

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**THOMAS 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 Thomas 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 Thomas County.

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

For the Tax Commissioner

Sincerely,

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

cc: Lorissa Hartman, Thomas County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

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

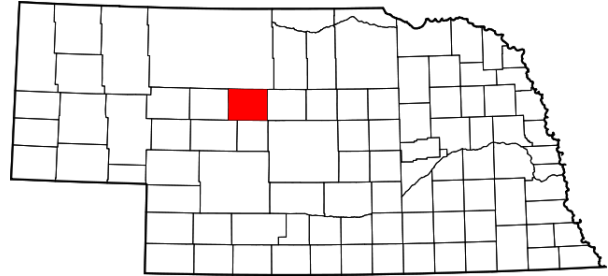
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*

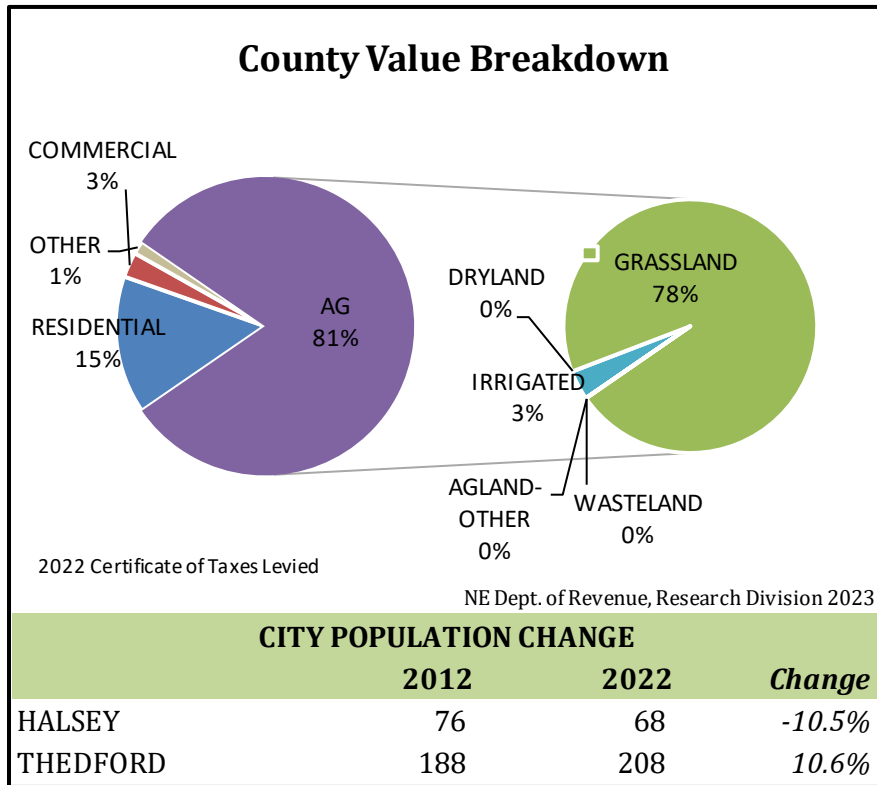


## County Overview

With a total area of 713 square miles, Thomas County has 673 residents, per the Census Bureau Quick Facts for 2021, a 1% population increase over the 2020 U.S. Census. Reports indicate that 64% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$81,890 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thomas County are located in and around Thedford, the county seat. According to the latest information available from the U.S. Census Bureau, there are 24 employer establishments with total employment of 199, for a 25% decrease in employment since the year 2019.



Agricultural land accounts for an overwhelming majority of the county's valuation base. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural use. Thomas County is included in the Upper Loup Natural Resources District (NRD).

The Nebraska National Forest, near Halsey, provides recreational opportunities and increased tourism to the county.

# 2023 Residential Correlation for Thomas County

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## *Assessment Actions*

For the 2023 assessment year, the Thomas County Assessor increased all homes in Thedford and Seneca 15%. Outbuildings were not changed. Lot values were also increased in Thedford.

Pick-up work and routine maintenance were completed as necessary and placed on the assessment roll.

## *Assessment Practice Review*

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

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

Costing and depreciation tables for the residential class are dated 2019. A complete reappraisal is to be completed by Central Plains Valuation, LLC for the villages in 2024. All residential is completed in one year. The county assessor is up to date on the six-year inspection and review but could improve documentation of the review work.

The county assessor has a current valuation methodology on file.

## *Description of Analysis*

Residential parcels are analyzed using two valuation groups for assessment purposes.

<b>Valuation Group</b>	<b>Description</b>
1	Thedford, Seneca, and surrounding rural residential areas
2	Rural Residential

For the residential property class, there were 12 qualified sales for the study period. The median is the only measure of central tendency in the acceptable range, the COD is in range and the PRD slightly high. A single high dollar sale has an impact on this small sample, its removal improves the COD to 13% and the PRD to 102%, the weighted mean remains slightly low at 90%.

Further review of the valuation groups shows that both groups have medians within the range, but do not have a reliable sample size for measurement purposes.

## 2023 Residential Correlation for Thomas County

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Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports the values were consistent with reported actions of the assessor.

### *Equalization and Quality of Assessment*

Although neither valuation group had enough sales in the study period for statistical measurement, all residential property in Thomas County is subject to the same appraisal techniques, thus all residential is equalized. The quality of assessment of the residential property in Thomas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	93.05	90.87	90.92	08.29	99.95
2	7	96.91	84.54	66.32	22.31	127.47
<u>ALL</u>	12	93.12	87.18	73.61	17.34	118.43

### *Level of Value*

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

# 2023 Commercial Correlation for Thomas County

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## *Assessment Actions*

Commercial lots in the Village of Thedford were increased for the 2023 assessment year. Pick-up work and maintenance were completed as needed.

## *Assessment Practice Review*

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

A review of the sales verification and qualification for Thomas County determined that the commercial sales usability rate falls to the higher end of the statewide average. All arm's-length transactions are being used for measurement purposes.

The Thomas County Assessor has two valuation groups for the commercial class. Commercial costing was updated to 2019, depreciation tables updated to 2022 and lot studies were completed in 2020. The six-year inspection and review cycle is up to date, and a full reappraisal of all commercial properties will be completed for the 2024 assessment year.

## *Description of Analysis*

The commercial class for Thomas County contains nine sales for the three-year study period. All nine sales are contained in Valuation Group 1. The median is the only measure of central tendency within the acceptable range, with the mean and median low. The COD and PRD are within the acceptable range.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows the value changed consistent with the reported actions of the county assessor.

## *Equalization and Quality of Assessment*

With nine commercial sales in Thomas County, the review of assessment practices is a substantial portion of determining that commercial property assessment is in compliance with generally accepted mass appraisal techniques and is uniformly assessed.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	9	94.19	87.56	87.60	12.32	99.95
ALL	9	94.19	87.56	87.60	12.32	99.95

## 2023 Commercial Correlation for Thomas County

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### *Level of Value*

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

# 2023 Agricultural Correlation for Thomas County

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## *Assessment Actions*

The Thomas County Assessor increased all grassland 9% for the 2023 assessment year. Pick-up work and routine maintenance were completed and placed on the assessment roll.

## *Assessment Practice Review*

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

An analysis of the sales verification and qualification processes were reviewed. Thomas County is within the statewide average and all arm’s-length transactions are made available for measurement purposes.

There is one market area used to value agricultural land in Thomas County, which is largely grassland. A land use review was completed in 2022, which included agricultural homes. Aerial imagery was last updated in 2020 and is a valuable tool for the county assessor to verify new homes or outbuildings in the county.

Special valuation influence has not been identified in the county and no applications have been received. Intensive use for feedlots and hog confinements were identified this year and are identified in the county assessor records.

## *Description of Analysis*

The Thomas County agricultural land statistics reflect 12 sales for the current study period with two of the measures of central tendency and the COD within the acceptable range. Analysis of the 80% Majority Land Use (MLU) shows that all sales in the county were in grassland.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows a 9% increase in grassland which corresponds to the actions reported by the county assessor.

## *Equalization and Quality of Assessment*

Agricultural homes and outbuildings in Thomas County are valued using the same assessment practices as rural residential. Agricultural land values are equalized and comply with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Grass						
County	12	73.86	73.82	77.47	12.84	95.29
1	12	73.86	73.82	77.47	12.84	95.29
ALL	12	73.86	73.82	77.47	12.84	95.29

## 2023 Agricultural Correlation for Thomas County

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### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Thomas County is 74%.

## 2023 Opinions of the Property Tax Administrator for Thomas County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>74</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Thomas County

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### Residential Real Property - Current

Number of Sales	12	Median	93.12
Total Sales Price	\$916,500	Mean	87.18
Total Adj. Sales Price	\$916,500	Wgt. Mean	73.61
Total Assessed Value	\$674,617	Average Assessed Value of the Base	\$39,782
Avg. Adj. Sales Price	\$76,375	Avg. Assessed Value	\$56,218

### Confidence Interval - Current

95% Median C.I	80.28 to 106.63
95% Wgt. Mean C.I	44.32 to 102.90
95% Mean C.I	72.69 to 101.67
% of Value of the Class of all Real Property Value in the County	7.76
% of Records Sold in the Study Period	2.28
% of Value Sold in the Study Period	3.22

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	12	94	94.19
2021	16	96	95.70
2020	16	99	98.95
2019	14	100	95.73

## 2023 Commission Summary for Thomas County

### Commercial Real Property - Current

Number of Sales	9	Median	94.19
Total Sales Price	\$1,237,142	Mean	87.56
Total Adj. Sales Price	\$1,237,142	Wgt. Mean	87.60
Total Assessed Value	\$1,083,781	Average Assessed Value of the Base	\$84,385
Avg. Adj. Sales Price	\$137,460	Avg. Assessed Value	\$120,420

### Confidence Interval - Current

95% Median C.I	77.45 to 100.80
95% Wgt. Mean C.I	76.76 to 98.45
95% Mean C.I	76.19 to 98.93
% of Value of the Class of all Real Property Value in the County	2.59
% of Records Sold in the Study Period	10.84
% of Value Sold in the Study Period	15.47

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	9	100	94.19
2021	0	100	00.00
2020	0	100	00.00
2019	3	100	98.27

**86 Thomas**  
**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 : 12  
Total Sales Price : 916,500  
Total Adj. Sales Price : 916,500  
Total Assessed Value : 674,617  
Avg. Adj. Sales Price : 76,375  
Avg. Assessed Value : 56,218

MEDIAN : 93  
WGT. MEAN : 74  
MEAN : 87  
COD : 17.34  
PRD : 118.43

COV : 26.15  
STD : 22.80  
Avg. Abs. Dev : 16.15  
MAX Sales Ratio : 117.16  
MIN Sales Ratio : 36.32

95% Median C.I. : 80.28 to 106.63  
95% Wgt. Mean C.I. : 44.32 to 102.90  
95% Mean C.I. : 72.69 to 101.67

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	93.05	93.05	93.05	00.00	100.00	93.05	93.05	N/A	19,000	17,680
01-APR-21 To 30-JUN-21	1	106.73	106.73	106.73	00.00	100.00	106.73	106.73	N/A	62,500	66,705
01-JUL-21 To 30-SEP-21	2	108.24	108.24	100.94	08.24	107.23	99.32	117.16	N/A	82,500	83,280
01-OCT-21 To 31-DEC-21	2	93.46	93.46	93.76	14.10	99.68	80.28	106.63	N/A	47,500	44,536
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	3	80.32	77.46	73.01	17.33	106.10	55.16	96.91	N/A	63,333	46,237
01-JUL-22 To 30-SEP-22	3	81.05	70.18	50.88	23.38	137.93	36.32	93.18	N/A	128,333	65,297
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	4	103.03	104.07	101.80	07.65	102.23	93.05	117.16	N/A	61,625	62,736
01-OCT-21 To 30-SEP-22	8	80.69	78.73	63.23	19.47	124.51	36.32	106.63	36.32 to 106.63	83,750	52,959
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	6	102.98	100.53	99.57	09.37	100.96	80.28	117.16	80.28 to 117.16	56,917	56,669
<u>ALL</u>	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	93.05	90.87	90.92	08.29	99.95	80.32	106.73	N/A	54,300	49,371
2	7	96.91	84.54	66.32	22.31	127.47	36.32	117.16	36.32 to 117.16	92,143	61,109
<u>ALL</u>	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218
06											
07											
<u>ALL</u>	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218

**86 Thomas**  
**RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

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WGT. MEAN : 74  
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COD : 17.34  
PRD : 118.43

COV : 26.15  
STD : 22.80  
Avg. Abs. Dev : 16.15  
MAX Sales Ratio : 117.16  
MIN Sales Ratio : 36.32

95% Median C.I. : 80.28 to 106.63  
95% Wgt. Mean C.I. : 44.32 to 102.90  
95% Mean C.I. : 72.69 to 101.67

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	105.11	105.11	103.69	11.47	101.37	93.05	117.16	N/A	17,000	17,627
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218
Greater Than 14,999	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218
Greater Than 29,999	10	87.12	83.59	72.45	19.47	115.38	36.32	106.73	55.16 to 106.63	88,250	63,936
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	105.11	105.11	103.69	11.47	101.37	93.05	117.16	N/A	17,000	17,627
30,000 TO 59,999	4	88.98	91.22	91.91	11.86	99.25	80.28	106.63	N/A	38,750	35,615
60,000 TO 99,999	4	86.75	83.85	82.77	18.57	101.30	55.16	106.73	N/A	74,375	61,557
100,000 TO 149,999											
150,000 TO 249,999	1	99.32	99.32	99.32	00.00	100.00	99.32	99.32	N/A	150,000	148,985
250,000 TO 499,999	1	36.32	36.32	36.32	00.00	100.00	36.32	36.32	N/A	280,000	101,690
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	12	93.12	87.18	73.61	17.34	118.43	36.32	117.16	80.28 to 106.63	76,375	56,218

**86 Thomas**  
**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 : 1,237,142  
Total Adj. Sales Price : 1,237,142  
Total Assessed Value : 1,083,781  
Avg. Adj. Sales Price : 137,460  
Avg. Assessed Value : 120,420

MEDIAN : 94  
WGT. MEAN : 88  
MEAN : 88  
COD : 12.32  
PRD : 99.95

COV : 16.89  
STD : 14.79  
Avg. Abs. Dev : 11.60  
MAX Sales Ratio : 104.53  
MIN Sales Ratio : 58.88

95% Median C.I. : 77.45 to 100.80  
95% Wgt. Mean C.I. : 76.76 to 98.45  
95% Mean C.I. : 76.19 to 98.93

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	1	95.52	95.52	95.52	00.00	100.00	95.52	95.52	N/A	220,000	210,137
01-OCT-20 To 31-DEC-20	1	77.45	77.45	77.45	00.00	100.00	77.45	77.45	N/A	275,000	212,991
01-JAN-21 To 31-MAR-21	1	94.19	94.19	94.19	00.00	100.00	94.19	94.19	N/A	85,000	80,061
01-APR-21 To 30-JUN-21	2	101.40	101.40	99.86	03.10	101.54	98.26	104.53	N/A	168,071	167,840
01-JUL-21 To 30-SEP-21	3	79.70	79.79	75.70	17.53	105.40	58.88	100.80	N/A	85,667	64,850
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	64,000	50,362
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	1	95.52	95.52	95.52	00.00	100.00	95.52	95.52	N/A	220,000	210,137
01-OCT-20 To 30-SEP-21	7	94.19	87.69	86.38	13.28	101.52	58.88	104.53	58.88 to 104.53	136,163	117,612
01-OCT-21 To 30-SEP-22	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	64,000	50,362
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	2	86.49	86.49	85.48	10.45	101.18	77.45	95.52	N/A	247,500	211,564
01-JAN-21 To 31-DEC-21	6	96.23	89.39	89.99	12.26	99.33	58.88	104.53	58.88 to 104.53	113,024	101,715
<u>ALL</u>	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420
<u>ALL</u>	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420
04											
<u>ALL</u>	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420

**86 Thomas**  
**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  
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 Total Assessed Value : 1,083,781  
 Avg. Adj. Sales Price : 137,460  
 Avg. Assessed Value : 120,420

MEDIAN : 94  
 WGT. MEAN : 88  
 MEAN : 88  
 COD : 12.32  
 PRD : 99.95

COV : 16.89  
 STD : 14.79  
 Avg. Abs. Dev : 11.60  
 MAX Sales Ratio : 104.53  
 MIN Sales Ratio : 58.88

95% Median C.I. : 77.45 to 100.80  
 95% Wgt. Mean C.I. : 76.76 to 98.45  
 95% Mean C.I. : 76.19 to 98.93

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420
Greater Than 14,999	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420
Greater Than 29,999	9	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	100.80	100.80	100.80	00.00	100.00	100.80	100.80	N/A	50,000	50,400
60,000 TO 99,999	3	94.19	92.47	93.76	09.14	98.62	78.69	104.53	N/A	78,381	73,488
100,000 TO 149,999	2	69.29	69.29	69.64	15.02	99.50	58.88	79.70	N/A	103,500	72,075
150,000 TO 249,999	1	95.52	95.52	95.52	00.00	100.00	95.52	95.52	N/A	220,000	210,137
250,000 TO 499,999	2	87.86	87.86	87.36	11.85	100.57	77.45	98.26	N/A	262,500	229,316
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<b>ALL</b>	<b>9</b>	<b>94.19</b>	<b>87.56</b>	<b>87.60</b>	<b>12.32</b>	<b>99.95</b>	<b>58.88</b>	<b>104.53</b>	<b>77.45 to 100.80</b>	<b>137,460</b>	<b>120,420</b>

**86 Thomas**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

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 MEAN : 88  
 COD : 12.32  
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 Avg. Abs. Dev : 11.60  
 MAX Sales Ratio : 104.53  
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 95% Wgt. Mean C.I. : 76.76 to 98.45  
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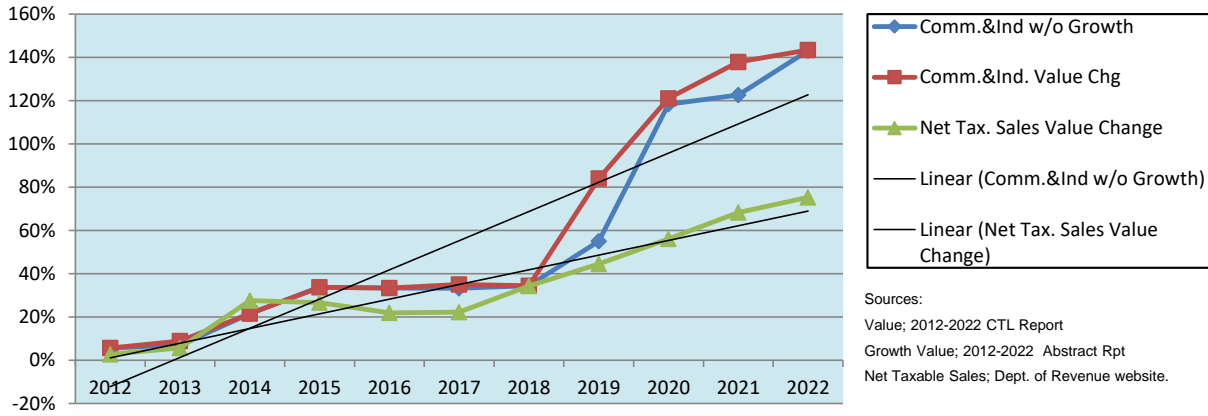
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
343	1	94.19	94.19	94.19	00.00	100.00	94.19	94.19	N/A	85,000	80,061
350	1	100.80	100.80	100.80	00.00	100.00	100.80	100.80	N/A	50,000	50,400
353	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	64,000	50,362
381	1	104.53	104.53	104.53	00.00	100.00	104.53	104.53	N/A	86,142	90,040
386	2	69.29	69.29	69.64	15.02	99.50	58.88	79.70	N/A	103,500	72,075
412	1	77.45	77.45	77.45	00.00	100.00	77.45	77.45	N/A	275,000	212,991
471	1	98.26	98.26	98.26	00.00	100.00	98.26	98.26	N/A	250,000	245,640
528	1	95.52	95.52	95.52	00.00	100.00	95.52	95.52	N/A	220,000	210,137
<u>ALL</u>	<u>9</u>	94.19	87.56	87.60	12.32	99.95	58.88	104.53	77.45 to 100.80	137,460	120,420



### 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	\$ 2,801,290	\$ -	0.00%	\$ 2,801,290		\$ 5,410,309	
2012	\$ 2,959,376	\$ -	0.00%	\$ 2,959,376	5.64%	\$ 5,559,776	2.76%
2013	\$ 3,048,210	\$ 52,800	1.73%	\$ 2,995,410	1.22%	\$ 5,719,728	2.88%
2014	\$ 3,404,317	\$ -	0.00%	\$ 3,404,317	11.68%	\$ 6,902,091	20.67%
2015	\$ 3,744,628	\$ -	0.00%	\$ 3,744,628	10.00%	\$ 6,852,876	-0.71%
2016	\$ 3,734,912	\$ -	0.00%	\$ 3,734,912	-0.26%	\$ 6,591,949	-3.81%
2017	\$ 3,782,437	\$ 49,850	1.32%	\$ 3,732,587	-0.06%	\$ 6,611,998	0.30%
2018	\$ 3,765,779	\$ -	0.00%	\$ 3,765,779	-0.44%	\$ 7,264,815	9.87%
2019	\$ 5,155,328	\$ 811,795	15.75%	\$ 4,343,533	15.34%	\$ 7,816,194	7.59%
2020	\$ 6,193,129	\$ 76,960	1.24%	\$ 6,116,169	18.64%	\$ 8,445,701	8.05%
2021	\$ 6,662,638	\$ 428,405	6.43%	\$ 6,234,233	0.66%	\$ 9,101,558	7.77%
2022	\$ 6,819,159	\$ 8,980	0.13%	\$ 6,810,179	2.21%	\$ 9,484,681	4.21%
<b>Ann %chg</b>	<b>8.71%</b>			<b>Average</b>	<b>5.88%</b>	5.49%	<b>5.42%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	5.64%	5.64%	2.76%
2013	6.93%	8.81%	5.72%
2014	21.53%	21.53%	27.57%
2015	33.68%	33.68%	26.66%
2016	33.33%	33.33%	21.84%
2017	33.25%	35.02%	22.21%
2018	34.43%	34.43%	34.28%
2019	55.05%	84.03%	44.47%
2020	118.33%	121.08%	56.10%
2021	122.55%	137.84%	68.23%
2022	143.11%	143.43%	75.31%

County Number	86
County Name	Thomas

**86 Thomas**  
**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 : 12  
Total Sales Price : 10,011,161  
Total Adj. Sales Price : 10,011,161  
Total Assessed Value : 7,755,540  
Avg. Adj. Sales Price : 834,263  
Avg. Assessed Value : 646,295

MEDIAN : 74  
WGT. MEAN : 77  
MEAN : 74  
COD : 12.84  
PRD : 95.29

COV : 15.89  
STD : 11.73  
Avg. Abs. Dev : 09.48  
MAX Sales Ratio : 97.18  
MIN Sales Ratio : 55.96

95% Median C.I. : 63.71 to 82.81  
95% Wgt. Mean C.I. : 66.63 to 88.30  
95% Mean C.I. : 66.37 to 81.27

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	2	78.41	78.41	80.87	03.63	96.96	75.56	81.25	N/A	617,370	499,283	
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20	1	78.07	78.07	78.07	00.00	100.00	78.07	78.07	N/A	2,182,800	1,704,185	
01-JUL-20 To 30-SEP-20	1	97.18	97.18	97.18	00.00	100.00	97.18	97.18	N/A	2,048,000	1,990,170	
01-OCT-20 To 31-DEC-20	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	370,188	306,550	
01-JAN-21 To 31-MAR-21	3	62.47	60.76	63.04	04.21	96.38	55.96	63.85	N/A	663,469	418,260	
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	1	84.94	84.94	84.94	00.00	100.00	84.94	84.94	N/A	112,000	95,130	
01-OCT-21 To 31-DEC-21	1	63.71	63.71	63.71	00.00	100.00	63.71	63.71	N/A	698,025	444,715	
01-JAN-22 To 31-MAR-22	1	67.91	67.91	67.91	00.00	100.00	67.91	67.91	N/A	725,000	492,375	
01-APR-22 To 30-JUN-22	1	72.16	72.16	72.16	00.00	100.00	72.16	72.16	N/A	650,000	469,070	
01-JUL-22 To 30-SEP-22												
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	4	79.66	83.02	85.86	07.78	96.69	75.56	97.18	N/A	1,366,385	1,173,230	
01-OCT-20 To 30-SEP-21	5	63.85	70.01	66.99	15.44	104.51	55.96	84.94	N/A	494,519	331,292	
01-OCT-21 To 30-SEP-22	3	67.91	67.93	67.83	04.15	100.15	63.71	72.16	N/A	691,008	468,720	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	3	82.81	86.02	86.96	07.69	98.92	78.07	97.18	N/A	1,533,663	1,333,635	
01-JAN-21 To 31-DEC-21	5	63.71	66.19	64.08	09.53	103.29	55.96	84.94	N/A	560,087	358,925	
<u>ALL</u>	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295	

<b>AREA (MARKET)</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295	
<u>ALL</u>	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295	

<b>95%MLU By Market Area</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295	
1	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295	
<u>ALL</u>	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295	

**86 Thomas**  
**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 : 12  
 Total Sales Price : 10,011,161  
 Total Adj. Sales Price : 10,011,161  
 Total Assessed Value : 7,755,540  
 Avg. Adj. Sales Price : 834,263  
 Avg. Assessed Value : 646,295

MEDIAN : 74  
 WGT. MEAN : 77  
 MEAN : 74  
 COD : 12.84  
 PRD : 95.29

COV : 15.89  
 STD : 11.73  
 Avg. Abs. Dev : 09.48  
 MAX Sales Ratio : 97.18  
 MIN Sales Ratio : 55.96

95% Median C.I. : 63.71 to 82.81  
 95% Wgt. Mean C.I. : 66.63 to 88.30  
 95% Mean C.I. : 66.37 to 81.27

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____ Grass ____											
County	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295
1	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295
____ ALL ____	12	73.86	73.82	77.47	12.84	95.29	55.96	97.18	63.71 to 82.81	834,263	646,295

## Thomas County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	<b>2,250</b>
Cherry	1	2,800	2,799	n/a	2,781	2,800	2,800	2,788	2,800	<b>2,791</b>
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Logan	1	3,973	3,973	3,744	3,744	3,177	3,177	2,808	2,808	<b>3,432</b>
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	<b>2,100</b>
Hooker	1	n/a	n/a	n/a	1,800	1,800	1,800	1,800	1,800	<b>1,800</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Cherry	1	n/a	725	725	725	725	725	725	725	<b>725</b>
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	<b>590</b>
Logan	1	n/a	1,498	1,498	1,498	1,404	1,404	1,258	1,258	<b>1,416</b>
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	<b>725</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>

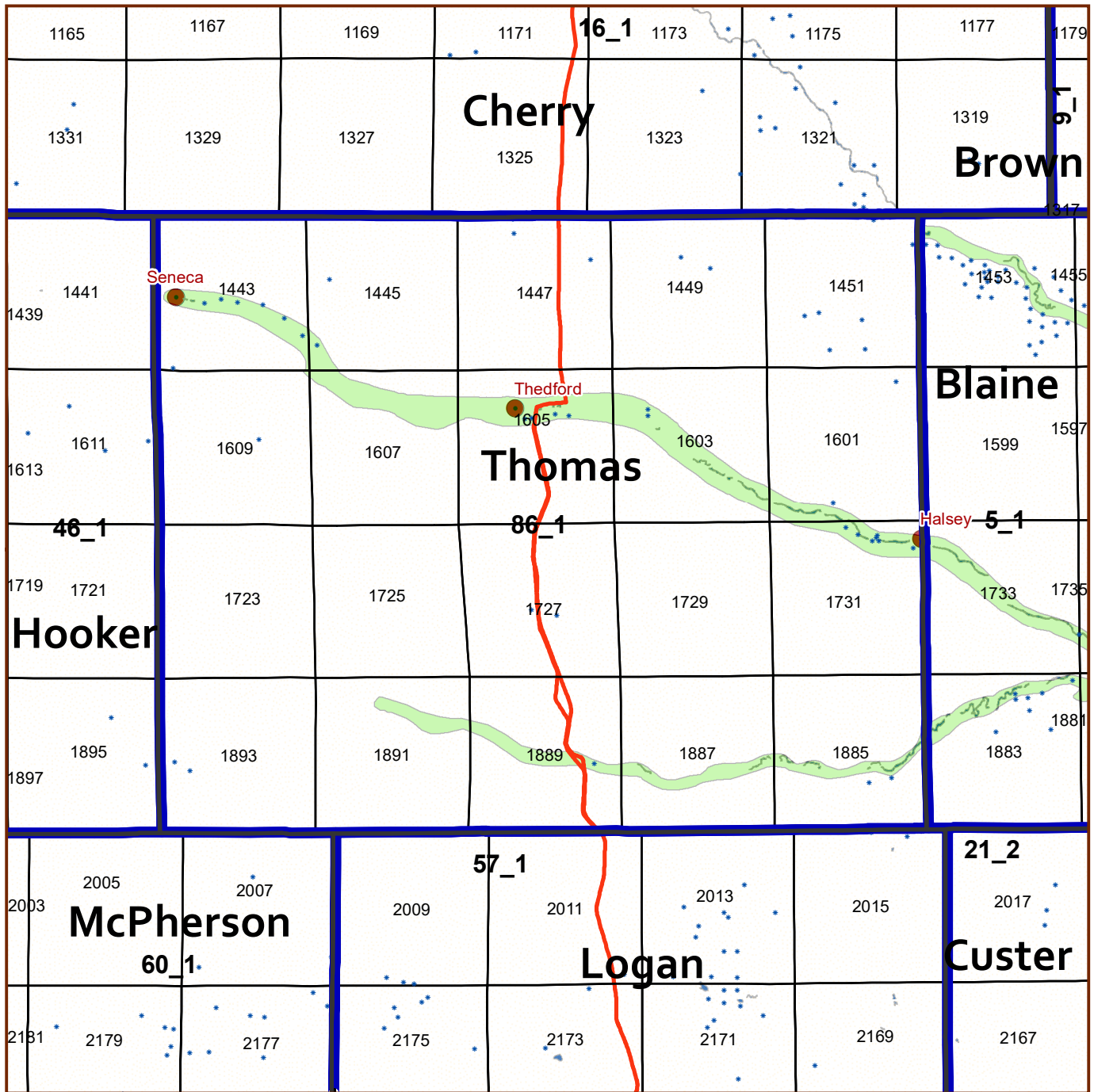
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thomas	1	585	585	585	585	585	585	585	585	<b>585</b>
Cherry	1	604	590	590	590	590	470	455	455	<b>485</b>
Blaine	1	620	620	620	620	590	590	590	590	<b>595</b>
Logan	1	636	634	634	634	634	634	634	n/a	<b>634</b>
McPherson	1	545	545	545	545	545	545	545	545	<b>545</b>
Hooker	1	535	535	535	535	535	535	535	535	<b>535</b>

County	Mkt Area	CRP	TIMBER	WASTE
Thomas	1	n/a	n/a	150
Cherry	1	725	n/a	78
Blaine	1	n/a	n/a	25
Logan	1	610	n/a	15
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9

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.

# THOMAS COUNTY



**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

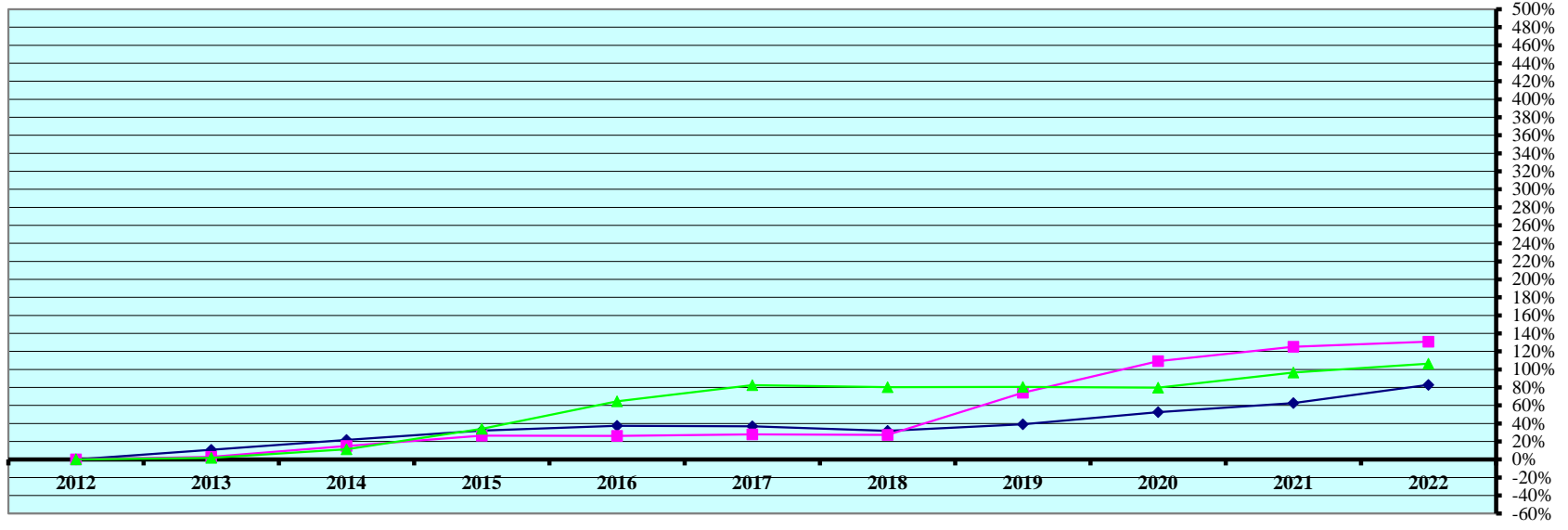
**Soils**

**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**

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	10,768,753	-	-	-	2,959,376	-	-	-	97,938,028	-	-	-
2013	11,936,956	1,168,203	10.85%	10.85%	3,048,210	88,834	3.00%	3.00%	99,569,178	1,631,150	1.67%	1.67%
2014	13,110,899	1,173,943	9.83%	21.75%	3,404,317	356,107	11.68%	15.03%	108,920,243	9,351,065	9.39%	11.21%
2015	14,216,734	1,105,835	8.43%	32.02%	3,744,628	340,311	10.00%	26.53%	131,285,700	22,365,457	20.53%	34.05%
2016	14,794,277	577,543	4.06%	37.38%	3,734,912	-9,716	-0.26%	26.21%	161,293,157	30,007,457	22.86%	64.69%
2017	14,742,747	-51,530	-0.35%	36.90%	3,782,437	47,525	1.27%	27.81%	178,695,541	17,402,384	10.79%	82.46%
2018	14,196,423	-546,324	-3.71%	31.83%	3,765,779	-16,658	-0.44%	27.25%	176,601,814	-2,093,727	-1.17%	80.32%
2019	14,966,513	770,090	5.42%	38.98%	5,155,328	1,389,549	36.90%	74.20%	176,782,622	180,808	0.10%	80.50%
2020	16,420,338	1,453,825	9.71%	52.48%	6,193,129	1,037,801	20.13%	109.27%	176,151,095	-631,527	-0.36%	79.86%
2021	17,504,596	1,084,258	6.60%	62.55%	6,662,638	469,509	7.58%	125.14%	192,569,920	16,418,825	9.32%	96.62%
2022	19,695,536	2,190,940	12.52%	82.90%	6,831,734	169,096	2.54%	130.85%	202,157,249	9,587,329	4.98%	106.41%

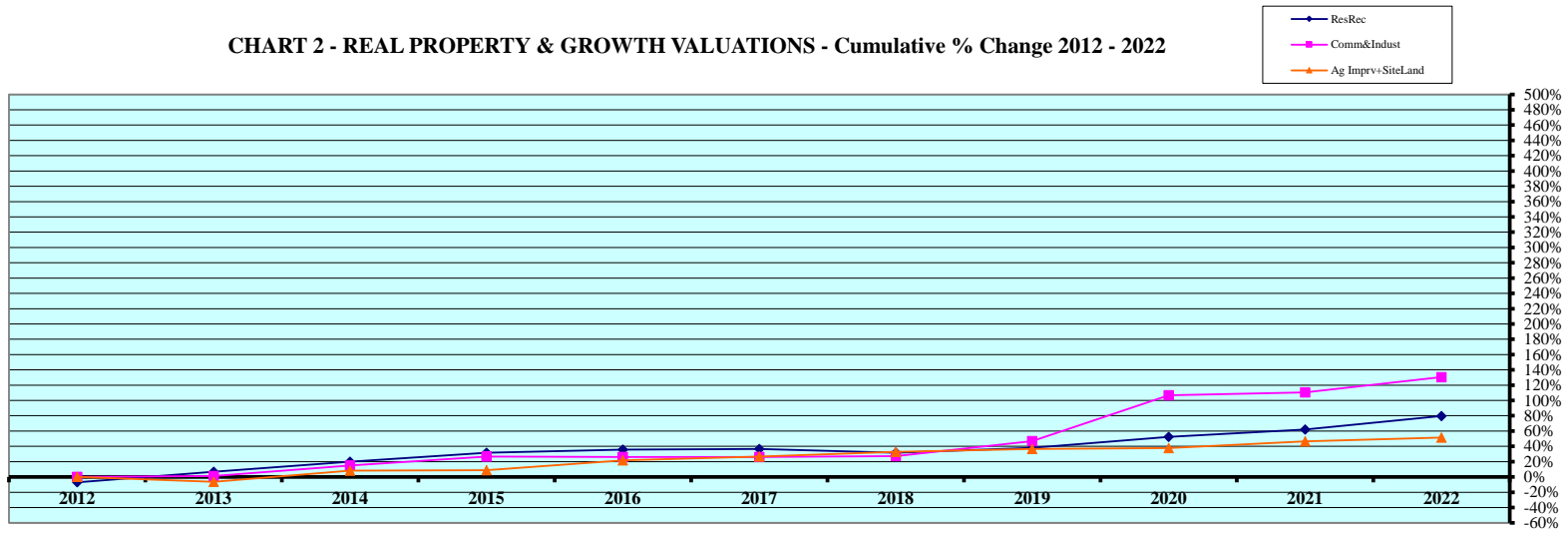
Rate Annual %chg: Residential & Recreational **6.22%** Commercial & Industrial **8.73%** Agricultural Land **7.52%**

Cnty# **86**  
County **THOMAS**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.  
Source: 2012 - 2022 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	10,768,753	756,935	7.03%	10,011,818	-	-7.03%	2,959,376	0	0.00%	2,959,376	-	0.00%						
2013	11,936,956	428,280	3.59%	11,508,676	6.87%	6.87%	3,048,210	52,800	1.73%	2,995,410	1.22%	1.22%						
2014	13,110,899	193,325	1.47%	12,917,574	8.21%	19.95%	3,404,317	0	0.00%	3,404,317	11.68%	15.03%						
2015	14,216,734	51,260	0.36%	14,165,474	8.04%	31.54%	3,744,628	0	0.00%	3,744,628	10.00%	26.53%						
2016	14,794,277	178,660	1.21%	14,615,617	2.81%	35.72%	3,734,912	0	0.00%	3,734,912	-0.26%	26.21%						
2017	14,742,747	34,060	0.23%	14,708,687	-0.58%	36.59%	3,782,437	49,850	1.32%	3,732,587	-0.06%	26.13%						
2018	14,196,423	14,330	0.10%	14,182,093	-3.80%	31.70%	3,765,779	0	0.00%	3,765,779	-0.44%	27.25%						
2019	14,966,513	102,505	0.68%	14,864,008	4.70%	38.03%	5,155,328	811,795	15.75%	4,343,533	15.34%	46.77%						
2020	16,420,338	0	0.00%	16,420,338	9.71%	52.48%	6,193,129	76,960	1.24%	6,116,169	18.64%	106.67%						
2021	17,504,596	58,155	0.33%	17,446,441	6.25%	62.01%	6,662,638	428,405	6.43%	6,234,233	0.66%	110.66%						
2022	19,695,536	343,658	1.74%	19,351,878	10.55%	79.70%	6,831,734	8,980	0.13%	6,822,754	2.40%	130.55%						
Rate Ann%chg	6.22%			Resid & Recreat w/o growth			5.28%			8.73%			C & I w/o growth			5.92%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	10,665,910	3,409,298	14,075,208	168,400	1.20%	13,906,808	-	-		
2013	10,254,677	3,333,150	13,587,827	407,626	3.00%	13,180,201	-6.36%	-6.36%		
2014	12,639,235	3,003,480	15,642,715	399,685	2.56%	15,243,030	12.18%	8.30%		
2015	13,600,915	3,204,985	16,805,900	1,496,665	8.91%	15,309,235	-2.13%	8.77%		
2016	14,245,140	3,228,955	17,474,095	343,725	1.97%	17,130,370	1.93%	21.71%		
2017	14,848,085	3,272,035	18,120,120	306,325	1.69%	17,813,795	1.94%	26.56%		
2018	15,435,815	3,350,495	18,786,310	89,725	0.48%	18,696,585	3.18%	32.83%		
2019	15,895,535	3,395,355	19,290,890	70,470	0.37%	19,220,420	2.31%	36.56%		
2020	16,153,570	3,452,555	19,606,125	195,435	1.00%	19,410,690	0.62%	37.91%		
2021	17,121,630	3,649,085	20,770,715	152,705	0.74%	20,618,010	5.16%	46.48%		
2022	17,806,820	3,635,845	21,442,665	120,965	0.56%	21,321,700	2.65%	51.48%		
Rate Ann%chg	5.26%		0.65%		4.30%		Ag Imprv+Site w/o growth		2.15%	

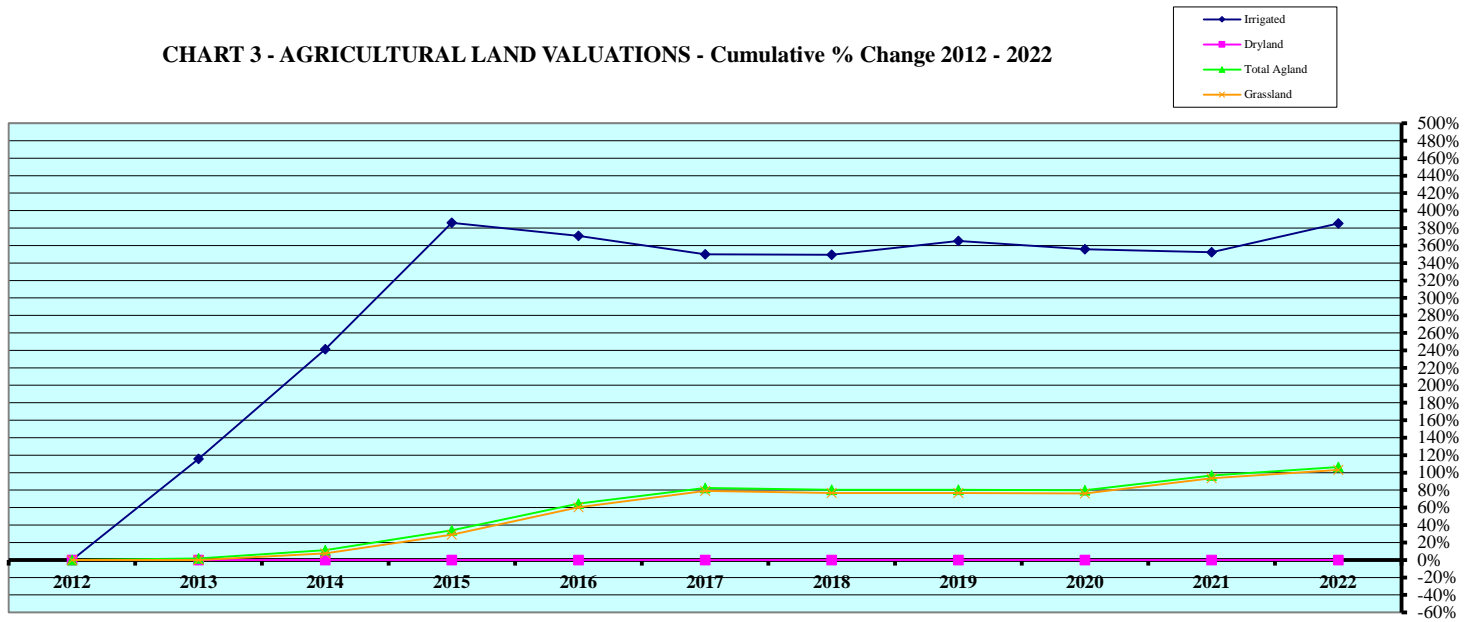
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 86  
County THOMAS

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	1,566,174	-	-	-	0	-	-	-	95,743,297	-	-	-
2013	3,377,480	1,811,306	115.65%	115.65%	0	0	-	-	95,800,430	57,133	0.06%	0.06%
2014	5,346,105	1,968,625	58.29%	241.35%	0	0	-	-	103,094,551	7,294,121	7.61%	7.68%
2015	7,611,387	2,265,282	42.37%	385.99%	0	0	-	-	123,346,062	20,251,511	19.64%	28.83%
2016	7,376,544	-234,843	-3.09%	370.99%	0	0	-	-	153,601,032	30,254,970	24.53%	60.43%
2017	7,047,327	-329,217	-4.46%	349.97%	0	0	-	-	171,342,330	17,741,298	11.55%	78.96%
2018	7,038,696	-8,631	-0.12%	349.42%	0	0	-	-	169,257,716	-2,084,614	-1.22%	76.78%
2019	7,286,160	247,464	3.52%	365.22%	0	0	-	-	169,191,708	-66,008	-0.04%	76.71%
2020	7,138,068	-148,092	-2.03%	355.76%	0	0	-	-	168,705,837	-485,871	-0.29%	76.21%
2021	7,084,518	-53,550	-0.75%	352.35%	0	0	-	-	185,252,381	16,546,544	9.81%	93.49%
2022	7,601,642	517,124	7.30%	385.36%	0	0	-	-	194,450,519	9,198,138	4.97%	103.10%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	314,755	-	-	-	313,802	-	-	-	97,938,028	-	-	-
2013	315,138	383	0.12%	0.12%	76,130	-237,672	-75.74%	-75.74%	99,569,178	1,631,150	1.67%	1.67%
2014	315,581	443	0.14%	0.26%	164,006	87,876	115.43%	-47.74%	108,920,243	9,351,065	9.39%	11.21%
2015	315,581	0	0.00%	0.26%	12,670	-151,336	-92.27%	-95.96%	131,285,700	22,365,457	20.53%	34.05%
2016	315,581	0	0.00%	0.26%	0	-12,670	-100.00%	-100.00%	161,293,157	30,007,457	22.86%	64.69%
2017	305,884	-9,697	-3.07%	-2.82%	0	0	-	-100.00%	178,695,541	17,402,384	10.79%	82.46%
2018	305,402	-482	-0.16%	-2.97%	0	0	-	-100.00%	176,601,814	-2,093,727	-1.17%	80.32%
2019	304,754	-648	-0.21%	-3.18%	0	0	-	-100.00%	176,782,622	180,808	0.10%	80.50%
2020	307,190	2,436	0.80%	-2.40%	0	0	-	-100.00%	176,151,095	-631,527	-0.36%	79.86%
2021	233,021	-74,169	-24.14%	-25.97%	0	0	-	-100.00%	192,569,920	16,418,825	9.32%	96.62%
2022	55,086	-177,935	-76.36%	-82.50%	50,002	50,002	-	-84.07%	202,157,249	9,587,329	4.98%	106.41%

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	1,549,271	3,324	466			0	0				95,724,502	368,171	260		
2013	3,377,480	3,377	1,000	114.58%	114.58%	0	0				95,767,833	368,338	260	0.00%	
2014	5,346,105	3,624	1,475	47.50%	216.51%	0	0				103,094,551	368,195	280	7.69%	
2015	7,611,387	3,624	2,100	42.37%	350.63%	0	0				123,345,301	368,195	335	19.64%	
2016	7,376,544	3,513	2,100	0.00%	350.63%	0	0				153,600,616	368,347	417	24.48%	
2017	6,982,059	3,325	2,100	0.00%	350.63%	0	0				171,353,602	368,502	465	11.51%	
2018	7,038,696	3,352	2,100	0.00%	350.63%	0	0				169,258,521	363,997	465	0.00%	
2019	7,286,160	3,470	2,100	0.00%	350.63%	0	0				169,193,856	363,858	465	0.00%	
2020	7,138,068	3,399	2,100	0.00%	350.63%	0	0				168,770,330	362,947	465	0.00%	
2021	7,084,518	3,374	2,100	0.00%	350.63%	0	0				185,277,729	363,289	510	9.68%	
2022	7,601,642	3,378	2,250	7.14%	382.82%	0	0				194,450,518	363,459	535	4.90%	

Rate Annual %chg Average Value/Acre: 17.05%

7.48%

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	312,750	2,085	150			0	0				97,586,523	373,581	261		
2013	314,755	2,098	150	0.00%	0.00%	0	0				99,460,068	373,814	266	1.86%	1.86%
2014	315,581	2,104	150	0.00%	0.00%	0	0				108,756,237	373,923	291	9.31%	11.34%
2015	315,581	2,104	150	0.00%	0.00%	0	0				131,272,269	373,923	351	20.70%	34.40%
2016	315,581	2,104	150	0.00%	0.00%	0	0				161,292,741	373,964	431	22.86%	65.11%
2017	305,884	2,039	150	0.02%	0.02%	0	0				178,641,545	373,866	478	10.79%	82.92%
2018	305,402	2,036	150	0.00%	0.03%	0	0				176,602,619	369,384	478	0.06%	83.03%
2019	304,797	2,031	150	0.00%	0.03%	0	0				176,784,813	369,359	479	0.11%	83.23%
2020	306,485	2,026	151	0.83%	0.85%	0	0				176,214,883	368,372	478	-0.06%	83.13%
2021	234,104	1,560	150	-0.82%	0.03%	0	0				192,596,351	368,223	523	9.34%	100.23%
2022	55,086	367	150	0.02%	0.05%	50,002	93	535			202,157,248	367,298	550	5.23%	110.70%

86  
THOMAS

Rate Annual %chg Average Value/Acre: 7.74%

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

CHART 4



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,777</b>	<b>Value : 270,306,637</b>	<b>Growth 867,090</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	49	181,607	0	0	154	1,840,219	203	2,021,826	
<b>02. Res Improve Land</b>	176	664,357	0	0	127	937,996	303	1,602,353	
<b>03. Res Improvements</b>	177	9,191,385	0	0	147	8,149,640	324	17,341,025	
<b>04. Res Total</b>	226	10,037,349	0	0	301	10,927,855	527	20,965,204	230,905
<b>% of Res Total</b>	42.88	47.88	0.00	0.00	57.12	52.12	29.66	7.76	26.63
<b>05. Com UnImp Land</b>	2	4,763	0	0	17	1,146,497	19	1,151,260	
<b>06. Com Improve Land</b>	34	82,995	0	0	24	891,048	58	974,043	
<b>07. Com Improvements</b>	34	1,129,450	0	0	30	3,749,185	64	4,878,635	
<b>08. Com Total</b>	36	1,217,208	0	0	47	5,786,730	83	7,003,938	72,885
<b>% of Com Total</b>	43.37	17.38	0.00	0.00	56.63	82.62	4.67	2.59	8.41
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	226	10,037,349	0	0	301	10,927,855	527	20,965,204	230,905
<b>% of Res &amp; Rec Total</b>	42.88	47.88	0.00	0.00	57.12	52.12	29.66	7.76	26.63
<b>Com &amp; Ind Total</b>	36	1,217,208	0	0	47	5,786,730	83	7,003,938	72,885
<b>% of Com &amp; Ind Total</b>	43.37	17.38	0.00	0.00	56.63	82.62	4.67	2.59	8.41
<b>17. Taxable Total</b>	262	11,254,557	0	0	348	16,714,585	610	27,969,142	303,790
<b>% of Taxable Total</b>	42.95	40.24	0.00	0.00	57.05	59.76	34.33	10.35	35.04

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	32	1,520	32	1,520	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	32	1,520	32	1,520	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	33	0	41	74

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	997	192,349,875	997	192,349,875
28. Ag-Improved Land	0	0	0	0	134	30,316,280	134	30,316,280
29. Ag Improvements	0	0	0	0	138	19,669,820	138	19,669,820

30. Ag Total				1,135	242,335,975
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	15.00	225,000	14	15.00	225,000	
32. HomeSite Improv Land	99	114.96	1,724,400	99	114.96	1,724,400	
33. HomeSite Improvements	108	0.00	16,418,295	108	0.00	16,418,295	0
34. HomeSite Total				122	129.96	18,367,695	
35. FarmSite UnImp Land	6	5.00	10,000	6	5.00	10,000	
36. FarmSite Improv Land	101	185.88	371,760	101	185.88	371,760	
37. FarmSite Improvements	135	0.00	3,251,525	135	0.00	3,251,525	563,300
38. FarmSite Total				141	190.88	3,633,285	
39. Road & Ditches	328	1,109.91	0	328	1,109.91	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				263	1,430.75	22,000,980	563,300

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	136.45	4.04%	307,015	4.04%	2,250.02
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	377.65	11.18%	849,735	11.18%	2,250.06
49. 3A1	156.31	4.63%	351,710	4.63%	2,250.08
50. 3A	63.63	1.88%	143,175	1.88%	2,250.12
51. 4A1	1,505.06	44.55%	3,386,455	44.55%	2,250.05
52. 4A	1,139.39	33.72%	2,563,710	33.73%	2,250.07
53. Total	3,378.49	100.00%	7,601,800	100.00%	2,250.06
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	2,861.72	0.79%	1,674,115	0.79%	585.00
64. 1G	76.16	0.02%	44,555	0.02%	585.02
65. 2G1	512.74	0.14%	299,955	0.14%	585.00
66. 2G	3,260.97	0.90%	1,907,660	0.90%	585.00
67. 3G1	376.19	0.10%	220,070	0.10%	585.00
68. 3G	352,695.12	97.05%	206,326,690	97.05%	585.00
69. 4G1	1,625.96	0.45%	951,190	0.45%	585.00
70. 4G	1,992.41	0.55%	1,165,545	0.55%	584.99
71. Total	363,401.27	100.00%	212,589,780	100.00%	585.00
<b>Irrigated Total</b>					
	3,378.49	0.92%	7,601,800	3.45%	2,250.06
<b>Dry Total</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
	363,401.27	98.94%	212,589,780	96.48%	585.00
72. Waste	367.04	0.10%	55,080	0.02%	150.07
73. Other	151.00	0.04%	88,335	0.04%	585.00
74. Exempt	643.20	0.18%	372,100	0.17%	578.51
75. Market Area Total	367,297.80	100.00%	220,334,995	100.00%	599.88

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	3,378.49	7,601,800	3,378.49	7,601,800
<b>77. Dry Land</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>78. Grass</b>	0.00	0	0.00	0	363,401.27	212,589,780	363,401.27	212,589,780
<b>79. Waste</b>	0.00	0	0.00	0	367.04	55,080	367.04	55,080
<b>80. Other</b>	0.00	0	0.00	0	151.00	88,335	151.00	88,335
<b>81. Exempt</b>	0.00	0	0.00	0	643.20	372,100	643.20	372,100
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>367,297.80</b>	<b>220,334,995</b>	<b>367,297.80</b>	<b>220,334,995</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	3,378.49	0.92%	7,601,800	3.45%	2,250.06
<b>Dry Land</b>	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>	363,401.27	98.94%	212,589,780	96.48%	585.00
<b>Waste</b>	367.04	0.10%	55,080	0.02%	150.07
<b>Other</b>	151.00	0.04%	88,335	0.04%	585.00
<b>Exempt</b>	643.20	0.18%	372,100	0.17%	578.51
<b>Total</b>	<b>367,297.80</b>	<b>100.00%</b>	<b>220,334,995</b>	<b>100.00%</b>	<b>599.88</b>



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 Halsey	21	62,973	47	152,394	47	2,047,460	68	2,262,827	20,460
83.2 Rural	154	1,840,219	127	937,996	147	8,149,640	301	10,927,855	197,115
83.3 Thedford	28	118,634	129	511,963	130	7,143,925	158	7,774,522	13,330
84 Residential Total	203	2,021,826	303	1,602,353	324	17,341,025	527	20,965,204	230,905

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Halsey	1	1,943	8	18,325	8	337,765	9	358,033	0
85.2	Rural	17	1,146,497	24	891,048	30	3,749,185	47	5,786,730	72,885
85.3	Thedford	1	2,820	26	64,670	26	791,685	27	859,175	0
86	Commercial Total	19	1,151,260	58	974,043	64	4,878,635	83	7,003,938	72,885

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	2,861.72	0.79%	1,674,115	0.79%	585.00
88. 1G	76.16	0.02%	44,555	0.02%	585.02
89. 2G1	512.74	0.14%	299,955	0.14%	585.00
90. 2G	3,260.97	0.90%	1,907,660	0.90%	585.00
91. 3G1	376.19	0.10%	220,070	0.10%	585.00
92. 3G	352,695.12	97.05%	206,326,690	97.05%	585.00
93. 4G1	1,625.96	0.45%	951,190	0.45%	585.00
94. 4G	1,992.41	0.55%	1,165,545	0.55%	584.99
95. Total	363,401.27	100.00%	212,589,780	100.00%	585.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
<b>Grass Total</b>	363,401.27	100.00%	212,589,780	100.00%	585.00
<b>CRP Total</b>	0.00	0.00%	0	0.00%	0.00
<b>Timber Total</b>	0.00	0.00%	0	0.00%	0.00
<hr/>					
<b>114. Market Area Total</b>	363,401.27	100.00%	212,589,780	100.00%	585.00

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

86 Thomas

	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	19,695,536	20,965,204	1,269,668	6.45%	230,905	5.27%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	17,806,820	18,367,695	560,875	3.15%	0	3.15%
<b>04. Total Residential (sum lines 1-3)</b>	<b>37,502,356</b>	<b>39,332,899</b>	<b>1,830,543</b>	<b>4.88%</b>	<b>230,905</b>	<b>4.27%</b>
05. Commercial	6,831,734	7,003,938	172,204	2.52%	72,885	1.45%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>6,831,734</b>	<b>7,003,938</b>	<b>172,204</b>	<b>2.52%</b>	<b>72,885</b>	<b>1.45%</b>
08. Ag-Farmsite Land, Outbuildings	3,635,845	3,633,285	-2,560	-0.07%	563,300	-15.56%
09. Minerals	1,520	1,520	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>3,637,365</b>	<b>3,634,805</b>	<b>-2,560</b>	<b>-0.07%</b>	<b>563,300</b>	<b>-15.56%</b>
12. Irrigated	7,601,642	7,601,800	158	0.00%		
13. Dryland	0	0	0			
14. Grassland	194,450,519	212,589,780	18,139,261	9.33%		
15. Wasteland	55,086	55,080	-6	-0.01%		
16. Other Agland	50,002	88,335	38,333	76.66%		
<b>17. Total Agricultural Land</b>	<b>202,157,249</b>	<b>220,334,995</b>	<b>18,177,746</b>	<b>8.99%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>250,128,704</b>	<b>270,306,637</b>	<b>20,177,933</b>	<b>8.07%</b>	<b>867,090</b>	<b>7.72%</b>

## 2023 Assessment Survey for Thomas County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$44,950
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$44,950
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$20,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$15,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$750
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$17,854.56

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	None
<b>4.</b>	<b>When was zoning implemented?</b>
	2001

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

<b>1.</b>	<b>Appraisal Services:</b>
	Central Plains Valuation
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	MIPS

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

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Central Plains Valuation LLC
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes. There is a current contract for residential and pickup work
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county requires qualified and credentialed individuals to do appraisal work.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraiser provides data and recommendations of value, but the county assessor has the ultimate say in the determination of value.

## 2023 Residential Assessment Survey for Thomas County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Central Plains Valuation LLC										
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Theford is the central business area for the county and has access to Highways 2 and 83. Also Includes Halsey and Seneca.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - structures on rural parcels throughout the county</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Theford is the central business area for the county and has access to Highways 2 and 83. Also Includes Halsey and Seneca.	2	Rural Residential	AG OB	Outbuildings - structures on rural parcels throughout the county	AG DW	Dwellings located on rural parcels.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Theford is the central business area for the county and has access to Highways 2 and 83. Also Includes Halsey and Seneca.										
2	Rural Residential										
AG OB	Outbuildings - structures on rural parcels throughout the county										
AG DW	Dwellings located on rural parcels.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>										
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.										
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>										
	The county develops depreciation based on local market information.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>										
	The villages in Valuation Group 1 all use the same depreciation table. Valuation Group 2, Rural Residential are on the with Group 1 depreciation table.										
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>										
	A per square foot cost has been developed to determine residential lot values.										
<b>7.</b>	<b>How are rural residential site values developed?</b>										
	Rural residential sites are valued at \$15,000 for the first acre, acres 2 -10 are valued at \$2,000/acre and acres 11-60 are valued at \$800/acre.										
<b>8.</b>	<b>Are there form 191 applications on file?</b>										
	No										
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>										
	Currently there are no lots being held for sale or resale in the county.										



<b>10.</b>	<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	2019	2020	2019
	2	2022	2019	2020	2019
	AG OB	2020	2019	2020	2020
	AG DW	2022	2019	2020	2020

The villages of Thedford, Seneca, and Halsey were reviewed in 2019. Rural Residential was reviewed the 2020 assessment year.

## 2023 Commercial Assessment Survey for Thomas County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Central Plains Valuation													
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Thomas County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial within Thomas County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial within Thomas County.													
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	A credentialed appraiser is hired to assist in the valuation process.													
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>													
	Local market information is used in developing depreciation.													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>													
	While there is only one valuation group for commercial property, the Highway 2 corridor (along Highway 83) had a new depreciation table and square foot value developed in 2018 based on local market information. This was developed separately from the downtown commercial market.													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	From the market, a square foot method has been developed.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2018	2018	2018	2018
<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	2018	2018	2018	2018										

## 2023 Agricultural Assessment Survey for Thomas County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Central Plains Valuation							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.</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	Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2022						
	The county converted to GIS acres in 2017.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Only one market area is utilized for agricultural land in the county.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	This area is primarily ranch land. Small acreages that are 60 acres or less that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational at this time.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes, farm home site have the same value as rural residential home sites. They are valued at \$15,000 for the first acre, acres 2 - 10 are \$2,000/acre, and 11-60 acres are \$800/acre.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Hog confinements are improvements on leased land and are now identified as intensive use.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	No parcels are in the Wetland Reserve Program.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	No							
	<b><u>If your county has special value applications, please answer the following</u></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	N/A							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							

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

# THOMAS COUNTY, NEBRASKA

## 2022 PLAN OF ASSESSMENT

June 15, 2022

### **Plan of Assessment Requirements:**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31<sup>st</sup> of each year.

### **Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, 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. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.  
Neb. Rev. Stat. §77-201 (R.S. Supp. 2021)

**Property Summary in Thomas County:**

**Personal Property**

Property Type	Parcel/Acre Count	% Parcel	Total Value	% Value
Commercial	47	43%	1,438,092	27%
Agricultural	63	57%	3,953,344	73%
Total	110	100%	5,391,436	100%

**2021 Totals:** Parcel count 113 **Total Value:** \$6,094,074 decrease in value for '22 by 12%

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

**Real Property**

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	527	29%	19,695,536	8%	3,506,056	16,189,480
Commercial/Ind	83	4%	6,819,159	2%	2,098,004	4,721,155
Agricultural	1166	67%	223,601,433	90%	204,490,378	19,111,055
Total	1776	100%	250,116,128	100%	210,094,438	40,021,690

**2021 Totals:** Parcel count 1,745 – increase of 31 parcels for '22

**Commercial:** \$6,660,693 – increase of \$158,466 for '22

**Agricultural:** \$213,415,611 – increase of \$10,185,822 for '22

**Residential:** \$17,431,991 – increase of \$2,263,545 for '22

**Total Value for '21** \$237,508,295 - increase of \$12,607,833 for '22

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

Agricultural Land – Taxable Acres

Irrigated	-	3,378.49
Grass	-	363,458.77
Waste	-	367.05

Agricultural Land – Forest Acres (Exempt-Not in Computer System)

US Forest	-	78,639
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For Assessment year 2022, 4 new building permits were filed for new property construction in the county.

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

## **Current Resources:**

### **Staff/Budget/Training**

Due to the population of the county, the Thomas County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the position of County Clerk. A part time office assistant is also on staff in the Ex-Officio Clerk's office. The county contracts with an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessment portion of the clerk's budget for FY 2022-2023 is \$44,950. The requested portion of the budget for reappraisal work is \$20,000.

The Assessor is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2022. So far, the assessor has taken a total of 88.5 hours toward the required 60 hours for recertification.

### **Record Maintenance**

Thomas County is contracted with GWorks for their GIS mapping program and all maintenance to the GIS data since June 2007. The cadastral maps and aerial maps are no longer updated, due to the fact that all information is now found on the GIS system.

Thomas County has implemented a new layer on Gworks to monitor Conservation Easement sales.

Thomas County has contracted with Gworks to develop an Annotations layer for the Villages of Thedford, Halsey, and Seneca.

Property record cards, both electronically and hard copies, are updated as needed with appraisal information, land use and soil worksheets. Each card contains parcel information such as current owner and address, legal description and situs, photographs, sketches, property classification code, tax district, and school district. The property record cards are filed by legal description.

Thomas County utilizes the software PC Administration offered by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. The public can access county parcel information records via the Internet at <http://thomas.gworks.com>. The county also maintains a website at <http://thomascountynebraska.us>.

### **Procedure Manual**

Thomas County has implemented a Procedure/Policy Manual to address rural residential acreage definitions and a Policy to address agricultural and horticultural lands.

### **Assessment Procedures:**

#### **Discover/List/Inventory Property**

The assessor also serves as register of deeds and zoning administrator, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local NRCS, and NRD offices is also useful in tracking land usage.

#### **Sales Review**

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with personal knowledge, the sales are verified with the buyer and seller. Most of the verification is done by personal contact or through a questionnaire mailed out to each the buyer and seller with a self-addressed stamped envelope for return to the Assessor's office.

Thomas County processes less than one-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation.

#### **Data Collection**

Thomas County will implement procedures to complete a physical routine inspection of all properties on a five-year cycle.

#### **Ratio Studies**

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process. The office also utilizes the "what if" spreadsheets to monitor the Ag land sales along with the Residential sales. Commercial sales are monitored when applicable. Thomas County also utilizes the help of an independent appraiser to assist with monitoring of statistics and annual review of depreciation tables.

#### **Approaches to Value**



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

**Cost Approach:** The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated June 2019 is used on Residential properties to arrive at Replacement Cost New (RCN). Marshall/Swift costing dated July 2018 is used on Commercial properties to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2020 by the county's assessor for residential, rural residential and commercial revaluation was used for the current year market values.

**Income Approach:** The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2006 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values for land value, home site value and small acreage. A two-year study of arms-length transactions will be used to obtain current market values of residential lots.

### **Reconciliation of Value**

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

### **Sales Ratio Review**

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state.

### **Notices/Public Relations**

Change of value notices are sent to the property owner of record no later than June 1<sup>st</sup> of each year as required by §77-1315. Along with the change of value notices the Assessor prepares a letter to be sent describing the actions taken by the Assessor to cause the change in value. Prior to notices being sent, an article is published in the paper to help keep taxpayers informed of the process.

In addition to required notices and reminders in the newspaper the County also utilizes Facebook to keep the taxpayers informed.

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

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>Residential</b>	<b>94</b> <b>(92-100)</b>	<b>13.15</b> <b>(&lt;15)</b>	<b>105.81</b> <b>(98-105)</b>
<b>Commercial</b>	<b>94</b> <b>(92-100)</b>	<b>14.74</b> <b>(&lt;20)</b>	<b>116.30</b> <b>(98-105)</b>
<b>Agricultural</b>	<b>69</b> <b>(69-75)</b>	<b>16.96</b> <b>(&lt;20)</b>	<b>104.23</b> <b>(98-105)</b>

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

**Assessment Actions Planned for Assessment Tax Year 2023:**

**Residential:** The assessor will continue to monitor and review the residential parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land use review will be completed using the Thomas County GIS page and information from the local NRD, FSA offices. Improved agricultural sales will be monitored through ratio studies.

**Assessment Actions Planned for Assessment Tax Year 2024:**

**Residential:** The assessor will continue to monitor and review the residential parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** A complete review (reappraisal) will be completed by the contracted independent appraiser in the county during 2023 for tax year 2024. All properties will be physically inspected, new digital photographs taken and any needed updating of improvement sketches performed. New depreciation tables will be established based on sales information.

**Agricultural:** The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD, FSA offices and using the Thomas County GIS page. Improved agricultural sales will be monitored through ratio studies.

**Assessment Actions Planned for Assessment Tax Year 2025:**

**Residential:** A complete review (reappraisal) will be completed by the contracted independent appraiser in the county during 2024 for tax year 2025. All properties will be physically inspected, new digital photographs taken and any needed updating of improvement sketches performed. New depreciation tables will be established based on sales information

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** The assessor will continue to monitor and review the agricultural parcels within the county to determine if there are changes in the market that would require a change in assessment. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies.

<b>CLASS</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Residential</b>	<b>Appraisal maintenance</b>	<b>Appraisal maintenance</b>	<b>Complete reappraisal</b>
<b>Commercial</b>	<b>Appraisal maintenance</b>	<b>Complete reappraisal</b>	<b>Appraisal maintenance</b>
<b>Agricultural Land Acreages &amp; Improvements</b>	<b>Appraisal maintenance</b>	<b>Appraisal maintenance</b>	<b>Appraisal maintenance</b>

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 20 applications annually.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; data will be submitted through the Centurion website along with sending the applications to Department of Revenue no later than August 1 annually. This office receives approximately 40 applications annually.

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

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 100 personal property schedules annually.

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

Board of Educational Land and Funds Report: Compile all valuations for properties owned by BELF and report no later than March 31 annually.

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

Centrally Assessed: Review of valuations as certified by Property Assessment Division for railroads and public service entities.

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

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

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

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

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

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

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

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

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

**Conclusion:**

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

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser.

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

Respectfully submitted,

Lorissa Hartman  
Thomas County Assessor