation. Agricultural outbuildings had no change to their economic depreciation and remain at 10%. All other assessor locations had no changes to the economic depreciation, as there is no market data to support a change.

Residential Economic Depreciation		
Location	2022	2023
Alexandria	40%	40%
Gilead	45%	45%
Hubbell	50%	50%
Byron	45%	45%
Chester	50%	50%
Belvidere	50%	45%
Carleton	45%	45%
Davenport	45%	40%
Bruning	15%	15%
Deshler	25%	20%
Hebron	5%	0%
Acreages - Residence	0%	0%
Acreages - Bldgs	10%	10%
Subdivision	0%	0%
Rural - Residences	0%	0%
Rural - Bldgs	10%	10%

Sales analysis of all assessor locations is conducted on an annual basis. Lot value adjustments were noted necessary in multiple assessor locations as indicated in the table below. Acreage & farm home site land values were adjusted to \$30,000 for the 1st acre, building site acres remain at \$5,500. The first 6 acres of excess acreage land remains at \$5,500 with any additional acres of 6.01 or greater increasing to \$3,575 per acre value.

Subdivision land values were increased to \$30,000 for the 1st acre, subdivision site values remain at \$7,000 with excess acres remaining at \$5,500.

The following table shows the number of residential sales and sales ratio by assessor location before/after necessary land/economic adjustments.

Residential Lot Pricing Changes			
Location	Neighborhood	2022	2023
		Price/sq ft	Price/sq ft
Carleton	All	\$ 0.05	\$ 0.08
Chester	All	\$ 0.06	\$ 0.10
Deshler	Crestview/Schardt	\$ 0.65	\$ 0.90
	All others	\$ 0.40	\$ 0.75
Hebron	1	\$ 0.75	\$ 0.90
	2	\$ 0.90	\$ 1.00
	3	\$ 0.50	\$ 0.50
	4	\$ 0.40	\$ 0.40
Acreages	Home Site	\$ 24,000	\$ 30,000
	Next 3 Acres	\$ 5,500	\$ 5,500
	Next 6 Acres	\$ 3,500	\$ 5,500
	All Remaining	\$ 3,500	\$ 3,575
Subdivisions	1st Acre	\$ 28,000	\$ 30,000
	Next 3 Acres	\$ 7,000	\$ 7,000
	Remaining	\$ 4,500	\$ 5,500
Farm Home	Home Site	\$ 24,000	\$ 30,000
	Building Site	\$ 5,500	\$ 5,500

Sales Ratio by Assessor Location			
Location	Sales	Median (Before)	Median (After)
Hebron	43	95.15%	98.06%
Alexandria	4	92.17%	100.11%
Belvidere	0	N/A	N/A
Bruning	14	93.62%	98.84%
Byron	5	88.72%	97.52%
Carleton	3	79.90%	88.39%
Chester	6	107.28%	94.79%
Davenport	8	94.96%	94.14%
Deshler	22	91.18%	97.45%
Gilead	0	N/A	N/A
Hubbell	0	86.70%	N/A
Acreage	14	91.69%	93.80%
Recreational	0	98.24%	N/A
Subdivision	3	93.97%	96.65%
County Total	124	92.17%	96.75%

RESIDENTIAL VALUATION GROUPINGS

HEBRON

Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits

ALEXANDRIA

No commercial businesses or services; Limited community infrastructure; Affiliated with Meridian Public School in Jefferson County; Location on Hwy 53 is quite a distance to schools, employment & basic services

BELVIDERE

Two commercial businesses with no services; Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Location 1 mile east of Hwy 81 (some distance for services & employment)

BRUNING

Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits

BYRON

Few commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure, has strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border 1 mile south of Hwy 8, approximately 8 miles west of Hwy 81 (quite a distance for expanded services & employment)

CARLETON

Some commercial businesses and limited services, mostly agricultural based employment; Limited community infrastructure; Affiliated with Bruning-Davenport Unified Schools; Location along Hwy 4, approximately 6 miles west of Hwy 81 (some distance for expanded services & employment)

CHESTER

Few commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure, strong sense of community; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border - Hwy 81 runs directly east of the corporate limits (some distance for expanded services & employment)

DAVENPORT

Some commercial businesses and limited services, mostly agricultural based employment; Adequate community infrastructure; Bruning-Davenport Unified Schools has 2nd-8th at the Davenport location; Located on Hwy 4 on Thayer/Nuckolls County line, approximately 12 miles west of Hwy 81 (some distance for expanded services & employment)

DESHLER

Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81

GILEAD

One commercial business and very limited services (pay at pump gas only); Limited community infrastructure; Affiliated with Thayer Central School District in Hebron; Located on Hwy 136 approximately 7 miles east of Hebron (some distance for services & employment)

HUBBELL

Two commercial businesses with no services; Affiliated with Thayer Central School District in Hebron; Located on the Nebraska/Kansas border, just south of Hwy 8, approximately 8 miles east of Hwy 81 (quite a distance to employment and services)

ACREAGE

Acreages are parcels with improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a similar manner and with the same analysis as the acreages. Small parcels (less than 20 acres) adjacent to large agricultural parcels with the same property owner are considered to be agricultural sites, as the parcel separation is only for the owner's financing purposes.

RECREATIONAL

Parcels that are primarily used for personal enjoyment (non-agricultural purposes).

SUBDIVISION

Parcels just outside of Hebron which are located in a platted subdivision on hard surface with some city utilities

AGRICULTURAL HOMES AND OUTBUILDINGS

The residences and site acres on agricultural parcels are inspected, reviewed and valued in a similar manner and with the same analysis as the acreages.

Residential 6-Year Review History (Land & Improvements)								
LOCATION	Tax Yr 2016	Tax Yr 2017	Tax Yr 2018	Tax Yr 2019	Tax Yr 2020	Tax Yr 2021	Tax Yr 2022	Tax Yr 2023
Alexandria				X				
Belvidere		X						X
Bruning			X					
Byron						X		
Carleton		X						X
Chester		X						X
Davenport			X					
Deshler					X			
Gilead				X				
Hubbell						X		
Hebron	X						X	
Acres								
Subdivisions	X				X			
Rural Sites				1-1 1-2 1-3 1-4 2-1 2-2 2-3 2-4	3-1, 3- 2, 3-3, 3-4	4-1 4-2 4-3 4-4		

COMMERCIAL PROPERTY

Study Period 10/1/2019 thru 9/30/2022

Commercial properties are all valued using the cost approach. All characteristics of the buildings are entered into the CAMA system: year built, style, square footage, quality, condition, occupancy code, outbuildings, etc. The CAMA system arrives at a replacement cost as if the building was new. Depreciation is applied utilizing tables developed using local market studies.

Section 42 housing is valued using the income approach as outlined in Nebraska Statute §77-1333. Thayer County has one property that qualifies as Section 42.

Commercial Property Review Process

1. A postcard is sent to all commercial/industrial businesses within the area to be reviewed, stating that personnel from the Assessor's office will be on-site to update information as required by Statute.
2. Once on site, personnel notify owner that we are on site. If a business is closed, we leave a note on office letterhead at the door stating that personnel from the Assessor's office were on site. If personnel need more information from the property owner, questions(s) are left on the note along with a request for the owner to call our office.

3. If possible, an interior review is done with the owner/representative, measurements are verified, photos are taken, and any changes are noted. If the unable to conduct an interior review, contact is made with the owner and a time is scheduled for the review.
4. Once data is collected, the office enters updated information for each record and physical and economic depreciation is applied.

For 2023, 6-year inspections were conducted on all improved parcels in the Villages of Belvidere, Carleton & Chester.

Belvidere, Carleton & Chester were analyzed for economic depreciation at the time of 6-year review. No change to the economic depreciation was deemed necessary in these locations, as there are an extremely low number of commercial sales in these markets. All other assessor locations were analyzed for economic depreciation, as the markets are analyzed on an annual basis. No other locations had an adjustment to the economic depreciation due to lack of market activity.

Sales analysis of all assessor locations is conducted on an annual basis. Commercial lots in valuation groupings other than Hebron, tend to be valued similarly to the residential lots, since the available sales have shown little, if any, difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly.

COMMERCIAL VALUATION GROUPINGS

Hebron

Characteristics – Good commercial businesses and services, county hospital, nursing home, assisted living; Good community infrastructure and social structure; Thayer Central School District with PreK – 12th; Hwy 81 runs directly east of the city limits

Bruning

Characteristics – Good commercial businesses and services; Adequate community infrastructure and social structure, has strong sense of community; Bruning-Davenport Unified Schools has PreK-1st & 9th-12th at the Bruning location; Hwy 81 runs ½ mile west of corporate limits

Deshler

Characteristics – Good commercial businesses and services, nursing home & assisted living; Good community infrastructure and social structure; Deshler Public Schools with PreK – 12th and Deshler Lutheran Schools with PreK – 8th; Located on Hwy 136 approximately 8 miles west of Hwy 81

Small Towns (Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell)

Characteristics -Very limited or no commercial businesses or services; school systems are consolidated into other districts-only Davenport still has an elementary school.

Rural

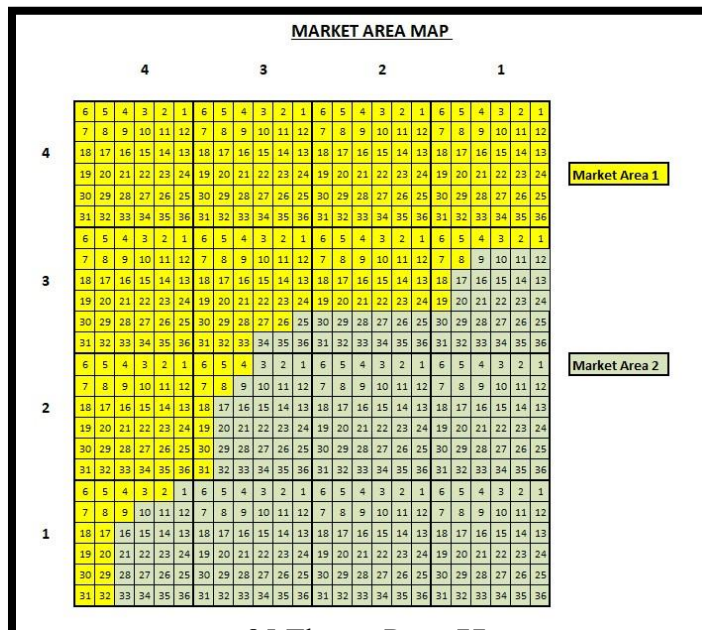
Characteristics- Any commercial parcel located throughout the county, not located within the corporate limits of any town or other valuation group

Commercial 6-Year Review History (Land & Improvements)								
LOCATION	Tax Yr 2016	Tax Yr 2017	Tax Yr 2018	Tax Yr 2019	Tax Yr 2020	Tax Yr 2021	Tax Yr 2022	Tax Yr 2023
Alexandria				X				
Belvidere		X			X			X
Bruning			X					
Byron						X		
Carleton		X						X
Chester		X						X
Davenport			X					
Deshler								
Gilead				X				
Hubbell						X		
Hebron	X				X	X	X	
Grain Facilities			X				X	
Rural		X		1-1 1-2 1-3 1-4 2-1 2-2 2-3 2-4	3-1 3-2 3-3 3-4	4-1 4-2 4-3 4-4		

AGRICULTURAL PROPERTY Study Period 10-1-2019 thru 9-30-2022

Agricultural Property Review Process

1. Thayer County has 2 market areas, with the boundaries determined by topography and water availability. Market area 1 is primarily irrigated cropland with some dry and grassland mixed in. Most land has the availability of water and the topography is much more desirable. Market area 2 is mostly dry land and grassland with limited irrigated crop land. A large portion of the area does not have the availability of water, the topography is rougher and land values tend to be lower.



2. FSA certifications and maps are requested on parcels with possible land use changes (well permits, pivots reported on personal property, CRP program expiration, etc.)
3. All parcels are reviewed each time new FSA imagery becomes available. After comparing current imagery with our records, an FSA certification and map is requested for all parcels with possible land use changes. The county also uses Google Earth (as it updates the imagery) and occasionally drive-by inspections to further verify the changes.

Agricultural Statistics							
Market Area	Sales	Median (Before)	COD	PRD	Median (After)	COD	PRD
1	16	69.15	15.46	104.84	74.66	15.12	105.16
2	19	60.24	26.04	108.78	68.02	25.26	108.11
Total	45	66.04	20.99	105.9	73.17	20.06	106.36

PUBLIC DISCLOSURE

When the change of value notices are mailed to property owners, the written appraisal file becomes an open public record. Values will be made available to the public through the Thayer County Assessor’s website at www.thayer.gworks.com and valuation change notices. Individuals may view appraisal records for parcel characteristic data and land records information from the above website, or from a printed report from the CAMA portion of Vanguard Appraisals, Inc software. All exhibits and work products referenced in this document will be available for inspection at the county assessor’s office during regular business hours. Printouts, digital files, and document-image printouts may also be obtained through the county assessor’s office.

An individual or party receiving a copy of work file materials, reports or a written appraisal does not become an intended user of the mass-appraisal unless the county assessor has specifically identified such individual or party in the scope of the work document.

Value disputes or challenges of individual property appraisals will be administered through the valuation protest process. Property owners that appeal their values to the Thayer County Board of Equalization will be contacted for interior inspections prior to their hearing. The appraised values might change as a result of the inspection or when additional information is given for the hearing. Mass-appraisal models or techniques used to develop an opinion of value may be corrected, recalibrated, or adjusted during the appeal period.

CERTIFICATION

The 2023 mass-appraisal was completed by the County Assessor, Amy C Peterson.

Pickup work and 6-year review inspections were completed by the Assessor, Deputy Assessor-Denise White, as well as Office Clerk Nicole Renz. All staff completed the data entry in the CAMA system along with notes on the physical property record cards.

A handwritten signature in blue ink that reads "Amy C Peterson". The signature is written in a cursive style with a large initial "A" and "P".

Thayer County Assessor

2022



Thayer County 3 Year Plan of Assessment

*Amy C Peterson
Thayer County Assessor*

402-768-6417
assessor@thayercountyne.gov
thayer.gworks.com

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Statutory Requirement

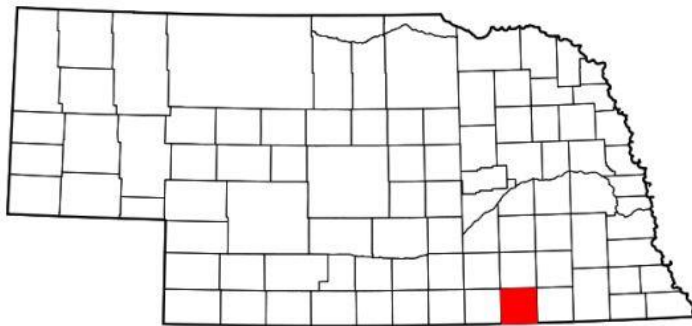
77-1311.02

THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVELS OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY ASSESSOR MAY AMEND THE PLAN, IF NECESSARY, AFTER THE BUDGET IS APPROVED BY THE COUNTY BOARD. A COPY OF THE PLAN AND ANY AMENDMENTS THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

County Description

The following information is taken from the 2022 Reports & Opinions of the Property Tax Administrator.

With a total area of 574 square miles, Thayer County had 5,034 residents, per the Census Bureau Quick Facts for 2020, a 4% population decline from the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average residential home value is \$86,761 (2021 Average Residential Value, Neb. Rev Stat §77-3506.02)



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there were 208 employer establishments with total employment of 1,854, a 4% decrease from the prior year. Agricultural land makes up approximately 81% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

The residential property class consists of 15 valuation groupings based on the city and village assessor locations and the rural subclass that is divided into 4 separate groupings described in the following table:

Valuation Grouping	Description
01	Hebron
02	Alexandria
03	Belvidere
04	Bruning
05	Byron
06	Carleton
07	Chester
08	Davenport
09	Deshler
10	Gilead
11	Hubbell
12	Acreages
13	Recreational
14	Subdivisions (Platted subdivisions located within 1 mile of Hebron)
Ag	Agricultural homes & outbuildings

The commercial property class consists of 5 valuation groupings based on assessor location described in the following table:

Valuation Grouping	Description
01	Hebron
02	Bruning
03	Deshler
04	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead & Hubbell
05	Rural Commercial

Description of Real Property

Real Property Assessment Requirements

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

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value under 77-1344.

2022 Levels of Value

	Median	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	97%	17.88	107.41
Commercial	100%	16.20	108.36
Agricultural	72%	9.84	103.33

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

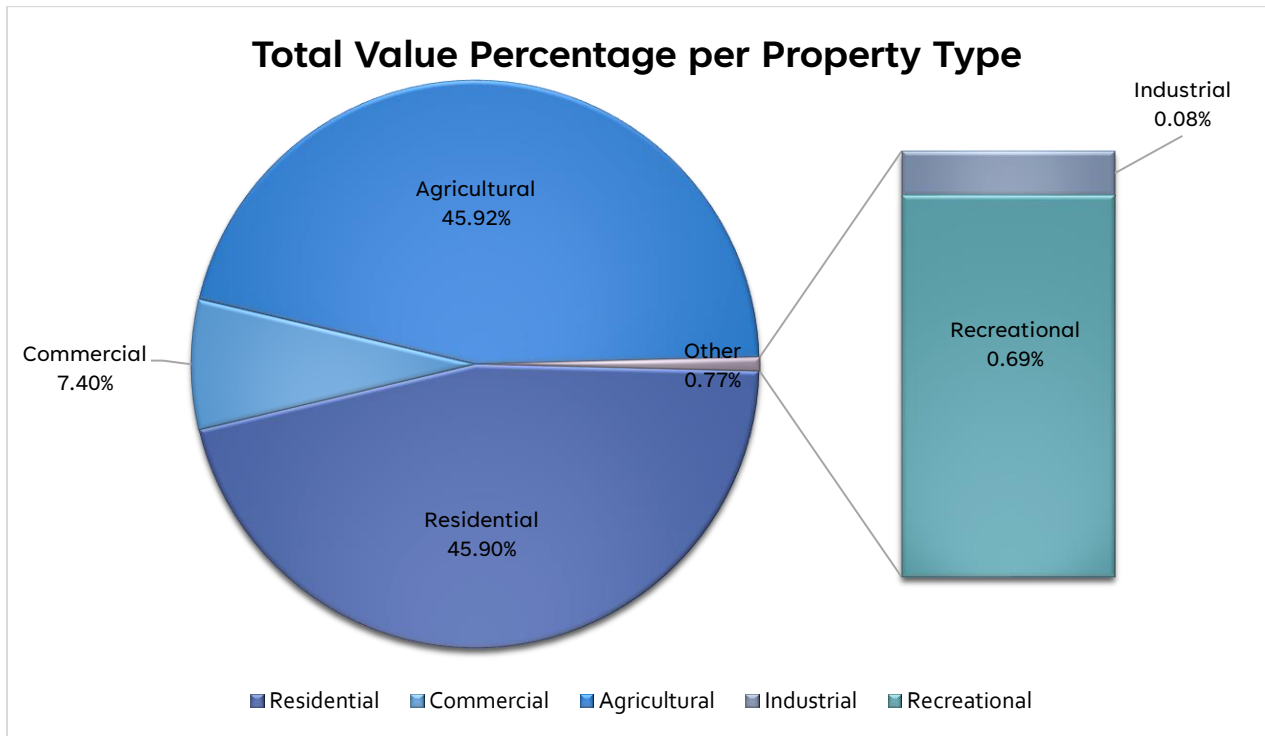
Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Per 2022 Thayer County Abstract of Assessment, the county consists of the following property types:

	Parcels	% of Total	Valuation	% of Taxable Value
Residential	2,976	45.90	197,152,280	11.67
Commercial	480	7.40	43,770,615	2.59
Industrial	5	0.08	12,004,022	0.71
Recreational	45	0.69	2,382,587	0.14
Agricultural	2,977	45.92	1,434,003,608	87.89
Totals	6,483	100.00	\$ 1,689,313,112	100.00



Of the 2,976 residential (urban, acreages, subdivisions) records, 700 are unimproved. There are 480 commercial records, of which 81 are unimproved; 5 improved industrial records; 45 recreational records of which 36 are unimproved; and 2,977 agricultural records of which 2,060 are unimproved. Among the improved agricultural records are 361 records with residential improvements.

Approaches To Value

Approaches to Value are used in accordance with IAAO mass appraisal techniques.

Market Approach

Sales of like properties are analyzed and used to establish values. For example, dry land sales in each agricultural market area in the county are studied and used to set dry crop assessed values for each area. Residential and commercial properties are separated by Assessor Locations to set values. Analyzing sales establishes market depreciation for each Assessor Location.

Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable. Thayer County currently does not implement the income approach in valuation of commercial properties due to lack of available data in the market.

Cost Approach

Marshall & Swift cost index is utilized. This approach is best used for new construction. New cost index data (costing manuals) was implemented for 2021.

Current Resources

Staff

Assessor – Holds a State of Nebraska Assessor Certification-obtained August 2010-has taken 169.25 hours during the current 4-year education cycle beginning January 2019

Deputy Assessor – Holds a State of Nebraska Assessor Certification-obtained February 2018-has taken 164 hours of continuing education during the current 4-year education cycle beginning January 2019.

Full-time Office Clerks – Do not currently hold a State of Nebraska Assessor Certification

Software & Equipment

Thayer County utilizes MIPS Assessment Package Version 3.0, which provides costing via Marshall Swift Cost Manuals from CoreLogic. We share a central server with all other offices in the Courthouse. There are 4 workstations with dual monitors. Our GIS is contracted with gWorks, (formerly GIS Workshop, Inc), which also provides FSA imagery. Aerial photography via drone had been completed during 2017-2018 by Ray's I.T. Services, Inc. and is currently underway during 2022.

Education

The Assessor and Deputy Assessor annually attend Nebraska Association of County Assessors (NACA) workshop in August & Nebraska Association of County Officials (NACO) convention in December, where educational hours are provided. In addition to workshop, monthly district meetings may provide educational opportunities given by the Department of Revenue.

Education is a valuable part of the assessment process. It is available in the form of local, state, regional, and online options. Educational classes benefit everyone in the Assessor's Office, not just State of Nebraska Assessor Certification holders. It gives all our employees credibility with the public.

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

Ownership is updated via real estate transfers Forms 521 and deeds filed of record in the County Clerk/Register of Deeds office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year.

Record maintenance is being performed via on-site parcel reviews, GIS, building permits and drone aerial photography (improved rural parcels). GIS land calculation sheets are included in all rural parcel records as well as any parcels within the corporate limits of a town that is currently farmed. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made.

Mapping is kept current electronically via GIS and verified with owners of land use changes. The old cadastral hard copy maps of the towns not yet drawn in GIS are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are kept current. Each section contains the identified parcel, owner name, county ID, legal description, etc. In 2011, GIS mapping of towns was started. We will continue to work with gWorks (formerly GIS Workshop, Inc.) on this project and at completion of each town; a cadastral book will be completed and updated as necessary. This will be an ongoing project until all town cadastral maps have been completed.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office. The cities of Hebron & Deshler have their own zoning.

Administrative Reports

Aircraft Information Report – submitted to Department of Revenue by March 1 annually
Intent To Tax statements - sent to governmental entities that own property not used for public purpose by March 1 annually

Cemetery report to County Board of Commissioners

Abstract – Real Property

Valuation Notices sent to property owners by June 1 annually

Electronic delivery of Real Estate Transfers Forms 521 and sales supplements to Department of Revenue on a monthly basis

Three Year Plan of Assessment

Certification of Value to Political Subdivisions

Homestead Exemption Tax Loss

Certificate of Taxes Levied

Personal Property

Process personal property returns are filed in the Assessor's Office either in person, online, or email/mail. Filing date is January 1 through May 1 each year. Personal property schedules filed after May 1, receive a 10% penalty of the tax due. Personal property filers who file after June 30, receive a 25% penalty of the tax due. If there is no filing and a property owner has an active schedule, a Failure to File Notice is sent. Personal property is 'self-reporting', as a result, any item from a previous year that is not reported by a property owner, will be subject to penalty and interest for up to three years from the date of discovery.

Homestead Exemption

Eligible applicants file between February 1 and June 30 each year. For 2021, we had 306 applicants, of which 278 were approved for some degree of exemption. Applications are still being accepted for 2022.

Permissive Exemptions

Organizations that meet certain criteria for tax exemption status file either a Form 451 or Form 451A. The Form 451 is the Exemption Application, which is filed for initial qualification and subsequently in years divisible by 4. The application is reviewed by the Assessor and County Board in order to qualify. The Form 451A is the Statement for Reaffirmation of Tax Exemption and is filed in the intervening years. The reaffirmation is reviewed by the Assessor.

Tax Increment Financing (TIF)

Applications from any entity requesting TIF must file in the Assessor's Office by August 1. Manage information for tax purposes to Thayer County Treasurer and the various TIF projects. Thayer County currently has TIF projects in Hebron (2) and Carleton (2).

Centrally Assessed Properties

Reviews and maintains information given by the Department of Revenue Property Assessment Division for railroads and public service entities.

Taxing Districts and Tax Rates

Maintains records of school districts and other tax districts to ensure accurate information for levy purposes.

Tax List Corrections (Correction Book)

Prepare tax list corrections for Board of Equalization and Treasurer for items such as accelerated taxes for building removal, personal property sale/out of business, or other types of corrections.

Protest Process with County Board of Equalization

June 1 starts the protest process for owners of real and personal property. As property owners call or come to the office, the Assessor and Office Staff explain the current assessment actions for the valuation change, if a change occurred. The Assessor and Office Staff also explain the statutory requirements for assessed values. The Assessor prepares information for CBOE for each protest filed. This protest preparation includes on-site inspections of any residential or commercial parcel. Protests of agricultural parcels require review of the most recent FSA certification and map and an on-site inspection may also take place. The Assessor, and, at times, the Deputy Assessor, attends the protest hearings.

Tax Equalization and Review Commission (TERC)

Statewide equalization occurs after assessment actions taken in March. TERC may request a Show Cause Hearing to determine if a county needs a change in the Level of Value for any given type of property. If an adjustment is ordered, the Department of Revenue Property Assessment Division ensures the order has been implemented.

Assessor customarily attends appeal hearings to TERC from CBOE action taken at the local level.

County Progress for All Classes of Property (2021 Review for Tax Year 2022)

The Thayer County Assessor's Office's annual practice is to complete pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year. The office continues to work with the County Surveyor to update survey quarter points to our GIS mapping, in an effort to provide the most accurate parcel information.

Residential Property

On-site reviews were completed on the following towns in 2021: Hebron. An economic depreciation has been applied based on market.

Lot studies were conducted in all assessor locations. The analysis indicated that adjustments to lot values were necessary in Byron, Davenport, Deshler, Hebron, Subdivisions & Acreages/Farm Home Site. The market studies of each assessor location indicated that adjustments had to be made to the economic depreciation in Bruning, Byron, Chester, Deshler & Davenport.

Commercial Property

On-site reviews were completed on all commercial sites in Hebron, as well as grain facilities county-wide. Lot studies of all assessor locations was also conducted. As a result, Rural Commercial 1st acre values were adjusted in the same manner as the Acreage/Farm Home Site 1st acre values. Commercial lot values were adjusted in Byron, Davenport & Deshler in the same manner as the residential lot values.

Agricultural Property

A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had no change to the per acre values for all land classes. CRP owners with expiring contracts were contacted, in an effort, to verify any land use changes. Our office requested 2021 FSA certifications from all property owners where changes were noted due to LBNRD well permits or owner reported changes. On-site reviews were conducted on all parcels with building permits or reported changes.

Recreational property

The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels. There is 1 sale of recreational property in the current sales study period.

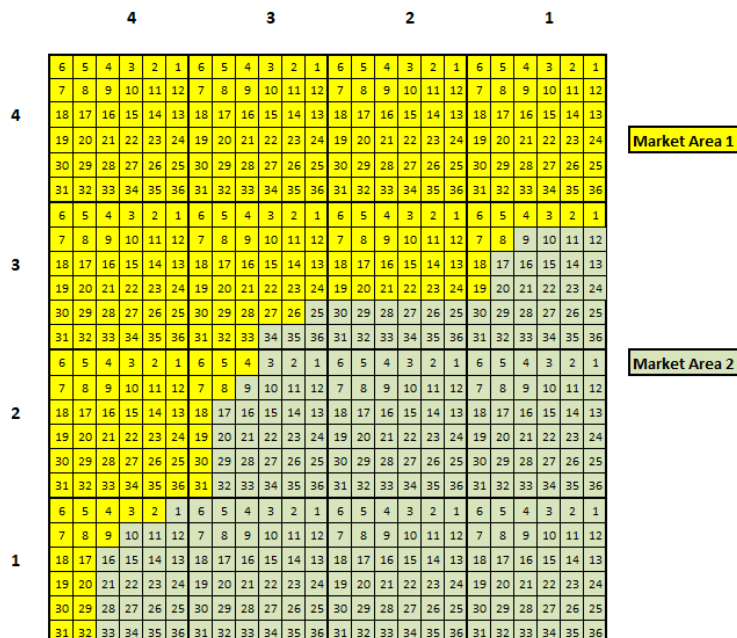
3 Year Appraisal Plan (For Tax Years 2023, 2024, 2025)

Assessment Plan for Residential & Commercial Property

The Thayer County Assessor’s office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The Assessor and/or staff, conduct a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are within statutory requirements. As each town is reviewed an economic factor will be applied to all improvements based on the sales study in each market area.

Assessment Plan for Agricultural Land

The Thayer County Assessor’s office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms- length. This verification is generally by firsthand knowledge - information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. Thayer County currently has two market areas as illustrated in the following map.



During each assessment cycle, market areas are reviewed, and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The office continues to work with the County Surveyor locating the quarter points within the county. This information when entered into our GIS system provides more accurate parcel mapping and acres. The Assessor's office continues to monitor all property with CRP, we analyzed the market compared to dry crop and adjustments are made as necessary in both market areas. We will continue to monitor all program dates and contact those individuals coming out of the program, so land use is correctly listed.

2022 Review for 2023

Residential

Belvidere, Carleton and Chester on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits and reported changes will be checked and verify changes made by assessor and staff.

Commercial

Belvidere, Carleton, Chester and Rural Commercial will be studied and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2023 Review for 2024

Residential

Bruning & Davenport on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 1-1, 1-2, 1-3, and 1-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

Commercial

Bruning & Davenport will be studied and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly to maintain an acceptable level of value per statute. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

2024 Review for 2025

Residential

Alexandria & Gilead on-site property reviews and lot studies will be completed. Sales in all communities will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. Acreages and improved ag/rec parcels in Townships 2-1, 2-2, 2-3, and 2-4 will be reviewed on-site. All building permits and reported changes will be checked and verify changes made by assessor and staff.

Commercial

Alexandria & Gilead will be studied and adjustments made if necessary. Sales will be analyzed and any necessary adjustments to economic depreciation will be applied to maintain an acceptable level of value per statute. All building permits will be checked and verify changes made by assessor and staff.

Agricultural Land

All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery via FSA imagery provided in our GIS software.

Conclusion

It is a common practice in the private sector to prepare a budget and plan a course of action, it is no different with county government. Planning saves time, money, and can assure our taxpayers that they are being well-served. In the world of property assessment, we can never let ourselves become complacent. There is always room for improvement, we are not done researching alternate methods to accomplish accurate assessments, and we always need to keep learning.

Thayer County will continue to implement the latest available technology, maintain assessment records, and follow assessment procedures as set forth by the Nebraska Department of Revenue - Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The main goal is to achieve equalization and uniformity of all property within Thayer County.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair, and equitable assessments in achieving the statutory required statistics.

Handwritten signature of Amy C Peterson in blue ink.

Amy C Peterson
Thayer County Assessor

6-1-2022

Date