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DEPARTMENT OF REVENUE

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

THURSTON 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 Thurston 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 Thurston County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Susan Schrieber, Thurston County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

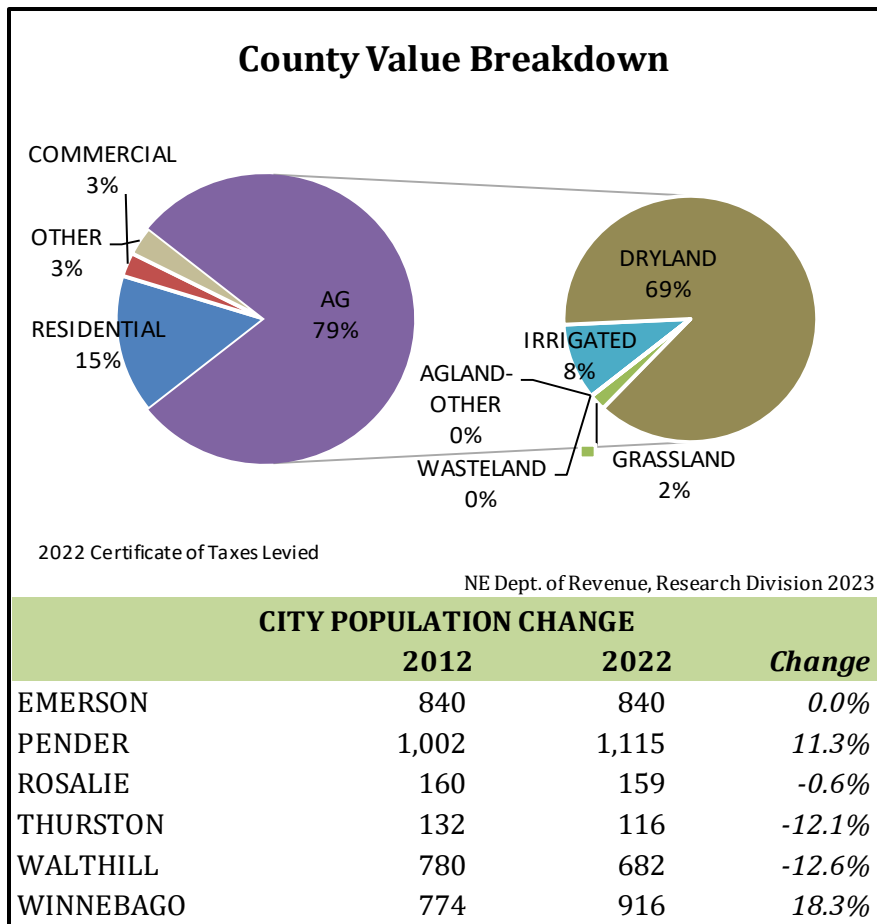
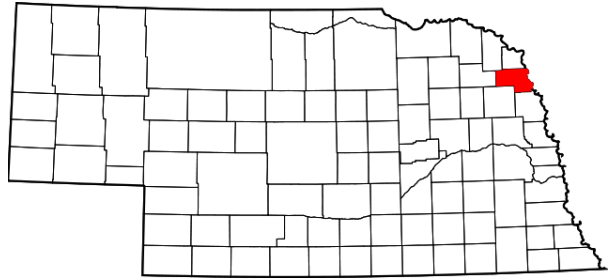
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 394 square miles, Thurston County has 6,620 residents, per the Census Bureau Quick Facts for 2021, a 2% population decline over the 2020 U.S. Census. Reports indicate that 60% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$90,002 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Thurston County are located in and around the county seat of Pender. According to the latest information available from the U.S. Census Bureau, there are 125 employer establishments with total employment of 2,294, for a 46% increase in employment from 2019.

Thurston County is included in the Papio-Missouri River Natural Resources District (NRD).

2023 Residential Correlation for Thurston County

Assessment Actions

For the residential class Pender and Ho-Chunk village were physically inspected. Effective age and economic depreciation were adjusted in Emerson, Thurston, Rosalie, and Walthill. Pender received a 15% increase on homes, Rosalie received a 5% increase on homes, Walthill received a 10% increase on homes, and rural residential received a 15% increase on homes. Pick-up work and general maintenance were also completed.

Assessment Practice Review

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

The usability rate of sales qualifications was comparable to the state average residential rate. A review of the qualified and non-qualified sales determined that all arm's-length sales are used and made available for measurement purposes.

Thurston County has four valuation groups that mirror general economic areas within the county. Valuation Group 1 is the largest town, Valuation Group 5 is two small villages, Valuation Group 10 are small towns on Indian reservations and Valuation Group 30 is the rural residential parcels.

Costing tables are dated 2021 and depreciation tables are dated 2016. Lot value studies were completed in 2020 and 2021. The county assessor is in compliance with the required six-year inspection and review cycle.

The Thurston County Assessor does not have a written methodology on file but has committed to develop one for the current year.

Description of Analysis

Residential parcels are analyzed utilizing four valuation groups based on assessor locations.

Valuation Group	Description
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

The statistical sample for the residential class consists of 85 qualified sales. The overall statistics show two of the three measures of central tendency to be within the acceptable range. The qualitative statistics are above the acceptable range recommended by the IAAO. The weighted

2023 Residential Correlation for Thurston County

mean and the PRD indicate some regressivity. Review of the appraisal tables shows that while cost tables have been updated, depreciation has not been adjusted for market conditions since 2016 and should be prioritized for the next assessment year. Review of the valuation groups indicates they all have medians within the acceptable range.

A review of the 2023 County Abstract of Real Property Form 45, Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of the assessment of the residential property in Thurston County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	47	98.01	95.33	89.13	13.90	106.96
5	7	93.96	92.47	89.02	07.50	103.88
10	16	97.67	114.29	83.76	42.94	136.45
30	15	92.86	105.07	83.14	38.64	126.38
____ALL____	85	94.98	100.39	87.61	23.65	114.59

Level of Value

Based on analysis of all available information, the level of value for the residential property in Thurston County is 95%.

2023 Commercial Correlation for Thurston County

Assessment Actions

For the commercial class, Winnebago was physically inspected. Pick-up work and general maintenance were also completed.

Assessment Practice Review

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

A review of the qualified and non-qualified sales roster indicates all arm's-length transactions have been made available for measurement purposes. The usability rate for the commercial class is below the state average rate.

There are four valuation groups identified in Thurston County. Valuation Group 1 is the largest town and has the most commercial activity. Valuation Group 5 consists of two small towns with limited commercial activity. Valuation Group 10 are small town on the Indian reservations, and the remaining valuation group is the rural commercial parcels.

The county assessor is in compliance with the required six-year inspection and review cycle with inspection dates ranging from 2020 to 2022. Marshall & Swift costing tables are dated 2021 and depreciation tables are dated 2016. Lot studies for the commercial class were completed in 2020 and 2021.

Description of Analysis

Commercial parcels are analyzed utilizing four valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Pender
5	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

The statistical sample for the commercial class consists of nine sales. The median and weighted mean are below the acceptable range and the mean is within the accepted range. Both qualitative statistics are both above the accepted range. With a small sample, and limited commercial activity in Thurston County, a review of the assessment practices will constitute the primary factor for determining statutory compliance.

2023 Commercial Correlation for Thurston County

The 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows little increase in value in commercial which is consistent with the reported assessment actions of the county assessor.

Equalization and Quality of Assessment

Based on the review of the assessment practices for the commercial property in Thurston County indicates the values are uniform and equalized. The quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

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

2023 Agricultural Correlation for Thurston County

Assessment Actions

For the agricultural land class, Winnebago and part of Omaha Townships were reviewed. Home sites were increased to \$15,000 and farm sites were increased to \$3,000. There was a 15% increase on agricultural homes and an economic adjustment to agricultural outbuildings. Market Area 1 reflects an increase of 1% for irrigated land, 3% for dryland, and 6 to 7% for grassland. Market Area 2 reflects an increase of 1% for irrigated land, and 18 to 26% increase for dryland, and an 8 to 13% increase for grassland.

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 qualified and non-qualified sales indicates that all available arm's-length transactions are being used. The sales usability rate for Thurston County is above the state average agricultural land sale rate.

There are two market areas identified by the county assessor. Market Area 1 is on the west side of the county and Market Area 2 is on the east side which includes the Winnebago and Omaha reservations and bordered by the Missouri River. The county assessor studies the market annually. Land use is reviewed during inspections and with aerial imagery.

The six-year inspection and review cycle is current. Agricultural homes, outbuildings and site values are treated the same as the rural residential. Marshall & Swift cost tables are dated 2021 and depreciation tables are dated 2016.

Description of Analysis

The statistical sample for the agricultural land class includes 37 qualified sales. Two of the three measures of central tendency are within the accepted range. The COD is also within the acceptable range. There are two market areas with sufficient sales and medians within the acceptable range. Reviewing the 80% Majority Land Use (MLU), reveals that only the dryland subclass has sufficient sales for measurement purposes and the median is within the acceptable range. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties, indicates that the values established in Thurston County are comparable with surrounding counties.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

Thurston County contains a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. Reviewing the sales within the school district there is a small sample of sales. Review of the assessed values in the county support that valuations were reduced as required.

2023 Agricultural Correlation for Thurston County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Thurston County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	83.29	83.29	83.04	01.95	100.30
1	1	84.90	84.90	84.90	00.00	100.00
2	1	81.67	81.67	81.67	00.00	100.00
<u>Dry</u>						
County	26	70.07	72.16	67.23	21.06	107.33
1	6	70.07	68.99	66.25	11.95	104.14
2	20	69.11	73.12	67.51	24.12	108.31
<u>Grass</u>						
County	1	86.32	86.32	86.32	00.00	100.00
1	1	86.32	86.32	86.32	00.00	100.00
<u>ALL</u>	37	70.47	71.65	67.31	19.51	106.45

Level of Value

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

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Thurston County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Thurston County is 50%.

2023 Opinions of the Property Tax Administrator for Thurston County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Thurston County

Residential Real Property - Current

Number of Sales	85	Median	94.98
Total Sales Price	\$12,720,185	Mean	100.39
Total Adj. Sales Price	\$12,720,185	Wgt. Mean	87.61
Total Assessed Value	\$11,143,645	Average Assessed Value of the Base	\$73,500
Avg. Adj. Sales Price	\$149,649	Avg. Assessed Value	\$131,102

Confidence Interval - Current

95% Median C.I	88.85 to 101.76
95% Wgt. Mean C.I	82.44 to 92.77
95% Mean C.I	91.04 to 109.74
% of Value of the Class of all Real Property Value in the County	13.15
% of Records Sold in the Study Period	4.52
% of Value Sold in the Study Period	8.06

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	66	95	95.43
2021	61	95	95.30
2020	67	95	94.79
2019	57	94	93.98

2023 Commission Summary for Thurston County

Commercial Real Property - Current

Number of Sales	9	Median	90.20
Total Sales Price	\$818,000	Mean	100.12
Total Adj. Sales Price	\$818,000	Wgt. Mean	90.11
Total Assessed Value	\$737,110	Average Assessed Value of the Base	\$97,494
Avg. Adj. Sales Price	\$90,889	Avg. Assessed Value	\$81,901

Confidence Interval - Current

95% Median C.I	71.70 to 159.78
95% Wgt. Mean C.I	52.44 to 127.79
95% Mean C.I	66.27 to 133.97
% of Value of the Class of all Real Property Value in the County	2.54
% of Records Sold in the Study Period	3.28
% of Value Sold in the Study Period	2.76

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	7	100	82.60
2021	8	100	95.09
2020	11	100	73.82
2019	5	100	87.60

**87 Thurston
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 : 85
 Total Sales Price : 12,720,185
 Total Adj. Sales Price : 12,720,185
 Total Assessed Value : 11,143,645
 Avg. Adj. Sales Price : 149,649
 Avg. Assessed Value : 131,102

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 100
 COD : 23.65
 PRD : 114.59

COV : 43.83
 STD : 44.00
 Avg. Abs. Dev : 22.46
 MAX Sales Ratio : 397.00
 MIN Sales Ratio : 45.47

95% Median C.I. : 88.85 to 101.76
 95% Wgt. Mean C.I. : 82.44 to 92.77
 95% Mean C.I. : 91.04 to 109.74

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	8	104.96	102.03	99.65	08.21	102.39	80.11	113.53	80.11 to 113.53	140,750	140,259
01-JAN-21 To 31-MAR-21	6	100.15	144.11	95.81	75.84	150.41	52.18	397.00	52.18 to 397.00	72,483	69,443
01-APR-21 To 30-JUN-21	12	102.47	101.00	99.95	13.30	101.05	62.19	144.80	88.85 to 111.24	135,750	135,679
01-JUL-21 To 30-SEP-21	10	98.53	97.32	94.75	11.51	102.71	64.58	131.63	81.80 to 105.49	108,520	102,828
01-OCT-21 To 31-DEC-21	10	82.50	104.33	88.47	32.59	117.93	72.18	259.22	72.56 to 112.83	161,254	142,663
01-JAN-22 To 31-MAR-22	13	95.12	104.55	89.59	22.71	116.70	57.07	198.48	85.29 to 123.56	146,723	131,450
01-APR-22 To 30-JUN-22	12	87.70	89.04	76.99	16.78	115.65	60.57	123.37	74.44 to 110.31	197,500	152,061
01-JUL-22 To 30-SEP-22	14	86.12	85.41	77.81	22.56	109.77	45.47	124.32	63.58 to 108.91	182,511	142,019
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	36	102.03	107.39	98.13	22.00	109.44	52.18	397.00	93.96 to 106.33	118,753	116,532
01-OCT-21 To 30-SEP-22	49	87.83	95.24	82.28	23.83	115.75	45.47	259.22	81.36 to 96.19	172,349	141,806
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	38	98.53	107.71	94.50	28.07	113.98	52.18	397.00	88.85 to 104.71	125,306	118,414
<u>ALL</u>	85	94.98	100.39	87.61	23.65	114.59	45.47	397.00	88.85 to 101.76	149,649	131,102

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	47	98.01	95.33	89.13	13.90	106.96	55.85	131.63	88.85 to 103.33	187,032	166,699
5	7	93.96	92.47	89.02	07.50	103.88	72.56	110.31	72.56 to 110.31	86,057	76,605
10	16	97.67	114.29	83.76	42.94	136.45	52.18	397.00	72.18 to 123.56	62,893	52,682
30	15	92.86	105.07	83.14	38.64	126.38	45.47	259.22	64.58 to 108.91	154,733	128,644
<u>ALL</u>	85	94.98	100.39	87.61	23.65	114.59	45.47	397.00	88.85 to 101.76	149,649	131,102

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	85	94.98	100.39	87.61	23.65	114.59	45.47	397.00	88.85 to 101.76	149,649	131,102
06											
07											
<u>ALL</u>	85	94.98	100.39	87.61	23.65	114.59	45.47	397.00	88.85 to 101.76	149,649	131,102

**87 Thurston
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 : 85
 Total Sales Price : 12,720,185
 Total Adj. Sales Price : 12,720,185
 Total Assessed Value : 11,143,645
 Avg. Adj. Sales Price : 149,649
 Avg. Assessed Value : 131,102

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 100
 COD : 23.65
 PRD : 114.59

COV : 43.83
 STD : 44.00
 Avg. Abs. Dev : 22.46
 MAX Sales Ratio : 397.00
 MIN Sales Ratio : 45.47

95% Median C.I. : 88.85 to 101.76
 95% Wgt. Mean C.I. : 82.44 to 92.77
 95% Mean C.I. : 91.04 to 109.74

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	239.40	239.40	184.03	65.83	130.09	81.80	397.00	N/A	9,250	17,023
Less Than 30,000	9	123.56	158.65	138.67	43.57	114.41	81.80	397.00	102.64 to 198.48	20,944	29,043
Ranges Excl. Low \$											
Greater Than 4,999	85	94.98	100.39	87.61	23.65	114.59	45.47	397.00	88.85 to 101.76	149,649	131,102
Greater Than 14,999	83	94.98	97.04	87.47	20.21	110.94	45.47	259.22	90.70 to 101.55	153,032	133,851
Greater Than 29,999	76	92.96	93.49	86.84	18.45	107.66	45.47	259.22	87.57 to 99.25	164,891	143,188
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	239.40	239.40	184.03	65.83	130.09	81.80	397.00	N/A	9,250	17,023
15,000 TO 29,999	7	123.56	135.58	133.73	19.58	101.38	102.64	198.48	102.64 to 198.48	24,286	32,478
30,000 TO 59,999	9	102.29	114.00	114.42	29.70	99.63	58.34	259.22	77.54 to 124.32	40,722	46,596
60,000 TO 99,999	16	100.23	101.42	100.79	16.76	100.63	52.18	144.80	91.87 to 115.99	76,047	76,645
100,000 TO 149,999	16	100.67	97.18	98.21	10.27	98.95	55.85	110.93	91.76 to 108.16	123,563	121,347
150,000 TO 249,999	21	82.81	84.85	85.36	14.89	99.40	57.07	111.24	74.20 to 93.96	184,952	157,868
250,000 TO 499,999	12	81.28	81.47	80.29	16.20	101.47	45.47	106.73	70.07 to 101.55	336,453	270,122
500,000 TO 999,999	2	70.81	70.81	70.32	14.46	100.70	60.57	81.04	N/A	525,000	369,170
1,000,000 +											
ALL	85	94.98	100.39	87.61	23.65	114.59	45.47	397.00	88.85 to 101.76	149,649	131,102

**87 Thurston
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 : 818,000
 Total Adj. Sales Price : 818,000
 Total Assessed Value : 737,110
 Avg. Adj. Sales Price : 90,889
 Avg. Assessed Value : 81,901

MEDIAN : 90
 WGT. MEAN : 90
 MEAN : 100
 COD : 34.83
 PRD : 111.11

COV : 43.99
 STD : 44.04
 Avg. Abs. Dev : 31.42
 MAX Sales Ratio : 175.35
 MIN Sales Ratio : 37.95

95% Median C.I. : 71.70 to 159.78
 95% Wgt. Mean C.I. : 52.44 to 127.79
 95% Mean C.I. : 66.27 to 133.97

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	88,000	81,500
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	2	60.28	60.28	50.41	37.04	119.58	37.95	82.60	N/A	107,500	54,190
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	2	115.74	115.74	84.28	38.05	137.33	71.70	159.78	N/A	70,000	58,995
01-JAN-22 To 31-MAR-22	1	71.77	71.77	71.77	00.00	100.00	71.77	71.77	N/A	125,000	89,710
01-APR-22 To 30-JUN-22	2	104.64	104.64	109.45	13.80	95.61	90.20	119.08	N/A	75,000	82,090
01-JUL-22 To 30-SEP-22	1	175.35	175.35	175.35	00.00	100.00	175.35	175.35	N/A	100,000	175,350
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	88,000	81,500
01-OCT-20 To 30-SEP-21	2	60.28	60.28	50.41	37.04	119.58	37.95	82.60	N/A	107,500	54,190
01-OCT-21 To 30-SEP-22	6	104.64	114.65	106.26	35.13	107.90	71.70	175.35	71.70 to 175.35	85,833	91,205
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20											
01-JAN-21 To 31-DEC-21	4	77.15	88.01	63.77	43.01	138.01	37.95	159.78	N/A	88,750	56,593
<u>ALL</u>	9	90.20	100.12	90.11	34.83	111.11	37.95	175.35	71.70 to 159.78	90,889	81,901

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	7	82.60	90.44	76.23	32.46	118.64	37.95	159.78	37.95 to 159.78	90,000	68,609
5	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	88,000	81,500
30	1	175.35	175.35	175.35	00.00	100.00	175.35	175.35	N/A	100,000	175,350
<u>ALL</u>	9	90.20	100.12	90.11	34.83	111.11	37.95	175.35	71.70 to 159.78	90,889	81,901

**87 Thurston
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 : 818,000
 Total Adj. Sales Price : 818,000
 Total Assessed Value : 737,110
 Avg. Adj. Sales Price : 90,889
 Avg. Assessed Value : 81,901

MEDIAN : 90
 WGT. MEAN : 90
 MEAN : 100
 COD : 34.83
 PRD : 111.11

COV : 43.99
 STD : 44.04
 Avg. Abs. Dev : 31.42
 MAX Sales Ratio : 175.35
 MIN Sales Ratio : 37.95

95% Median C.I. : 71.70 to 159.78
 95% Wgt. Mean C.I. : 52.44 to 127.79
 95% Mean C.I. : 66.27 to 133.97

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	90.20	100.12	90.11	34.83	111.11	37.95	175.35	71.70 to 159.78	90,889	81,901
04											
<u>ALL</u>	<u>9</u>	<u>90.20</u>	<u>100.12</u>	<u>90.11</u>	<u>34.83</u>	<u>111.11</u>	<u>37.95</u>	<u>175.35</u>	<u>71.70 to 159.78</u>	<u>90,889</u>	<u>81,901</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	159.78	159.78	159.78	00.00	100.00	159.78	159.78	N/A	20,000	31,955
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	90.20	100.12	90.11	34.83	111.11	37.95	175.35	71.70 to 159.78	90,889	81,901
Greater Than 14,999	9	90.20	100.12	90.11	34.83	111.11	37.95	175.35	71.70 to 159.78	90,889	81,901
Greater Than 29,999	8	86.40	92.66	88.37	30.84	104.85	37.95	175.35	37.95 to 175.35	99,750	88,144
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	159.78	159.78	159.78	00.00	100.00	159.78	159.78	N/A	20,000	31,955
30,000 TO 59,999	1	90.20	90.20	90.20	00.00	100.00	90.20	90.20	N/A	50,000	45,100
60,000 TO 99,999	2	87.61	87.61	88.55	05.72	98.94	82.60	92.61	N/A	74,000	65,530
100,000 TO 149,999	4	95.43	109.48	105.66	39.55	103.62	71.70	175.35	N/A	111,250	117,544
150,000 TO 249,999	1	37.95	37.95	37.95	00.00	100.00	37.95	37.95	N/A	155,000	58,820
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>9</u>	<u>90.20</u>	<u>100.12</u>	<u>90.11</u>	<u>34.83</u>	<u>111.11</u>	<u>37.95</u>	<u>175.35</u>	<u>71.70 to 159.78</u>	<u>90,889</u>	<u>81,901</u>

**87 Thurston
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 : 818,000
 Total Adj. Sales Price : 818,000
 Total Assessed Value : 737,110
 Avg. Adj. Sales Price : 90,889
 Avg. Assessed Value : 81,901

MEDIAN : 90
 WGT. MEAN : 90
 MEAN : 100
 COD : 34.83
 PRD : 111.11

COV : 43.99
 STD : 44.04
 Avg. Abs. Dev : 31.42
 MAX Sales Ratio : 175.35
 MIN Sales Ratio : 37.95

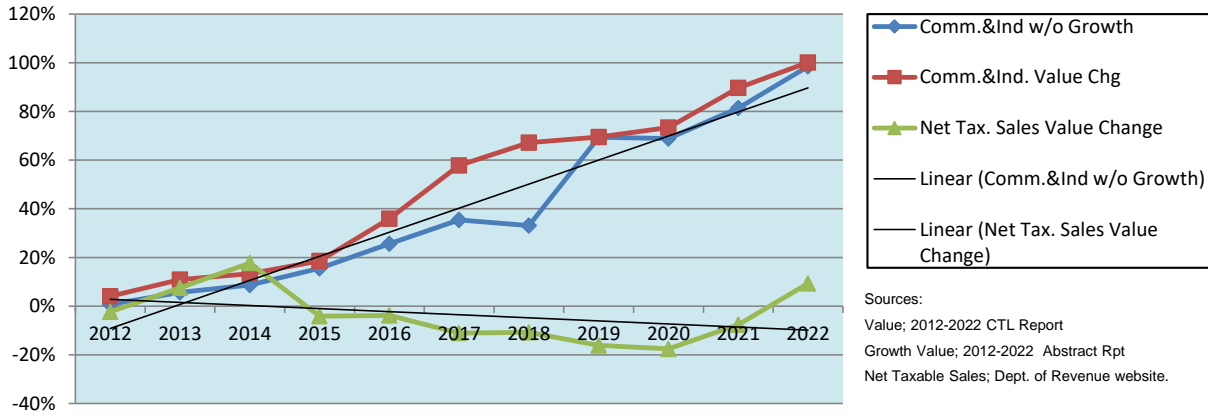
95% Median C.I. : 71.70 to 159.78
 95% Wgt. Mean C.I. : 52.44 to 127.79
 95% Mean C.I. : 66.27 to 133.97

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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
Blank	2	80.95	80.95	77.14	11.43	104.94	71.70	90.20	N/A	85,000	65,568
344	1	37.95	37.95	37.95	00.00	100.00	37.95	37.95	N/A	155,000	58,820
349	1	119.08	119.08	119.08	00.00	100.00	119.08	119.08	N/A	100,000	119,080
350	1	82.60	82.60	82.60	00.00	100.00	82.60	82.60	N/A	60,000	49,560
406	1	159.78	159.78	159.78	00.00	100.00	159.78	159.78	N/A	20,000	31,955
436	1	71.77	71.77	71.77	00.00	100.00	71.77	71.77	N/A	125,000	89,710
528	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	88,000	81,500
554	1	175.35	175.35	175.35	00.00	100.00	175.35	175.35	N/A	100,000	175,350
<u>ALL</u>	<u>9</u>	90.20	100.12	90.11	34.83	111.11	37.95	175.35	71.70 to 159.78	90,889	81,901

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	\$ 12,606,635	\$ 126,435	1.00%	\$ 12,480,200		\$ 17,225,929	
2012	\$ 13,118,340	\$ 419,260	3.20%	\$ 12,699,080	0.73%	\$ 16,816,452	-2.38%
2013	\$ 13,979,505	\$ 664,775	4.76%	\$ 13,314,730	1.50%	\$ 18,533,044	10.21%
2014	\$ 14,286,235	\$ 589,270	4.12%	\$ 13,696,965	-2.02%	\$ 20,275,745	9.40%
2015	\$ 14,956,060	\$ 386,500	2.58%	\$ 14,569,560	1.98%	\$ 16,513,350	-18.56%
2016	\$ 17,141,496	\$ 1,304,595	7.61%	\$ 15,836,901	5.89%	\$ 16,571,660	0.35%
2017	\$ 19,899,095	\$ 2,821,205	14.18%	\$ 17,077,890	-0.37%	\$ 15,322,376	-7.54%
2018	\$ 21,075,180	\$ 4,289,355	20.35%	\$ 16,785,825	-15.65%	\$ 15,370,531	0.31%
2019	\$ 21,371,525	\$ 19,885	0.09%	\$ 21,351,640	1.31%	\$ 14,440,676	-6.05%
2020	\$ 21,862,970	\$ 575,235	2.63%	\$ 21,287,735	-0.39%	\$ 14,203,000	-1.65%
2021	\$ 23,910,175	\$ 1,047,705	4.38%	\$ 22,862,470	4.57%	\$ 15,913,897	12.05%
2022	\$ 25,230,305	\$ 206,155	0.82%	\$ 25,024,150	4.66%	\$ 18,832,858	18.34%
Ann %chg	6.76%			Average	0.20%	1.14%	1.32%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.73%	4.06%	-2.38%
2013	5.62%	10.89%	7.59%
2014	8.65%	13.32%	17.70%
2015	15.57%	18.64%	-4.14%
2016	25.62%	35.97%	-3.80%
2017	35.47%	57.85%	-11.05%
2018	33.15%	67.18%	-10.77%
2019	69.37%	69.53%	-16.17%
2020	68.86%	73.42%	-17.55%
2021	81.35%	89.66%	-7.62%
2022	98.50%	100.14%	9.33%

County Number	87
County Name	Thurston

87 Thurston
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 : 37
 Total Sales Price : 26,760,870
 Total Adj. Sales Price : 26,760,870
 Total Assessed Value : 18,013,015
 Avg. Adj. Sales Price : 723,267
 Avg. Assessed Value : 486,838

MEDIAN : 70
 WGT. MEAN : 67
 MEAN : 72
 COD : 19.51
 PRD : 106.45

COV : 23.81
 STD : 17.06
 Avg. Abs. Dev : 13.75
 MAX Sales Ratio : 115.35
 MIN Sales Ratio : 42.74

95% Median C.I. : 61.99 to 76.37
 95% Wgt. Mean C.I. : 62.03 to 72.59
 95% Mean C.I. : 66.15 to 77.15

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	2	93.23	93.23	93.23	01.52	100.00	91.81	94.64	N/A	360,000	335,613	
01-JAN-20 To 31-MAR-20	5	74.53	70.00	64.69	12.22	108.21	51.59	84.86	N/A	744,276	481,460	
01-APR-20 To 30-JUN-20	2	103.91	103.91	105.96	11.02	98.07	92.46	115.35	N/A	487,500	516,555	
01-JUL-20 To 30-SEP-20	3	96.75	93.53	92.69	04.84	100.91	84.90	98.95	N/A	656,844	608,808	
01-OCT-20 To 31-DEC-20	1	70.47	70.47	70.47	00.00	100.00	70.47	70.47	N/A	498,800	351,515	
01-JAN-21 To 31-MAR-21	1	69.67	69.67	69.67	00.00	100.00	69.67	69.67	N/A	559,773	390,020	
01-APR-21 To 30-JUN-21	1	57.31	57.31	57.31	00.00	100.00	57.31	57.31	N/A	1,660,000	951,295	
01-JUL-21 To 30-SEP-21	2	63.04	63.04	62.73	01.67	100.49	61.99	64.09	N/A	861,763	540,543	
01-OCT-21 To 31-DEC-21	5	67.16	68.25	63.86	14.23	106.87	54.39	90.64	N/A	927,869	592,548	
01-JAN-22 To 31-MAR-22	9	71.05	71.41	70.10	14.20	101.87	42.74	86.89	55.87 to 86.32	579,731	406,412	
01-APR-22 To 30-JUN-22	2	54.45	54.45	54.77	01.91	99.42	53.41	55.49	N/A	754,565	413,273	
01-JUL-22 To 30-SEP-22	4	52.29	52.44	52.00	04.93	100.85	48.08	57.09	N/A	891,450	463,511	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	12	88.36	85.41	80.39	14.62	106.24	51.59	115.35	74.53 to 96.75	615,576	494,838	
01-OCT-20 To 30-SEP-21	5	64.09	64.71	62.45	06.51	103.62	57.31	70.47	N/A	888,420	554,783	
01-OCT-21 To 30-SEP-22	20	62.97	65.13	62.29	19.20	104.56	42.74	90.64	54.39 to 71.05	746,593	465,052	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	11	84.86	82.63	78.41	16.37	105.38	51.59	115.35	63.38 to 98.95	651,429	510,759	
01-JAN-21 To 31-DEC-21	9	64.09	66.04	62.74	11.33	105.26	54.39	90.64	57.31 to 70.31	953,627	598,349	
<u>ALL</u>	37	70.47	71.65	67.31	19.51	106.45	42.74	115.35	61.99 to 76.37	723,267	486,838	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	12	70.39	69.17	65.89	14.87	104.98	42.74	90.64	57.31 to 84.90	706,313	465,395	
2	25	70.85	72.84	67.97	21.61	107.16	48.08	115.35	57.09 to 84.86	731,405	497,131	
<u>ALL</u>	37	70.47	71.65	67.31	19.51	106.45	42.74	115.35	61.99 to 76.37	723,267	486,838	

87 Thurston
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 : 37
 Total Sales Price : 26,760,870
 Total Adj. Sales Price : 26,760,870
 Total Assessed Value : 18,013,015
 Avg. Adj. Sales Price : 723,267
 Avg. Assessed Value : 486,838

MEDIAN : 70
 WGT. MEAN : 67
 MEAN : 72
 COD : 19.51
 PRD : 106.45

COV : 23.81
 STD : 17.06
 Avg. Abs. Dev : 13.75
 MAX Sales Ratio : 115.35
 MIN Sales Ratio : 42.74

95% Median C.I. : 61.99 to 76.37
 95% Wgt. Mean C.I. : 62.03 to 72.59
 95% Mean C.I. : 66.15 to 77.15

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	20	70.07	72.74	69.09	21.28	105.28	48.08	115.35	57.09 to 84.86	660,109	456,064
1	4	64.22	63.08	61.72	10.88	102.20	53.41	70.47	N/A	773,568	477,445
2	16	73.36	75.16	71.35	22.79	105.34	48.08	115.35	55.49 to 94.64	631,745	450,719
_____Grass_____											
County	1	86.32	86.32	86.32	00.00	100.00	86.32	86.32	N/A	343,800	296,785
1	1	86.32	86.32	86.32	00.00	100.00	86.32	86.32	N/A	343,800	296,785
_____ALL_____	37	70.47	71.65	67.31	19.51	106.45	42.74	115.35	61.99 to 76.37	723,267	486,838

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	83.29	83.29	83.04	01.95	100.30	81.67	84.90	N/A	948,000	787,175
1	1	84.90	84.90	84.90	00.00	100.00	84.90	84.90	N/A	800,000	679,235
2	1	81.67	81.67	81.67	00.00	100.00	81.67	81.67	N/A	1,096,000	895,115
_____Dry_____											
County	26	70.07	72.16	67.23	21.06	107.33	48.08	115.35	57.09 to 84.86	710,238	477,485
1	6	70.07	68.99	66.25	11.95	104.14	53.41	90.64	53.41 to 90.64	675,945	447,791
2	20	69.11	73.12	67.51	24.12	108.31	48.08	115.35	55.49 to 91.81	720,526	486,393
_____Grass_____											
County	1	86.32	86.32	86.32	00.00	100.00	86.32	86.32	N/A	343,800	296,785
1	1	86.32	86.32	86.32	00.00	100.00	86.32	86.32	N/A	343,800	296,785
_____ALL_____	37	70.47	71.65	67.31	19.51	106.45	42.74	115.35	61.99 to 76.37	723,267	486,838

Thurston County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thurston	1	6,060	6,060	5,850	5,850	5,650	5,650	4,750	4,350	5,577
Dakota	2	n/a	n/a	5,390	5,265	n/a	n/a	4,435	4,270	4,539
Dixon	1	6,780	6,540	6,210	6,010	6,000	5,400	5,075	4,870	5,858
Wayne	1	7,000	7,000	6,840	6,610	6,200	6,000	5,670	5,400	6,125
Cuming	1	6,979	n/a	6,563	6,956	4,749	n/a	6,062	5,185	6,516
Thurston	2	6,060	6,060	5,850	5,850	5,650	n/a	4,750	4,350	5,567
Burt	1	6,500	6,150	5,125	4,823	n/a	4,300	3,860	3,215	5,205
Cuming	1	6,979	n/a	6,563	6,956	4,749	n/a	6,062	5,185	6,516
Dakota	1	6,600	n/a	6,380	5,950	n/a	5,685	5,680	5,545	6,297

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thurston	1	5,550	5,450	5,150	5,050	4,850	4,750	3,600	3,500	4,766
Dakota	2	5,460	5,454	5,195	5,145	4,770	4,510	4,270	4,160	4,535
Dixon	1	6,660	6,420	6,010	5,920	5,890	5,600	5,040	4,620	5,713
Wayne	1	7,000	7,000	6,840	6,610	6,200	5,900	5,300	5,000	6,263
Cuming	1	6,304	6,309	5,931	3,700	5,059	5,450	4,520	4,514	5,770
Thurston	2	5,550	5,550	4,825	4,825	4,700	4,700	4,275	4,275	4,727
Burt	1	6,500	6,150	6,000	n/a	5,657	5,500	5,300	5,000	5,613
Cuming	1	6,304	6,309	5,931	3,700	5,059	5,450	4,520	4,514	5,770
Dakota	1	5,860	5,450	5,765	n/a	5,280	4,435	4,260	4,180	5,641

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872
Dakota	2	2,050	2,050	2,050	2,068	2,050	n/a	n/a	n/a	2,058
Dixon	1	2,795	2,645	2,335	n/a	2,120	1,980	n/a	n/a	2,562
Wayne	1	2,615	2,495	2,315	2,180	1,965	n/a	n/a	n/a	2,475
Cuming	1	2,923	2,908	2,466	2,551	n/a	n/a	n/a	n/a	2,819
Thurston	2	1,950	1,950	1,800	1,700	1,550	n/a	n/a	n/a	1,890
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	1,600	1,500	2,088
Cuming	1	2,923	2,908	2,466	2,551	n/a	n/a	n/a	n/a	2,819
Dakota	1	2,145	2,145	2,145	2,145	n/a	n/a	n/a	n/a	2,145

County	Mkt Area	CRP	TIMBER	WASTE
Thurston	1	n/a	500	85
Dakota	2	n/a	599	215
Dixon	1	5,779	1,506	93
Wayne	1	4,161	n/a	100
Cuming	1	5,110	1,262	125
Thurston	2	n/a	525	85
Burt	1	3,872	n/a	263
Cuming	1	5,110	1,262	125
Dakota	1	n/a	682	240

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

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	4	Median :	43	COV :	10.18	95% Median C.I. :	N/A
Total Sales Price :	3,117,978	Wgt. Mean :	42	STD :	04.34	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,117,978	Mean :	43	Avg.Abs.Dev :	03.36	95% Mean C.I. :	35.75 to 49.55
Total Assessed Value :	1,311,814						
Avg. Adj. Sales Price :	779,495	COD :	07.80	MAX Sales Ratio :	47.23		
Avg. Assessed Value :	327,954	PRD :	101.38	MIN Sales Ratio :	37.24		

Printed : 03/24/2023

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	41.33	41.33	41.33		100.00	41.33	41.33	N/A	1,120,000	462,870
10/01/2021 To 12/31/2021	1	44.78	44.78	44.78		100.00	44.78	44.78	N/A	807,378	361,507
01/01/2022 To 03/31/2022	2	42.24	42.24	40.94	11.84	103.18	37.24	47.23	N/A	595,300	243,719
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021	1	41.33	41.33	41.33		100.00	41.33	41.33	N/A	1,120,000	462,870
10/01/2021 To 09/30/2022	3	44.78	43.08	42.49	07.44	101.39	37.24	47.23	N/A	665,993	282,981
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020											
01/01/2021 To 12/31/2021	2	43.06	43.06	42.77	04.02	100.68	41.33	44.78	N/A	963,689	412,189
<u>ALL</u>											
10/01/2019 To 09/30/2022	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	4	Median :	43	COV :	10.18	95% Median C.I. :	N/A
Total Sales Price :	3,117,978	Wgt. Mean :	42	STD :	04.34	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,117,978	Mean :	43	Avg.Abs.Dev :	03.36	95% Mean C.I. :	35.75 to 49.55
Total Assessed Value :	1,311,814						
Avg. Adj. Sales Price :	779,495	COD :	07.80	MAX Sales Ratio :	47.23		
Avg. Assessed Value :	327,954	PRD :	101.38	MIN Sales Ratio :	37.24		

Printed : 03/24/2023

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954
<u>ALL</u>											
10/01/2019 To 09/30/2022	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110020	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954
200020											
220031											
260561											
870001											
870013											
870016											
870017											
900560											
<u>ALL</u>											
10/01/2019 To 09/30/2022	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	1	44.78	44.78	44.78		100.00	44.78	44.78	N/A	807,378	361,507
2	1	44.78	44.78	44.78		100.00	44.78	44.78	N/A	807,378	361,507
<u>ALL</u>											
10/01/2019 To 09/30/2022	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

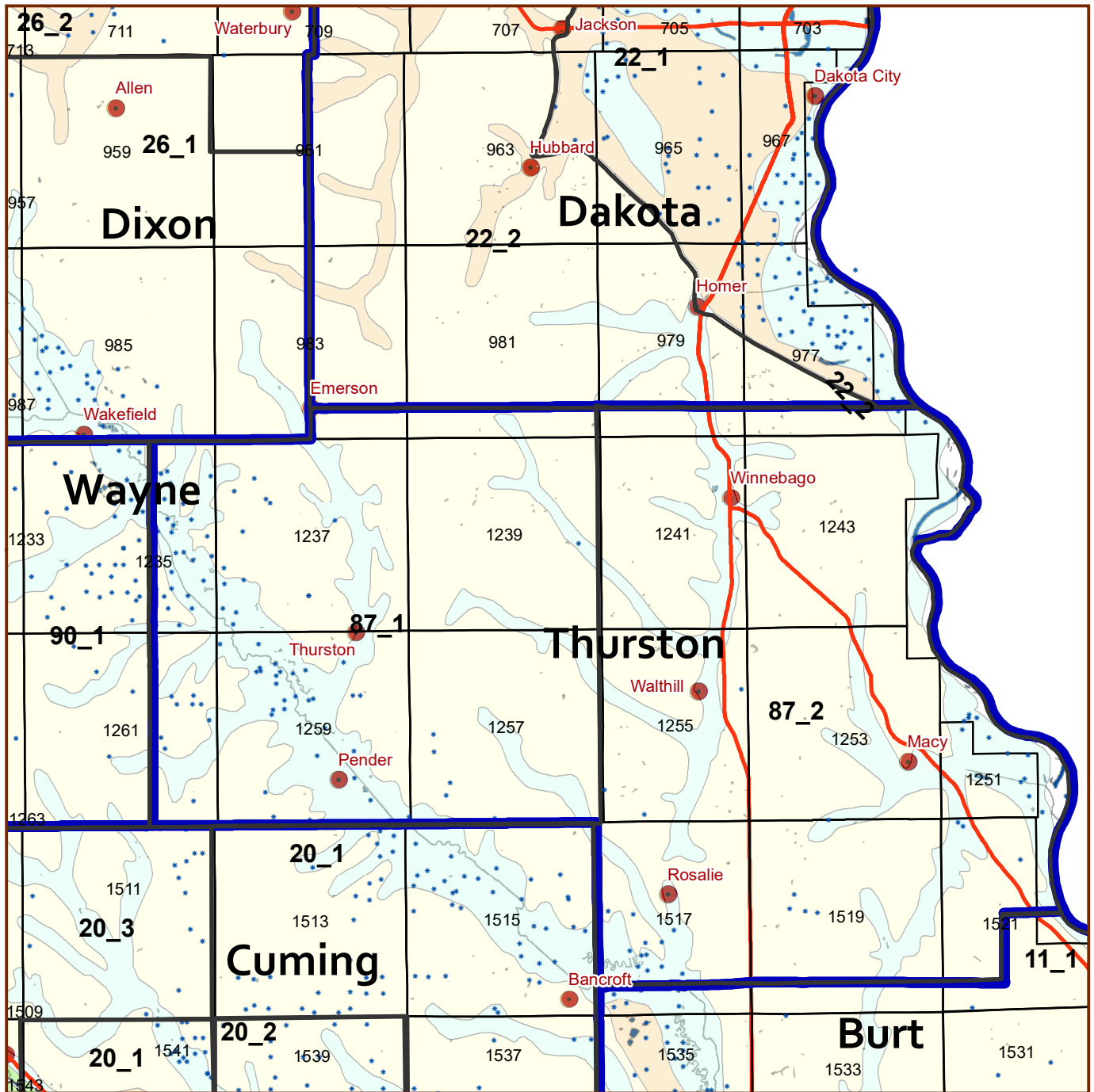
Number of Sales :	4	Median :	43	COV :	10.18	95% Median C.I. :	N/A
Total Sales Price :	3,117,978	Wgt. Mean :	42	STD :	04.34	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	3,117,978	Mean :	43	Avg.Abs.Dev :	03.36	95% Mean C.I. :	35.75 to 49.55
Total Assessed Value :	1,311,814						
Avg. Adj. Sales Price :	779,495	COD :	07.80	MAX Sales Ratio :	47.23		
Avg. Assessed Value :	327,954	PRD :	101.38	MIN Sales Ratio :	37.24		

Printed : 03/24/2023

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Dry </u>											
County	2	43.06	43.06	42.77	04.02	100.68	41.33	44.78	N/A	963,689	412,189
2	2	43.06	43.06	42.77	04.02	100.68	41.33	44.78	N/A	963,689	412,189
<u> ALL </u>											
10/01/2019 To 09/30/2022	4	43.06	42.65	42.07	07.80	101.38	37.24	47.23	N/A	779,495	327,954

THURSTON COUNTY



Legend

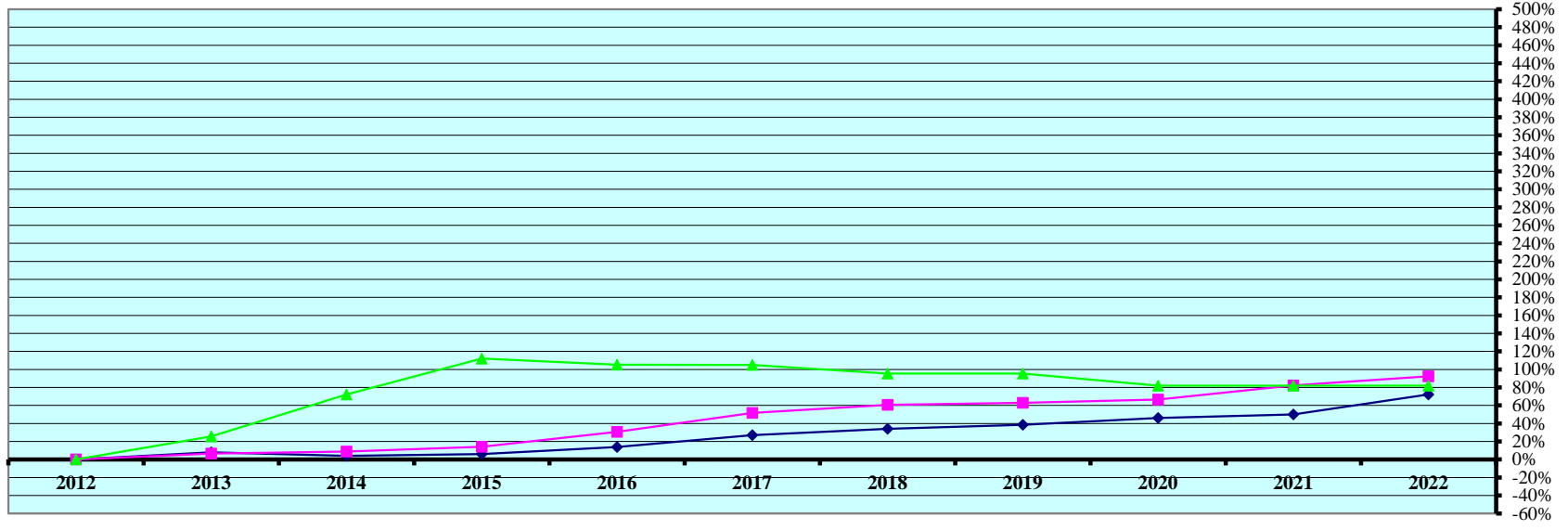
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	68,870,655	-	-	-	13,118,340	-	-	-	409,263,635	-	-	-
2013	74,344,735	5,474,080	7.95%	7.95%	13,979,505	861,165	6.56%	6.56%	514,510,230	105,246,595	25.72%	25.72%
2014	71,617,930	-2,726,805	-3.67%	3.99%	14,286,235	306,730	2.19%	8.90%	704,976,725	190,466,495	37.02%	72.25%
2015	73,029,675	1,411,745	1.97%	6.04%	14,956,060	669,825	4.69%	14.01%	868,098,935	163,122,210	23.14%	112.11%
2016	78,485,176	5,455,501	7.47%	13.96%	17,141,496	2,185,436	14.61%	30.67%	839,673,135	-28,425,800	-3.27%	105.17%
2017	87,383,447	8,898,271	11.34%	26.88%	19,899,095	2,757,599	16.09%	51.69%	838,548,660	-1,124,475	-0.13%	104.89%
2018	92,247,257	4,863,810	5.57%	33.94%	21,075,180	1,176,085	5.91%	60.65%	799,994,290	-38,554,370	-4.60%	95.47%
2019	95,410,905	3,163,648	3.43%	38.54%	21,371,525	296,345	1.41%	62.91%	799,698,165	-296,125	-0.04%	95.40%
2020	100,685,529	5,274,624	5.53%	46.20%	21,862,970	491,445	2.30%	66.66%	744,447,630	-55,250,535	-6.91%	81.90%
2021	103,220,909	2,535,380	2.52%	49.88%	23,910,175	2,047,205	9.36%	82.27%	744,289,055	-158,575	-0.02%	81.86%
2022	118,611,725	15,390,816	14.91%	72.22%	25,237,805	1,327,630	5.55%	92.39%	744,405,655	116,600	0.02%	81.89%

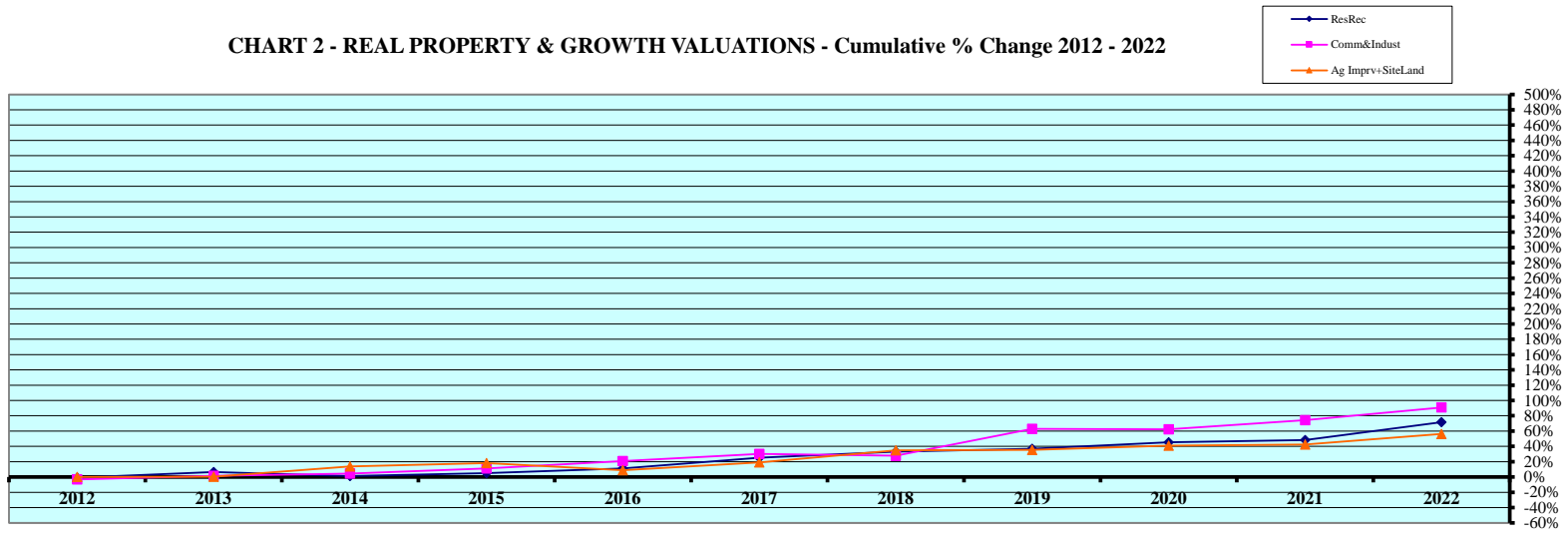
Rate Annual %chg: Residential & Recreational **5.59%** Commercial & Industrial **6.76%** Agricultural Land **6.16%**

Cnty# **87**
County **THURSTON**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth						
2012	68,870,655	607,990	0.88%	68,262,665	-	-0.88%	13,118,340	419,260	3.20%	12,699,080	-	-3.20%						
2013	74,344,735	934,285	1.26%	73,410,450	6.59%	6.59%	13,979,505	664,775	4.76%	13,314,730	1.50%	1.50%						
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	1.26%	14,286,235	589,270	4.12%	13,696,965	-2.02%	4.41%						
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	5.16%	14,956,060	386,500	2.58%	14,569,560	1.98%	11.06%						
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	11.20%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	20.72%						
2017	87,383,447	1,085,972	1.24%	86,297,475	9.95%	25.30%	19,899,095	2,821,205	14.18%	17,077,890	-0.37%	30.18%						
2018	92,247,257	661,943	0.72%	91,585,314	4.81%	32.98%	21,075,180	4,289,355	20.35%	16,785,825	-15.65%	27.96%						
2019	95,410,905	1,055,995	1.11%	94,354,910	2.28%	37.00%	21,371,525	19,885	0.09%	21,351,640	1.31%	62.76%						
2020	100,685,529	600,210	0.60%	100,085,319	4.90%	45.32%	21,862,970	575,325	2.63%	21,287,645	-0.39%	62.27%						
2021	103,220,909	1,172,853	1.14%	102,048,056	1.35%	48.17%	23,910,175	1,047,705	4.38%	22,862,470	4.57%	74.28%						
2022	118,611,725	414,250	0.35%	118,197,475	14.51%	71.62%	25,237,805	206,155	0.82%	25,031,650	4.69%	90.81%						
Rate Ann%chg	5.59%			Resid & Recreat w/o growth			4.42%			6.76%			C & I w/o growth			0.15%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	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	Cmlt%chg w/o grwth		
2012	18,166,340	20,129,960	38,296,300	1,928,972	5.04%	36,367,328	-	-		
2013	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	0.37%	0.37%		
2014	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	9.68%	13.90%		
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	18.24%		
2016	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	8.83%		
2017	20,503,014	25,984,865	46,487,879	884,285	1.90%	45,603,594	6.32%	19.08%		
2018	24,591,170	27,612,215	52,203,385	614,670	1.18%	51,588,715	10.97%	34.71%		
2019	24,366,595	28,147,410	52,514,005	598,725	1.14%	51,915,280	-0.55%	35.56%		
2020	25,936,325	28,164,355	54,100,680	164,075	0.30%	53,936,605	2.71%	40.84%		
2021	25,866,295	29,460,685	55,326,980	774,500	1.40%	54,552,480	0.84%	42.45%		
2022	29,187,710	30,978,600	60,166,310	303,655	0.50%	59,862,655	8.20%	56.31%		
Rate Ann%chg	4.86%		4.41%		4.62%		Ag Imprv+Site w/o growth		2.92%	

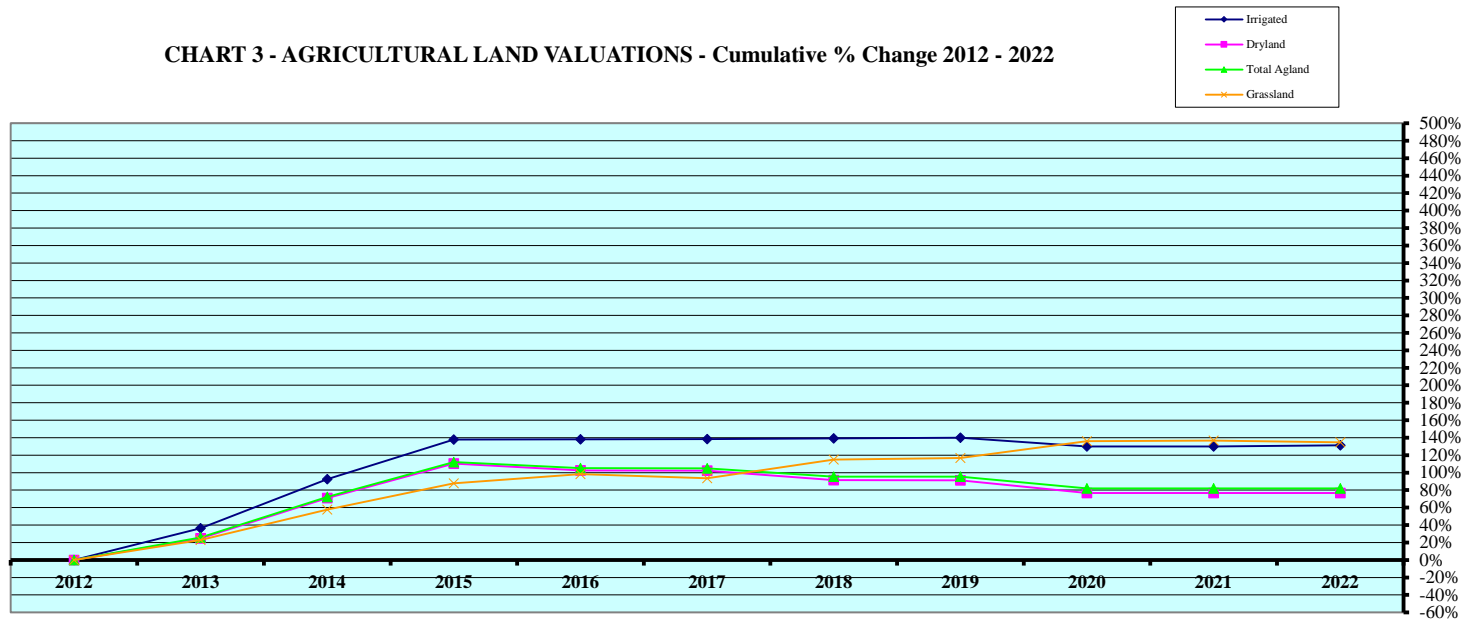
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 87
County THURSTON

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	32,231,150	-	-	-	370,012,940	-	-	-	6,724,095	-	-	-
2013	43,945,745	11,714,595	36.35%	36.35%	461,863,025	91,850,085	24.82%	24.82%	8,254,875	1,530,780	22.77%	22.77%
2014	62,032,740	18,086,995	41.16%	92.46%	631,889,055	170,026,030	36.81%	70.77%	10,608,160	2,353,285	28.51%	57.76%
2015	76,655,740	14,623,000	23.57%	137.83%	778,417,585	146,528,530	23.19%	110.38%	12,618,605	2,010,445	18.95%	87.66%
2016	76,762,255	106,515	0.14%	138.16%	749,197,840	-29,219,745	-3.75%	102.48%	13,327,325	708,720	5.62%	98.20%
2017	76,802,195	39,940	0.05%	138.29%	748,376,100	-821,740	-0.11%	102.26%	13,009,680	-317,645	-2.38%	93.48%
2018	77,068,215	266,020	0.35%	139.11%	708,154,325	-40,221,775	-5.37%	91.39%	14,457,535	1,447,855	11.13%	115.01%
2019	77,348,905	280,690	0.36%	139.98%	707,463,880	-690,445	-0.10%	91.20%	14,572,935	115,400	0.80%	116.73%
2020	74,082,770	-3,266,135	-4.22%	129.85%	654,184,830	-53,279,050	-7.53%	76.80%	15,878,405	1,305,470	8.96%	136.14%
2021	74,108,290	25,520	0.03%	129.93%	653,963,405	-221,425	-0.03%	76.74%	15,915,955	37,550	0.24%	136.70%
2022	74,554,020	445,730	0.60%	131.31%	653,775,915	-187,490	-0.03%	76.69%	15,777,430	-138,525	-0.87%	134.64%

Rate Ann.%chg: Irrigated **8.75%** Dryland **5.86%** Grassland **8.90%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	295,450	-	-	-	0	-	-	-	409,263,635	-	-	-
2013	446,585	151,135	51.15%	51.15%	0	0	-	-	514,510,230	105,246,595	25.72%	25.72%
2014	446,770	185	0.04%	51.22%	0	0	-	-	704,976,725	190,466,495	37.02%	72.25%
2015	407,005	-39,765	-8.90%	37.76%	0	0	-	-	868,098,935	163,122,210	23.14%	112.11%
2016	385,715	-21,290	-5.23%	30.55%	0	0	-	-	839,673,135	-28,425,800	-3.27%	105.17%
2017	360,685	-25,030	-6.49%	22.08%	0	0	-	-	838,548,660	-1,124,475	-0.13%	104.89%
2018	314,215	-46,470	-12.88%	6.35%	0	0	-	-	799,994,290	-38,554,370	-4.60%	95.47%
2019	312,445	-1,770	-0.56%	5.75%	0	0	-	-	799,698,165	-296,125	-0.04%	95.40%
2020	301,625	-10,820	-3.46%	2.09%	0	0	-	-	744,447,630	-55,250,535	-6.91%	81.90%
2021	301,405	-220	-0.07%	2.02%	0	0	-	-	744,289,055	-158,575	-0.02%	81.86%
2022	298,290	-3,115	-1.03%	0.96%	0	0	-	-	744,405,655	116,600	0.02%	81.89%

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Rate Ann.%chg: Total Agric Land **6.16%**

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	32,231,150	11,531	2,795			370,177,320	152,481	2,428			6,722,670	12,164	553		
2013	43,297,970	12,429	3,483	24.63%	24.63%	462,977,685	151,603	3,054	25.79%	25.79%	8,297,400	11,999	691	25.12%	25.12%
2014	62,042,100	12,790	4,851	39.26%	73.55%	631,820,110	151,505	4,170	36.56%	71.78%	10,625,260	12,297	864	24.95%	56.34%
2015	76,803,465	13,169	5,832	20.23%	108.66%	778,751,755	152,653	5,101	22.33%	110.14%	12,583,670	11,315	1,112	28.72%	101.23%
2016	76,766,140	13,163	5,832	0.00%	108.65%	749,365,025	152,813	4,904	-3.87%	101.99%	13,280,490	11,407	1,164	4.68%	110.66%
2017	76,899,605	13,181	5,834	0.04%	108.73%	748,415,190	152,810	4,898	-0.12%	101.74%	13,001,790	11,362	1,144	-1.71%	107.06%
2018	77,068,215	13,195	5,841	0.11%	108.95%	708,156,035	152,823	4,634	-5.39%	90.87%	14,459,490	11,895	1,216	6.22%	119.94%
2019	76,925,880	13,171	5,841	0.00%	108.96%	708,393,385	152,874	4,634	0.00%	90.87%	14,446,580	11,899	1,214	-0.12%	119.68%
2020	74,278,720	13,436	5,528	-5.35%	97.79%	653,960,920	152,926	4,276	-7.72%	76.15%	15,907,935	11,727	1,357	11.73%	145.44%
2021	74,111,695	13,411	5,526	-0.04%	97.71%	653,909,465	152,904	4,277	0.01%	76.16%	15,935,075	11,789	1,352	-0.36%	144.57%
2022	74,414,615	13,469	5,525	-0.02%	97.66%	653,916,205	152,906	4,277	0.00%	76.16%	15,769,910	11,706	1,347	-0.33%	143.76%

Rate Annual %chg Average Value/Acre: 7.05% 5.83% 9.32%

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	295,430	5,907	50			0	0				409,426,570	182,083	2,249		
2013	442,880	5,895	75	50.21%	50.21%	0	0				515,015,935	181,926	2,831	25.90%	25.90%
2014	456,720	6,080	75	-0.01%	50.19%	0	0				704,944,190	182,672	3,859	36.32%	71.62%
2015	405,645	5,402	75	-0.03%	50.14%	0	0				868,544,535	182,538	4,758	23.30%	111.61%
2016	386,215	5,145	75	-0.04%	50.08%	0	0				839,797,870	182,528	4,601	-3.30%	104.62%
2017	360,675	4,805	75	-0.01%	50.07%	0	0				838,677,260	182,157	4,604	0.07%	104.76%
2018	314,205	4,187	75	-0.01%	50.05%	0	0				799,997,945	182,101	4,393	-4.58%	95.38%
2019	312,960	4,170	75	0.00%	50.05%	0	0				800,078,805	182,113	4,393	0.00%	95.38%
2020	301,935	4,023	75	0.00%	50.06%	0	0				744,449,510	182,111	4,088	-6.95%	81.80%
2021	301,405	4,016	75	0.00%	50.06%	0	0				744,257,640	182,120	4,087	-0.03%	81.74%
2022	300,605	4,005	75	0.00%	50.06%	0	0				744,401,335	182,086	4,088	0.04%	81.81%

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THURSTON

Rate Annual %chg Average Value/Acre: 6.16%

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

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,773	THURSTON	50,342,281	13,514,901	18,271,409	117,311,560	22,256,545	2,981,260	1,300,165	744,405,655	29,187,710	30,978,600	0	1,030,550,086
cnty sectorvalue % of total value:		4.88%	1.31%	1.77%	11.38%	2.16%	0.29%	0.13%	72.23%	2.83%	3.01%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	14,070	202,436	153,836	2,907,845	350,685	0	0	0	0	0	0	3,628,872
12.40%	%sector of county sector	0.03%	1.50%	0.84%	2.48%	1.58%							0.35%
	%sector of municipality	0.39%	5.58%	4.24%	80.13%	9.66%							100.00%
0	MACY	0	0	0	458,955	40,715	0	0	0	0	0	0	499,670
	%sector of county sector				0.39%	0.18%							0.05%
	%sector of municipality				91.85%	8.15%							100.00%
1,002	PENDER	9,416,702	284,097	217,129	54,699,620	8,392,920	1,912,495	0	44,450	0	0	0	74,967,413
14.79%	%sector of county sector	18.71%	2.10%	1.19%	46.63%	37.71%	64.15%		0.01%				7.27%
	%sector of municipality	12.56%	0.38%	0.29%	72.96%	11.20%	2.55%		0.06%				100.00%
160	ROSALIE	4,939	313,416	708,257	2,276,520	166,675	0	0	0	0	0	0	3,469,807
2.36%	%sector of county sector	0.01%	2.32%	3.88%	1.94%	0.75%							0.34%
	%sector of municipality	0.14%	9.03%	20.41%	65.61%	4.80%							100.00%
132	THURSTON	612,810	72,029	7,095	3,034,360	2,394,845	842,895	0	2,425	0	0	0	6,966,459
1.95%	%sector of county sector	1.22%	0.53%	0.04%	2.59%	10.76%	28.27%		0.00%				0.68%
	%sector of municipality	8.80%	1.03%	0.10%	43.56%	34.38%	12.10%		0.03%				100.00%
780	WALTHILL	308,409	516,741	459,052	4,141,660	1,786,560	68,595	0	0	0	0	0	7,281,017
11.52%	%sector of county sector	0.61%	3.82%	2.51%	3.53%	8.03%	2.30%						0.71%
	%sector of municipality	4.24%	7.10%	6.30%	56.88%	24.54%	0.94%						100.00%
774	WINNEBAGO	109,587	362,488	591,665	8,955,310	7,104,380	0	0	750	0	3,500	0	17,127,680
11.43%	%sector of county sector	0.22%	2.68%	3.24%	7.63%	31.92%			0.00%		0.01%		1.66%
	%sector of municipality	0.64%	2.12%	3.45%	52.29%	41.48%			0.00%		0.02%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,689	Total Municipalities	10,466,517	1,751,207	2,137,034	76,474,275	20,236,782	2,823,986	0	47,625	0	3,500	0	113,940,925
54.46%	%all municip.sectors of cnty	20.79%	12.96%	11.70%	65.19%	90.93%	94.72%		0.01%		0.01%		11.06%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,487	Value : 1,051,871,025	Growth 3,378,315	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	217	809,205	99	1,301,925	223	4,292,865	539	6,403,995	
02. Res Improve Land	988	5,407,915	75	895,020	212	3,151,650	1,275	9,454,585	
03. Res Improvements	995	81,014,400	84	10,687,790	236	29,357,535	1,315	121,059,725	
04. Res Total	1,212	87,231,520	183	12,884,735	459	36,802,050	1,854	136,918,305	2,528,510
% of Res Total	65.37	63.71	9.87	9.41	24.76	26.88	41.32	13.02	74.85
05. Com UnImp Land	42	113,210	4	88,925	1	3,270	47	205,405	
06. Com Improve Land	184	658,725	15	166,460	2	19,600	201	844,785	
07. Com Improvements	192	19,629,065	21	1,926,305	4	620,815	217	22,176,185	
08. Com Total	234	20,401,000	25	2,181,690	5	643,685	264	23,226,375	409,620
% of Com Total	88.64	87.84	9.47	9.39	1.89	2.77	5.88	2.21	12.12
09. Ind UnImp Land	1	4,335	0	0	0	0	1	4,335	
10. Ind Improve Land	8	60,720	1	13,245	0	0	9	73,965	
11. Ind Improvements	8	2,894,450	1	514,270	0	0	9	3,408,720	
12. Ind Total	9	2,959,505	1	527,515	0	0	10	3,487,020	370,240
% of Ind Total	90.00	84.87	10.00	15.13	0.00	0.00	0.22	0.33	10.96
13. Rec UnImp Land	0	0	0	0	25	1,237,045	25	1,237,045	
14. Rec Improve Land	0	0	0	0	3	148,080	3	148,080	
15. Rec Improvements	0	0	0	0	3	22,990	3	22,990	
16. Rec Total	0	0	0	0	28	1,408,115	28	1,408,115	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.62	0.13	0.00
Res & Rec Total	1,212	87,231,520	183	12,884,735	487	38,210,165	1,882	138,326,420	2,528,510
% of Res & Rec Total	64.40	63.06	9.72	9.31	25.88	27.62	41.94	13.15	74.85
Com & Ind Total	243	23,360,505	26	2,709,205	5	643,685	274	26,713,395	779,860
% of Com & Ind Total	88.69	87.45	9.49	10.14	1.82	2.41	6.11	2.54	23.08
17. Taxable Total	1,455	110,592,025	209	15,593,940	492	38,853,850	2,156	165,039,815	3,308,370
% of Taxable Total	67.49	67.01	9.69	9.45	22.82	23.54	48.05	15.69	97.93

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	232,720	1,834,960	0	0	0
19. Commercial	6	340,610	2,420,345	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	9	232,720	1,834,960
19. Commercial	0	0	0	6	340,610	2,420,345
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	573,330	4,255,305

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	268	182	918	1,368

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	3,480	223	65,128,020	1,533	535,534,930	1,758	600,666,430
28. Ag-Improved Land	0	0	46	18,997,540	460	208,765,500	506	227,763,040
29. Ag Improvements	0	0	55	5,787,840	518	52,613,900	573	58,401,740

30. Ag Total				2,331	886,831,210
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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	3	3.00	45,000	
32. HomeSite Improv Land	0	0.00	0	26	29.00	408,000	
33. HomeSite Improvements	0	0.00	0	27	0.00	3,295,470	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	17.94	53,820	
36. FarmSite Improv Land	0	0.00	0	45	158.61	475,830	
37. FarmSite Improvements	0	0.00	0	55	0.00	2,492,370	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	180	316.94	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	11	11.00	165,000	14	14.00	210,000	
32. HomeSite Improv Land	238	252.34	3,650,100	264	281.34	4,058,100	
33. HomeSite Improvements	243	0.00	26,437,830	270	0.00	29,733,300	12,355
34. HomeSite Total				284	295.34	34,001,400	
35. FarmSite UnImp Land	25	36.98	110,940	29	54.92	164,760	
36. FarmSite Improv Land	436	1,675.16	5,025,480	481	1,833.77	5,501,310	
37. FarmSite Improvements	513	0.00	26,176,070	568	0.00	28,668,440	57,590
38. FarmSite Total				597	1,888.69	34,334,510	
39. Road & Ditches	1,611	3,219.93	0	1,791	3,536.87	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				881	5,720.90	68,335,910	69,945

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	2,777.67	25.78%	16,832,680	28.01%	6,060.00
46. 1A	219.78	2.04%	1,331,885	2.22%	6,060.08
47. 2A1	2,052.17	19.04%	12,005,225	19.98%	5,850.01
48. 2A	2,494.96	23.15%	14,595,560	24.29%	5,850.02
49. 3A1	74.05	0.69%	418,380	0.70%	5,649.97
50. 3A	59.07	0.55%	333,745	0.56%	5,649.99
51. 4A1	2,752.99	25.55%	13,077,040	21.76%	4,750.12
52. 4A	345.49	3.21%	1,502,880	2.50%	4,350.00
53. Total	10,776.18	100.00%	60,097,395	100.00%	5,576.87
Dry					
54. 1D1	5,420.27	6.89%	30,082,585	8.02%	5,550.02
55. 1D	20,131.34	25.57%	109,716,410	29.24%	5,450.03
56. 2D1	8,005.64	10.17%	41,229,280	10.99%	5,150.03
57. 2D	608.10	0.77%	3,070,950	0.82%	5,050.07
58. 3D1	511.43	0.65%	2,480,445	0.66%	4,850.02
59. 3D	27,221.18	34.58%	129,303,565	34.46%	4,750.11
60. 4D1	4,591.39	5.83%	16,529,065	4.41%	3,600.01
61. 4D	12,233.45	15.54%	42,817,060	11.41%	3,500.00
62. Total	78,722.80	100.00%	375,229,360	100.00%	4,766.46
Grass					
63. 1G1	1,995.79	45.59%	3,639,070	45.90%	1,823.37
64. 1G	1,209.88	27.64%	2,253,145	28.42%	1,862.29
65. 2G1	812.74	18.57%	1,424,885	17.97%	1,753.19
66. 2G	327.54	7.48%	559,730	7.06%	1,708.89
67. 3G1	17.89	0.41%	30,410	0.38%	1,699.83
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	13.72	0.31%	20,580	0.26%	1,500.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	4,377.56	100.00%	7,927,820	100.00%	1,811.01
Irrigated Total					
	10,776.18	11.36%	60,097,395	13.56%	5,576.87
Dry Total					
	78,722.80	82.98%	375,229,360	84.64%	4,766.46
Grass Total					
	4,377.56	4.61%	7,927,820	1.79%	1,811.01
72. Waste	993.57	1.05%	84,475	0.02%	85.02
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	11,022.25	11.62%	48,210,005	10.87%	4,373.88
75. Market Area Total	94,870.11	100.00%	443,339,050	100.00%	4,673.12

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	300.95	10.53%	1,823,755	11.46%	6,059.99
46. 1A	98.28	3.44%	595,580	3.74%	6,060.03
47. 2A1	609.24	21.31%	3,564,055	22.39%	5,850.00
48. 2A	1,123.25	39.29%	6,571,020	41.29%	5,850.01
49. 3A1	4.36	0.15%	24,635	0.15%	5,650.23
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	478.09	16.72%	2,270,980	14.27%	4,750.11
52. 4A	244.85	8.56%	1,065,100	6.69%	4,350.01
53. Total	2,859.02	100.00%	15,915,125	100.00%	5,566.64
Dry					
54. 1D1	2,421.08	3.27%	13,437,000	3.84%	5,550.00
55. 1D	15,672.48	21.17%	86,982,655	24.85%	5,550.02
56. 2D1	5,535.56	7.48%	26,709,225	7.63%	4,825.03
57. 2D	178.89	0.24%	863,155	0.25%	4,825.06
58. 3D1	668.02	0.90%	3,139,705	0.90%	4,700.02
59. 3D	16,430.99	22.19%	77,225,730	22.06%	4,700.00
60. 4D1	1,009.21	1.36%	4,314,415	1.23%	4,275.04
61. 4D	32,130.08	43.39%	137,356,870	39.24%	4,275.02
62. Total	74,046.31	100.00%	350,028,755	100.00%	4,727.16
Grass					
63. 1G1	2,931.71	39.94%	3,369,650	37.61%	1,149.38
64. 1G	2,768.20	37.72%	3,336,095	37.24%	1,205.15
65. 2G1	1,222.95	16.66%	1,616,840	18.05%	1,322.08
66. 2G	263.96	3.60%	432,820	4.83%	1,639.72
67. 3G1	152.91	2.08%	204,015	2.28%	1,334.22
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,339.73	100.00%	8,959,420	100.00%	1,220.67
Irrigated Total					
Irrigated Total	2,859.02	3.28%	15,915,125	4.24%	5,566.64
Dry Total					
Dry Total	74,046.31	84.90%	350,028,755	93.30%	4,727.16
Grass Total					
Grass Total	7,339.73	8.42%	8,959,420	2.39%	1,220.67
72. Waste	2,975.57	3.41%	252,950	0.07%	85.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	45,013.25	51.61%	130,375,015	34.75%	2,896.37
75. Market Area Total	87,220.63	100.00%	375,156,250	100.00%	4,301.23

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	805.84	4,720,910	12,829.36	71,291,610	13,635.20	76,012,520
77. Dry Land	0.18	895	15,720.36	76,724,690	137,048.57	648,532,530	152,769.11	725,258,115
78. Grass	1.19	2,260	1,110.99	1,659,235	10,605.11	15,225,745	11,717.29	16,887,240
79. Waste	3.82	325	448.07	38,075	3,517.25	299,025	3,969.14	337,425
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	50.66	242,150	6,637.69	24,123,765	49,347.15	154,219,105	56,035.50	178,585,020
82. Total	5.19	3,480	18,085.26	83,142,910	164,000.29	735,348,910	182,090.74	818,495,300

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	13,635.20	7.49%	76,012,520	9.29%	5,574.73
Dry Land	152,769.11	83.90%	725,258,115	88.61%	4,747.41
Grass	11,717.29	6.43%	16,887,240	2.06%	1,441.22
Waste	3,969.14	2.18%	337,425	0.04%	85.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	56,035.50	30.77%	178,585,020	21.82%	3,187.00
Total	182,090.74	100.00%	818,495,300	100.00%	4,494.99

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 Emerson	9	29,535	49	197,020	49	3,690,435	58	3,916,990	2,155
83.2 Macy	38	66,220	18	35,470	18	345,145	56	446,835	0
83.3 Pender	45	421,325	456	4,035,690	458	58,822,340	503	63,279,355	3,185
83.4 Rosalie	24	47,195	83	159,895	86	2,178,155	110	2,385,245	0
83.5 Rural	310	6,457,500	275	4,132,355	307	37,387,625	617	47,977,480	386,920
83.6 Thurston	15	57,865	61	180,205	61	3,706,580	76	3,944,650	0
83.7 Walthill	59	151,260	218	512,145	218	3,802,180	277	4,465,585	46,970
83.8 Winnebago	64	410,140	118	349,885	121	11,150,255	185	11,910,280	2,089,280
84 Residential Total	564	7,641,040	1,278	9,602,665	1,318	121,082,715	1,882	138,326,420	2,528,510

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	Emerson	3	8,355	5	13,810	6	328,520	9	350,685	0
85.2	Macy	2	265	3	265	3	40,185	5	40,715	0
85.3	Pender	18	50,965	95	409,605	99	10,347,185	117	10,807,755	216,400
85.4	Rosalie	3	1,095	13	20,950	13	144,630	16	166,675	0
85.5	Rural	4	63,850	19	192,950	24	2,574,405	28	2,831,205	370,240
85.6	Thurston	6	16,505	18	53,420	21	3,170,815	27	3,240,740	0
85.7	Walthill	5	3,825	34	64,870	37	1,995,080	42	2,063,775	193,220
85.8	Winnebago	7	64,880	23	162,880	23	6,984,085	30	7,211,845	0
86	Commercial Total	48	209,740	210	918,750	226	25,584,905	274	26,713,395	779,860

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	1,886.54	45.09%	3,584,445	45.77%	1,900.01
88. 1G	1,177.28	28.14%	2,236,845	28.56%	1,900.01
89. 2G1	783.46	18.73%	1,410,245	18.01%	1,800.02
90. 2G	304.59	7.28%	548,255	7.00%	1,799.98
91. 3G1	17.89	0.43%	30,410	0.39%	1,699.83
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	13.72	0.33%	20,580	0.26%	1,500.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,183.48	100.00%	7,830,780	100.00%	1,871.83
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	109.25	56.29%	54,625	56.29%	500.00
106. 1T	32.60	16.80%	16,300	16.80%	500.00
107. 2T1	29.28	15.09%	14,640	15.09%	500.00
108. 2T	22.95	11.83%	11,475	11.83%	500.00
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	194.08	100.00%	97,040	100.00%	500.00
<hr/>					
Grass Total	4,183.48	95.57%	7,830,780	98.78%	1,871.83
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	194.08	4.43%	97,040	1.22%	500.00
<hr/>					
114. Market Area Total	4,377.56	100.00%	7,927,820	100.00%	1,811.01

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,284.39	34.33%	2,504,645	35.43%	1,950.07
88. 1G	1,321.10	35.31%	2,576,280	36.44%	1,950.10
89. 2G1	764.51	20.44%	1,376,115	19.46%	1,800.00
90. 2G	250.43	6.69%	425,715	6.02%	1,699.94
91. 3G1	120.72	3.23%	187,115	2.65%	1,549.99
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,741.15	100.00%	7,069,870	100.00%	1,889.76
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	1,647.32	45.78%	865,005	45.78%	525.10
106. 1T	1,447.10	40.21%	759,815	40.21%	525.06
107. 2T1	458.44	12.74%	240,725	12.74%	525.10
108. 2T	13.53	0.38%	7,105	0.38%	525.13
109. 3T1	32.19	0.89%	16,900	0.89%	525.01
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,598.58	100.00%	1,889,550	100.00%	525.08
<hr/>					
Grass Total	3,741.15	50.97%	7,069,870	78.91%	1,889.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	3,598.58	49.03%	1,889,550	21.09%	525.08
<hr/>					
114. Market Area Total	7,339.73	100.00%	8,959,420	100.00%	1,220.67

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

87 Thurston

	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	117,311,560	136,918,305	19,606,745	16.71%	2,528,510	14.56%
02. Recreational	1,300,165	1,408,115	107,950	8.30%	0	8.30%
03. Ag-Homesite Land, Ag-Res Dwelling	29,187,710	34,001,400	4,813,690	16.49%	12,355	16.45%
04. Total Residential (sum lines 1-3)	147,799,435	172,327,820	24,528,385	16.60%	2,540,865	14.88%
05. Commercial	22,256,545	23,226,375	969,830	4.36%	409,620	2.52%
06. Industrial	2,981,260	3,487,020	505,760	16.96%	370,240	4.55%
07. Total Commercial (sum lines 5-6)	25,237,805	26,713,395	1,475,590	5.85%	779,860	2.76%
08. Ag-Farmsite Land, Outbuildings	30,978,600	34,334,510	3,355,910	10.83%	57,590	10.65%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	30,978,600	34,334,510	3,355,910	10.83%	57,590	10.65%
12. Irrigated	74,554,020	76,012,520	1,458,500	1.96%		
13. Dryland	653,775,915	725,258,115	71,482,200	10.93%		
14. Grassland	15,777,430	16,887,240	1,109,810	7.03%		
15. Wasteland	298,290	337,425	39,135	13.12%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	744,405,655	818,495,300	74,089,645	9.95%		
18. Total Value of all Real Property (Locally Assessed)	948,421,495	1,051,871,025	103,449,530	10.91%	3,378,315	10.55%

2023 Assessment Survey for Thurston County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1 temporary
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$105,262
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	61,525
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes: https://thurston.gworks.com/
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Emerson, Pender, Thurston and Walthill
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Licensed Appraiser
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2023 Residential Assessment Survey for Thurston County

1.	Valuation data collection done by:														
	Assessor and Office Staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Pender - County seat, K-12 school system, hospital, estimated population is 1,204; located on Hwy. 94 and Hwy. 16 and joins Hwy. 9 North and South</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Thurston - both small villages located North of Pender near Hwy 9; Emerson estimated population is 902; Thurston estimated population is 125.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Rosalie, Walthill and Winnebago - these towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations near Hwy 77; Rosalie has estimated population of 161; Walthill has estimated population of 792; Winnebago has estimated population of 759.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Pender - County seat, K-12 school system, hospital, estimated population is 1,204; located on Hwy. 94 and Hwy. 16 and joins Hwy. 9 North and South	5	Emerson and Thurston - both small villages located North of Pender near Hwy 9; Emerson estimated population is 902; Thurston estimated population is 125.	10	Rosalie, Walthill and Winnebago - these towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations near Hwy 77; Rosalie has estimated population of 161; Walthill has estimated population of 792; Winnebago has estimated population of 759.	30	Rural	AG OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Pender - County seat, K-12 school system, hospital, estimated population is 1,204; located on Hwy. 94 and Hwy. 16 and joins Hwy. 9 North and South														
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30	Rural														
AG OB	Agricultural Outbuildings														
AG DW	Agricultural Dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost and sales approaches are used.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Depreciation tables are developed based on the local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes, the county does their own depreciation study and develops depreciation tables for each valuation group.														
6.	Describe the methodology used to determine the residential lot values?														
	Sales approach is used by implementing the square foot method.														
7.	How are rural residential site values developed?														
	Rural residential sales are reviewed.														
8.	Are there form 191 applications on file?														
	No														

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

N/A

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2021	2021	2022
5	2016	2021	2020	2020
10	2016	2021	2020/2021	2020/2021/2022
30	2016	2021	2021	2021
AG OB	2016	2021	2021	2021
AG DW	2016	2021	2021	2021

2023 Commercial Assessment Survey for Thurston County

1.	Valuation data collection done by:																												
	Assessor and Office Staff.																												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost approach is used. The sales approach will be used for unique properties.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	Use the sales file to look for unique parcels and ask surrounding counties if there are parcels similar in their county.																												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																												
	Yes, the county develops depreciation tables based on their local market.																												
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																												
	One depreciation table with an economic adjustment applied to adjust for different locations.																												
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2023 Agricultural Assessment Survey for Thurston County

1.	Valuation data collection done by:									
	Assessor and Office Staff.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Western portion of the county; borders Wayne County</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Western portion of the county; borders Wayne County	Annually	2	Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.	Annually
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1	Western portion of the county; borders Wayne County	Annually								
2	Eastern portion of the County; includes the Winnebago and Omaha Indian Reservations; borders the Missouri River.	Annually								
3.	Describe the process used to determine and monitor market areas.									
	Review the topography of the land and analyze sales.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Review the land use of the sales. Send out questionnaires. The county does not have any recreational parcels identified.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Yes they carry the same values.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	No intensive use is identified.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	Reviewed land use of rural residential and agricultural land. The values are assigned by land use and LCGs of the parcel.									
7a.	Are any other agricultural subclasses used? If yes, please explain.									
	No									
	<i><u>If your county has special value applications, please answer the following</u></i>									
8a.	How many parcels have a special valuation application on file?									
	N/A									
8b.	What process was used to determine if non-agricultural influences exist in the county?									
	N/A									
	<i><u>If your county recognizes a special value, please answer the following</u></i>									

8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Assessment Years 2023, 2024 and 2025

Date: June 2022

General Description of Real Property in Thurston County:

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checker board type of ownership. Approximately 56,654 acres of the land in Thurston County is exempt. Approximately 674 acres were put in exempt status for 2011. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,488 taxable parcels on the 2022 County Abstract.

Per the 2022 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1857	38	17
Commercial	264	7	3
Industrial	10	0	1
Recreational	28	0	1
Agricultural	2329	56	78
Special Value	0		

Agricultural land – Taxable acres 182,085.59

For Assessment year 2022, an estimated 100 building permits, information statements and others means of assessing were valued as new property construction/additions.

Current Resources

The staff of the Thurston County Assessor's office consists of the Assessor, deputy assessor & one full time Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. However, the mileage allowance, fuel, office equipment and

repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all increasing. MIPS contract costs have really put the office in a budget bind. Board took away the GIS funding in 2018.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A clerk processes the Real Estate Transfers, followed by a double check by a second clerk. The Assessor reviews the transfer than forwards the information to Department of Revenue.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

Level of Value, Quality, and Uniformity for Assessment year 2022

Property Class	Median %	C.O.D. %	P.R.D. %
Residential	95	38.88	120.92
Commercial	100		
Agricultural Land	75	12.20	104.17
Special Value	0		

Assessment Actions Planned for Assessment year 2023:

Residential: 2018 we did re-costing. All Rural Residential: final inspections where necessary. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos. Inspected & Recost Pender & ho-chunk village in Winnebago, & rural in 2022. 2020 g-works did aerial obliques.

Commercial: completed inspections, reappraisal in 2016. Will monitor for changes. Inspected Thurston & Emerson & Rosalie in 2020. Inspected Pender & Walthill recost in 2022 Review Winnebago

Agricultural: review of land use changes by GIS, & drive by to review land. Starting with Anderson & Blackbird Townships. Conduct market analysis of agricultural sales. Rural residential as described above. In 2020 G-works did aerial obliques.

Special Value: None

Assessment Actions Planned for Assessment year 2024:

Residential. All rural residential: begin inspection process with townships of Dawes. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

Commercial: continue to evaluate process. Review & inspect starting over.

Agricultural: continue to review land use changes by GIS. Drive by & review land for Bryan, & Dawes Townships. Conduct market analysis of agricultural sales. Rural residential as described above.

Special Value: none

Assessment Actions Planned for Assessment year 2025:

Residential: All rural residential: begin inspection process with townships of Winnebago. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

Commercial: continue to evaluate process.

Agricultural Land: review land use changes for townships by GIS & drive by & review Flournoy, Merry townships. Conduct market analysis of agricultural sales. Rural residential as described above.

Special Value: none

The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The office has implemented GIS system.

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

Record Maintenance, Mapping updates, & Ownership changes

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)**
- b. Assessor Survey**
- c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract**
- d. Certification of Value to Political Subdivisions**
- e. School District Taxable Value Report**
- f. Homestead Exemption Tax Loss Report**

- g. Certificate of Taxes Levied Report**
- h. Report of current values for properties owned by Board of Education Lands & Funds**
- i. Report of all Exempt Property and Taxable Government Owned Property**
- j. Annual Plan of Assessment Report**

Personal Property: administer annual filing, 491 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. Personal Property Abstract.

Permissive Exemption: Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead exemptions: administer 143 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

Centrally Assessed-Review of valuations as certified by Department of Revenue for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Districts and Tax Rates- management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax list correction documents for county board approval.

County Board of Equalization – Attend county board of equalization meetings for valuation protest- assemble and provide information.

TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor and/or Appraisal Education- attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$105,262 for the General Fund; \$61,525 for Reappraisal fund. Board cut again in 2022 the reappraisal fund has been cut the last five years.

Respectfully submitted:

Assessor
signature _____ **Date:** _____