

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**DAWES 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 Dawes 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 Dawes 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: Roberta Coleman, Dawes County Assessor

# Table of Contents

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## **2023 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

- Market Area Map
- Valuation History Charts

### ***County Reports:***

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

## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

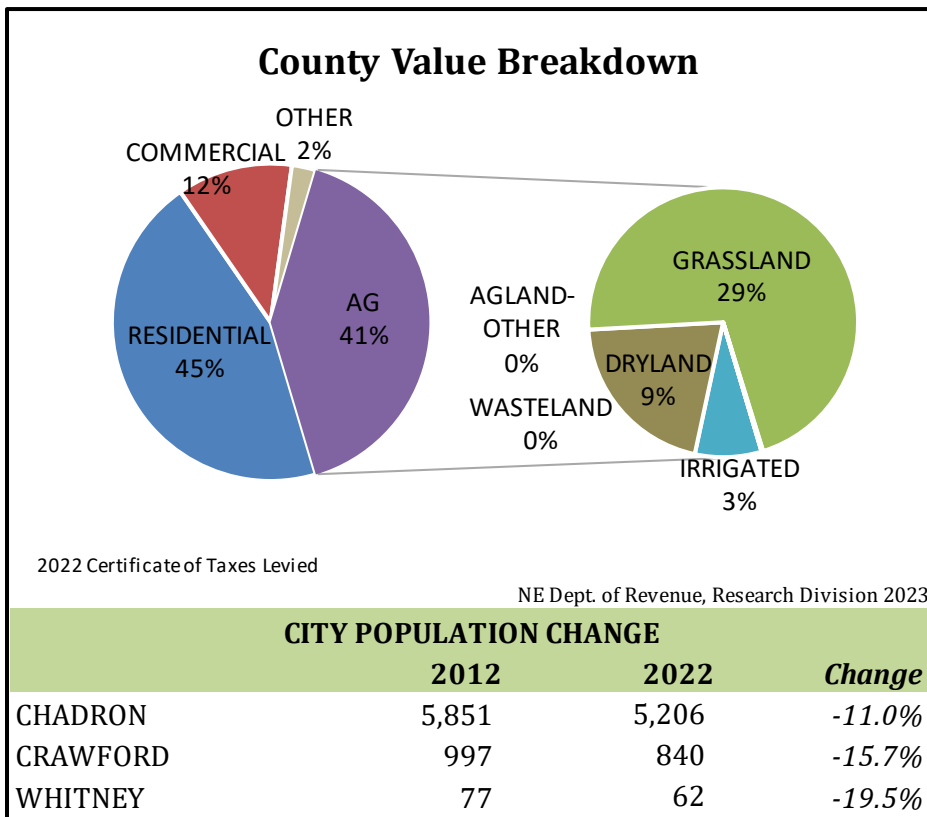
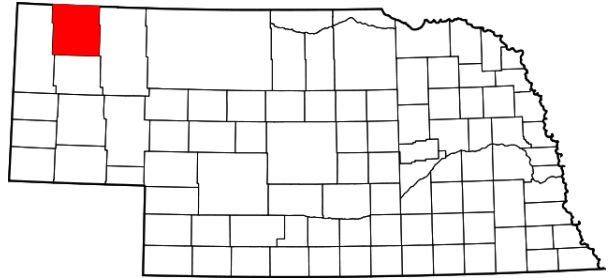
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



## County Overview

With a total area of 1,396 square miles, Dawes County has 8,148 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 64% of county residents are homeowners and 77% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$112,670 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dawes County are located in and around Chadron, the county seat. According to the latest information available from the U.S. Census Bureau, there are 243 employer establishments with total employment of 1,842, a decrease of 5% from 2019.

Agricultural land makes up approximately 45% of the valuation base. Grassland makes up a

majority of the land in the county. Dawes County is included in the Upper Niobrara White Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Dawes County ranks first in spring wheat for grain (USDA AgCensus).

## 2023 Residential Correlation for Dawes County

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### *Assessment Actions*

Assessment actions taken to address residential property for the current assessment year included the review of Chadron residential south of the railroad. Improvements and lot values were updated to reflect current market values. Residential improvements in Crawford were increased by 10% in order to bring this subclass to market value. The county assessor also increased the value of the rural home sites to \$20,000.

### *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.

Residential sales qualification and verification consists of a mailed sales questionnaire sent to the buyer involved in the sales transaction. Non-returned questionnaires and remaining questions regarding the sale transaction are followed up with a telephone call by a staff member. The residential sale usability rate is above the statewide average. A review of the non-qualified residential sales provides adequate reasons for disqualification. Therefore, all arm's-length residential sales were available for current measurement purposes.

Three valuation groups have been established for the residential property class: Valuation Group 10 is comprised of the city of Chadron, Valuation Group 16 is comprised of Crawford, and all suburban and rural residential properties (including the villages of Whitney and Marsland) comprise Valuation Group 80.

The county assessor is in compliance with the required six-year review and inspection cycle. The county assessor's review process begins with an aerial imagery review and is followed up by a physical review if there is a question regarding the property. The six-year review process begins with Chadron (south of the railroad tracks), Crawford, Chadron Kenwood Addition, then all rural.

Vacant land studies are completed during the scheduled review of each valuation group. Neighborhoods in Valuation Group 10 were reviewed for the current assessment year. Valuation Group 16 was last reviewed in 2018 and is scheduled for review in 2024.

Cost and depreciation tables for all valuation groups are dated 2019. The county utilizes the cost approach exclusively to value residential property and the Computer-Assisted Mass Appraisal (CAMA) depreciation tables are likewise used for all valuation groups.

The Dawes County Assessor has not developed a written valuation methodology.

## 2023 Residential Correlation for Dawes County

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### *Description of Analysis*

Residential property within the county is delineated by three valuation groups.

| Valuation Group | Description  |
|-----------------|--|
| 10              | Chadron  |
| 16              | Crawford   |
| 20              | Rural: all rural residential property and the villages of Marsland and Whitney |

A review of the statistical profile for residential property reveals 237 qualified sales. Two of the three measures of central tendency are within acceptable range, with only the mean above the upper limit of the acceptable range, due to several high extreme outliers. The COD qualitative statistic provides support for the overall median. The PRD qualitative statistic is also influenced by extreme outliers, and these are a result of an above average qualification of sales.

Analysis of the sales sample by valuation group indicates that all three exhibit medians within the acceptable range, and the three measures of central tendency in Valuation Group 16 are within the acceptable range. Valuation Group 20 with 33 sales shows the PRD qualitative statistic is higher than those of the other two groups, with a PRD of 114%. However, the sales by sale price range do not show a clearly regressive pattern. A sub stat of this valuation group follows the statistics.

Comparison of the sales file and the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates that changes were made similarly and supports the reported actions of the county assessor.

### *Equalization and Quality of Assessment*

The preceding analysis of both the statistical profile and the overall assessment practices indicate that the residential property class in Dawes County is equalized, and the quality of assessment complies with generally accepted mass appraisal techniques.

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 10              | 157   | 98.29  | 103.32 | 98.64    | 15.13 | 104.74 |
| 16              | 47    | 97.64  | 99.10  | 92.24    | 27.70 | 107.44 |
| 20              | 33    | 94.13  | 100.59 | 88.01    | 24.25 | 114.29 |
| ___ ALL ___     | 237   | 97.89  | 102.11 | 95.69    | 18.86 | 106.71 |

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Dawes County is 98%.

## 2023 Commercial Correlation for Dawes County

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### *Assessment Actions*

Assessment actions to address the commercial property for the current assessment year consisted of routine appraisal maintenance.

### *Assessment Practice Review*

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

Commercial sales qualification and verification consists of mailing a questionnaire to the buyer involved in the commercial sales transaction. Telephone follow-up is conducted by a staff member for buyers that did not respond. Compared to the statewide commercial sale usability, the Dawes County Assessor is using sales above the statewide average. A further review of the commercial sales deemed non-qualified sales indicate reasons for disqualification. Thus, all arm's-length commercial sales were available for current measurement purposes.

The date of the commercial lot study is 2019, and the Computer-Assisted Mass Appraisal System (CAMA) derived cost and depreciation tables used are also dated 2019.

Three valuation groups describe commercial property located within the county and are primarily based on county assessor location: Valuation Group 10 includes Chadron; Valuation Group 16 includes Crawford; and Valuation Group 20 includes rural, suburban, and the village of Whitney.

The Dawes County Assessor is current with the required six-year inspection and review cycle for commercial property. The county assessor's process begins with reviewing the most current aerial imagery and comparing this with the property record information. This is followed up by a physical review if there are any questions regarding the property.

### *Description of Analysis*

Three valuation groups are used to define commercial property in Dawes County.

| <b>Valuation Groups</b> | <b>Description</b>   |
|-------------------------|--|
| 10                      | Chadron commercial   |
| 16                      | Crawford commercial  |
| 20                      | Rural commercial, including suburban and the village of Whitney. |

## 2023 Commercial Correlation for Dawes County

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The statistical profile for the commercial class of property shows 36 qualified sales with two of the three measures of central tendency within the acceptable range. Only the mean is above the acceptable range.

Valuation Groups 10 and 16 have sufficient sales and both exhibit median and weighted mean measures that are within the acceptable range. The mean measures and PRD is high for both valuation groups, but review of the sales by price range does not indicate assessment regressivity. A substat for each valuation group can be found in the Appendix.

The review of the 2023 County Abstract of Assessment for Real Property, Form 45 (Abstract) Compared with the 2022 Certificate of Taxes Levied Report (CTL) reveals an overall percent increase excluding growth, of 15% to the commercial base that was not explained by assessment actions. Discussion with the county assessor revealed that this is an error in the assessment of 48 vacant commercial parcels, which will be corrected through the County Board of Equalization. While this error impacts the abstract, it does not impact the commercial statistics or the level of value determination.

### *Equalization and Quality of Assessment*

Based on the analysis of the statistical profile and the assessment practices of the county assessor, the commercial property class in Dawes County is equalized and the quality of assessment complies with generally accepted mass appraisal techniques.

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 10              | 24    | 97.61  | 104.03 | 97.29    | 23.18 | 106.93 |
| 16              | 11    | 94.58  | 103.64 | 92.39    | 32.78 | 112.18 |
| 20              | 1     | 107.09 | 107.09 | 107.09   | 00.00 | 100.00 |
| ____ALL____     | 36    | 97.61  | 104.00 | 96.61    | 25.51 | 107.65 |

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Dawes County is 98%.

## 2023 Agricultural Correlation for Dawes County

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### *Assessment Actions*

Assessment actions taken to address agricultural land for the current assessment year included a 7% increase to the grass classification in agricultural Market Area 1 across all land capability groups and in Market Area 4 an increase of 15-17% to the grassland capability groups to closer match the market.

### *Assessment Practice Review*

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

The agricultural sales qualification and verification process consists of a mailed questionnaire sent to all buyers of agricultural property. Agricultural sale usability is above the statewide average. Further review of agricultural sales deemed non-qualified reveals compelling reasons for their disqualification. Therefore, all arm's-length agricultural sales were available for current measurement purposes.

Land use was last updated in 2018 and is accomplished by comparing the aerial imagery and land use layers with the current property record. Improvements on agricultural land were last reviewed in 2021 and the cost and depreciation tables are dated 2019. Farm home sites and farm sites are valued the same as rural residential home sites and the second acre site.

The Dawes County Assessor has established three agricultural market areas based on geographic location, land capability, water availability for crop production and non-agricultural influences. Market Area 1 consists of the northern portion of Dawes County and has lower land capability and little water availability. Market Area 3 consists of land that is within the Pine Ridge geographical area and exhibits market demand that exceeds pure agricultural land use (for rural residential and recreational purposes), and thus has special value. Market Area 4 comprises the southern portion of the county and has higher capability land than Market Area 1 and better availability of obtaining water for production of crops and livestock.

Intensive use within the county has been identified and consists of one commercial feedlot that was valued by the commercial segregated method for feed bunks, aprons, pens, etc. Intensive use acres are currently valued at \$1,000 per acre.

### *Description of Analysis*

Analysis of the statistical profile for agricultural land in Dawes County reveals 19 qualified sales with all three overall measures of central tendency within acceptable range. The COD provides support for the overall median.

## 2023 Agricultural Correlation for Dawes County

Further breakdown of the sales by market area shows Market Area 1 with 14 sales and again, all three measures of central tendency are within the acceptable range. The median is supported by the COD. Market Area 4 has five sales and is not statistically significant.

Review of the 80% Majority Land Use (MLU) by market area section of the statistical profile shows that none of the samples by market area have a sufficient number of sales in all three land classifications. Comparison of Dawes County with surrounding counties' land values, utilizing the Dawes County 2023 Average Acre Value Comparison chart in the Appendix indicates that Market Area 1 dryland is similar to all comparable counties, Sioux County is a less comparable market where it adjoins Dawes County.

The overall median of grassland in both market areas is slightly below the range with a small sample, comparison of grassland values indicates that Dawes' grassland values are comparable to or higher than all surrounding counties. As the sample is small and is made up of sales from two different market areas, the median is not reliable, grassland is assessed within the acceptable range.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the assessment actions of the increases to grassland to the agricultural market areas.

### *Equalization and Quality of Assessment*

All agricultural dwellings and outbuildings are valued using the same cost index and Computer-Assisted Mass Appraisal (CAMA) system derived depreciation as those for rural residential properties. Home site values with similar amenities are valued the same for both types of property. Therefore, agricultural improvements are determined to be assessed within the acceptable range.

Dawes County's agricultural land is equalized among land classifications and the quality of assessment complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| <u>Irrigated</u>      |       |        |       |          |       |        |
| County                | 1     | 58.80  | 58.80 | 58.80    | 00.00 | 100.00 |
| 1                     | 1     | 58.80  | 58.80 | 58.80    | 00.00 | 100.00 |
| <u>Dry</u>            |       |        |       |          |       |        |
| County                | 5     | 77.97  | 73.94 | 75.95    | 08.45 | 97.35  |
| 1                     | 5     | 77.97  | 73.94 | 75.95    | 08.45 | 97.35  |
| <u>Grass</u>          |       |        |       |          |       |        |
| County                | 10    | 66.93  | 66.47 | 73.24    | 18.60 | 90.76  |
| 1                     | 7     | 59.69  | 63.22 | 73.16    | 22.48 | 86.41  |
| 4                     | 3     | 67.86  | 74.07 | 74.54    | 10.99 | 99.37  |
| <u>ALL</u>            | 19    | 72.98  | 70.97 | 74.21    | 16.09 | 95.63  |

### *Level of Value*

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

## 2023 Agricultural Correlation for Dawes County

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### *Special Valuation*

A review of agricultural land value in Dawes County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 73%.



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

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

| Class   | Level of Value | Quality of Assessment                               | Non-binding recommendation |
|---|----------------|---|----------------------------|
| <b>Residential Real Property</b>              | 98             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|   |                |   |                            |
| <b>Commercial Real Property</b>               | 98             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|   |                |   |                            |
| <b>Agricultural Land</b>                      | 73             | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|   |                |   |                            |
| <b>Special Valuation of Agricultural Land</b> | 73             | Meets generally accepted mass appraisal techniques. | No recommendation.         |

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

Dated this 7th day of April, 2023.




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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary

### for Dawes County

#### Residential Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 237          | Median                             | 97.89     |
| Total Sales Price      | \$32,912,755 | Mean                               | 102.11    |
| Total Adj. Sales Price | \$32,912,755 | Wgt. Mean                          | 95.69     |
| Total Assessed Value   | \$31,492,750 | Average Assessed Value of the Base | \$100,935 |
| Avg. Adj. Sales Price  | \$138,872    | Avg. Assessed Value                | \$132,881 |

#### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 95.49 to 99.09  |
| 95% Wgt. Mean C.I  | 92.43 to 98.94  |
| 95% Mean C.I   | 98.41 to 105.81 |
| % of Value of the Class of all Real Property Value in the County | 37.14           |
| % of Records Sold in the Study Period                            | 6.59            |
| % of Value Sold in the Study Period                              | 8.68            |

#### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 227             | 95  | 95.28  |
| 2021 | 234             | 94  | 94.31  |
| 2020 | 249             | 95  | 95.34  |
| 2019 | 275             | 99  | 98.58  |

## 2023 Commission Summary for Dawes County

### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 36          | Median                             | 97.61     |
| Total Sales Price      | \$4,606,495 | Mean                               | 104.00    |
| Total Adj. Sales Price | \$4,606,495 | Wgt. Mean                          | 96.61     |
| Total Assessed Value   | \$4,450,560 | Average Assessed Value of the Base | \$222,782 |
| Avg. Adj. Sales Price  | \$127,958   | Avg. Assessed Value                | \$123,627 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 92.23 to 113.46 |
| 95% Wgt. Mean C.I  | 84.19 to 109.04 |
| 95% Mean C.I   | 93.61 to 114.39 |
| % of Value of the Class of all Real Property Value in the County | 12.68           |
| % of Records Sold in the Study Period                            | 6.47            |
| % of Value Sold in the Study Period                              | 3.59            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 34              | 98  | 97.56  |
| 2021 | 33              | 100 | 98.06  |
| 2020 | 23              | 98  | 98.06  |
| 2019 | 31              | 95  | 94.58  |

**23 Dawes**  
**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 : 237  
 Total Sales Price : 32,912,755  
 Total Adj. Sales Price : 32,912,755  
 Total Assessed Value : 31,492,750  
 Avg. Adj. Sales Price : 138,872  
 Avg. Assessed Value : 132,881

MEDIAN : 98  
 WGT. MEAN : 96  
 MEAN : 102  
 COD : 18.86  
 PRD : 106.71

COV : 28.49  
 STD : 29.09  
 Avg. Abs. Dev : 18.46  
 MAX Sales Ratio : 234.65  
 MIN Sales Ratio : 23.00

95% Median C.I. : 95.49 to 99.09  
 95% Wgt. Mean C.I. : 92.43 to 98.94  
 95% Mean C.I. : 98.41 to 105.81

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| DATE OF SALE *         |       |        |        |          |       |        |       |        |                  |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|---------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I.  |         |                      |                |
| <u>Qrtrs</u>           |       |        |        |          |       |        |       |        |                  |         |                      |                |
| 01-OCT-20 To 31-DEC-20 | 28    | 112.54 | 117.37 | 117.08   | 15.11 | 100.25 | 84.35 | 164.72 | 101.90 to 127.17 | 102,043 | 119,470              |                |
| 01-JAN-21 To 31-MAR-21 | 20    | 99.36  | 114.18 | 104.17   | 19.52 | 109.61 | 81.14 | 234.65 | 97.00 to 103.35  | 110,945 | 115,567              |                |
| 01-APR-21 To 30-JUN-21 | 35    | 97.74  | 95.71  | 96.83    | 19.08 | 98.84  | 23.00 | 162.86 | 90.84 to 104.42  | 131,180 | 127,027              |                |
| 01-JUL-21 To 30-SEP-21 | 35    | 95.49  | 101.62 | 96.33    | 14.32 | 105.49 | 70.53 | 224.96 | 91.65 to 100.44  | 169,742 | 163,520              |                |
| 01-OCT-21 To 31-DEC-21 | 19    | 98.25  | 101.06 | 95.09    | 13.12 | 106.28 | 60.79 | 153.55 | 90.97 to 104.79  | 107,684 | 102,393              |                |
| 01-JAN-22 To 31-MAR-22 | 15    | 97.89  | 107.25 | 101.82   | 18.34 | 105.33 | 76.95 | 151.59 | 87.08 to 114.92  | 107,633 | 109,595              |                |
| 01-APR-22 To 30-JUN-22 | 35    | 94.30  | 100.90 | 92.22    | 24.81 | 109.41 | 34.37 | 216.65 | 89.52 to 98.45   | 150,320 | 138,628              |                |
| 01-JUL-22 To 30-SEP-22 | 50    | 94.18  | 93.25  | 86.20    | 18.38 | 108.18 | 40.56 | 206.65 | 89.11 to 97.63   | 167,654 | 144,515              |                |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                  |         |                      |                |
| 01-OCT-20 To 30-SEP-21 | 118   | 99.79  | 105.73 | 101.39   | 17.91 | 104.28 | 23.00 | 234.65 | 97.74 to 102.74  | 132,274 | 134,116              |                |
| 01-OCT-21 To 30-SEP-22 | 119   | 95.29  | 98.51  | 90.54    | 19.60 | 108.80 | 34.37 | 216.65 | 93.13 to 97.89   | 145,415 | 131,656              |                |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                  |         |                      |                |
| 01-JAN-21 To 31-DEC-21 | 109   | 98.03  | 101.93 | 97.49    | 16.58 | 104.55 | 23.00 | 234.65 | 95.16 to 99.79   | 135,754 | 132,348              |                |
| <u>ALL</u>             | 237   | 97.89  | 102.11 | 95.69    | 18.86 | 106.71 | 23.00 | 234.65 | 95.49 to 99.09   | 138,872 | 132,881              |                |

| VALUATION GROUP |       |        |        |          |       |        |       |        |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |         |                      |                |
| 10              | 157   | 98.29  | 103.32 | 98.64    | 15.13 | 104.74 | 57.73 | 234.65 | 96.42 to 99.79  | 143,287 | 141,343              |                |
| 16              | 47    | 97.64  | 99.10  | 92.24    | 27.70 | 107.44 | 23.00 | 213.00 | 84.35 to 106.99 | 67,574  | 62,329               |                |
| 20              | 33    | 94.13  | 100.59 | 88.01    | 24.25 | 114.29 | 40.56 | 216.65 | 89.11 to 99.79  | 219,415 | 193,105              |                |
| <u>ALL</u>      | 237   | 97.89  | 102.11 | 95.69    | 18.86 | 106.71 | 23.00 | 234.65 | 95.49 to 99.09  | 138,872 | 132,881              |                |

| PROPERTY TYPE * |       |        |        |          |       |        |       |        |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |         |                      |                |
| 01              | 237   | 97.89  | 102.11 | 95.69    | 18.86 | 106.71 | 23.00 | 234.65 | 95.49 to 99.09  | 138,872 | 132,881              |                |
| 06              |       |        |        |          |       |        |       |        |                 |         |                      |                |
| 07              |       |        |        |          |       |        |       |        |                 |         |                      |                |
| <u>ALL</u>      | 237   | 97.89  | 102.11 | 95.69    | 18.86 | 106.71 | 23.00 | 234.65 | 95.49 to 99.09  | 138,872 | 132,881              |                |

**23 Dawes**  
**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 : 237  
 Total Sales Price : 32,912,755  
 Total Adj. Sales Price : 32,912,755  
 Total Assessed Value : 31,492,750  
 Avg. Adj. Sales Price : 138,872  
 Avg. Assessed Value : 132,881

MEDIAN : 98  
 WGT. MEAN : 96  
 MEAN : 102  
 COD : 18.86  
 PRD : 106.71

COV : 28.49  
 STD : 29.09  
 Avg. Abs. Dev : 18.46  
 MAX Sales Ratio : 234.65  
 MIN Sales Ratio : 23.00

95% Median C.I. : 95.49 to 99.09  
 95% Wgt. Mean C.I. : 92.43 to 98.94  
 95% Mean C.I. : 98.41 to 105.81

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**SALE PRICE \***

| RANGE                      | COUNT      | MEDIAN       | MEAN          | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|------------|--------------|---------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>Low \$ Ranges</b>       |            |              |               |              |              |               |              |               |                       |                      |                |
| Less Than 5,000            |            |              |               |              |              |               |              |               |                       |                      |                |
| Less Than 15,000           | 7          | 99.36        | 107.64        | 115.17       | 36.13        | 93.46         | 23.00        | 206.65        | 23.00 to 206.65       | 7,357                | 8,474          |
| Less Than 30,000           | 18         | 109.76       | 121.02        | 121.40       | 37.78        | 99.69         | 23.00        | 234.65        | 93.36 to 141.40       | 16,417               | 19,929         |
| <b>Ranges Excl. Low \$</b> |            |              |               |              |              |               |              |               |                       |                      |                |
| Greater Than 4,999         | 237        | 97.89        | 102.11        | 95.69        | 18.86        | 106.71        | 23.00        | 234.65        | 95.49 to 99.09        | 138,872              | 132,881        |
| Greater Than 14,999        | 230        | 97.86        | 101.94        | 95.66        | 18.32        | 106.56        | 34.37        | 234.65        | 95.49 to 99.03        | 142,875              | 136,667        |
| Greater Than 29,999        | 219        | 97.65        | 100.55        | 95.45        | 16.87        | 105.34        | 34.37        | 224.96        | 95.43 to 98.92        | 148,937              | 142,164        |
| <b>Incremental Ranges</b>  |            |              |               |              |              |               |              |               |                       |                      |                |
| 0 TO 4,999                 |            |              |               |              |              |               |              |               |                       |                      |                |
| 5,000 TO 14,999            | 7          | 99.36        | 107.64        | 115.17       | 36.13        | 93.46         | 23.00        | 206.65        | 23.00 to 206.65       | 7,357                | 8,474          |
| 15,000 TO 29,999           | 11         | 119.55       | 129.53        | 122.71       | 34.86        | 105.56        | 53.74        | 234.65        | 62.66 to 213.00       | 22,182               | 27,220         |
| 30,000 TO 59,999           | 27         | 123.60       | 123.99        | 124.07       | 15.88        | 99.94         | 97.24        | 164.23        | 101.00 to 142.67      | 45,481               | 56,429         |
| 60,000 TO 99,999           | 49         | 97.89        | 98.11         | 98.35        | 20.20        | 99.76         | 53.40        | 224.96        | 85.85 to 101.90       | 76,326               | 75,064         |
| 100,000 TO 149,999         | 55         | 97.95        | 103.53        | 102.74       | 14.64        | 100.77        | 68.63        | 216.65        | 95.48 to 99.69        | 126,550              | 130,016        |
| 150,000 TO 249,999         | 61         | 96.13        | 95.69         | 95.39        | 13.88        | 100.31        | 34.37        | 137.37        | 93.57 to 100.79       | 190,148              | 181,375        |
| 250,000 TO 499,999         | 26         | 91.20        | 87.47         | 86.73        | 08.75        | 100.85        | 40.56        | 103.79        | 87.64 to 94.00        | 325,577              | 282,365        |
| 500,000 TO 999,999         | 1          | 60.17        | 60.17         | 60.17        | 00.00        | 100.00        | 60.17        | 60.17         | N/A                   | 625,000              | 376,040        |
| 1,000,000 +                |            |              |               |              |              |               |              |               |                       |                      |                |
| <b>ALL</b>                 | <b>237</b> | <b>97.89</b> | <b>102.11</b> | <b>95.69</b> | <b>18.86</b> | <b>106.71</b> | <b>23.00</b> | <b>234.65</b> | <b>95.49 to 99.09</b> | <b>138,872</b>       | <b>132,881</b> |

RESIDENTIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 33        | Median :    | 94     | COV :             | 37.33  | 95% Median C.I. :    | 89.11 to 99.79  |
| Total Sales Price :      | 7,240,705 | Wgt. Mean : | 88     | STD :             | 37.55  | 95% Wgt. Mean C.I. : | 77.90 to 98.11  |
| Total Adj. Sales Price : | 7,240,705 | Mean :      | 101    | Avg. Abs. Dev :   | 22.83  | 95% Mean C.I. :      | 87.78 to 113.40 |
| Total Assessed Value :   | 6,372,460 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 219,415   | COD :       | 24.25  | MAX Sales Ratio : | 216.65 |                      |                 |
| Avg. Assessed Value :    | 193,105   | PRD :       | 114.29 | MIN Sales Ratio : | 40.56  |                      |                 |

What IF

DATE OF SALE \*

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u>             |       |        |        |          |       |        |       |        |                 |                      |                 |
| 10/01/2020 To 12/31/2020 | 3     | 99.36  | 110.25 | 103.22   | 17.03 | 106.81 | 90.31 | 141.08 | N/A             | 159,000              | 164,118         |
| 01/01/2021 To 03/31/2021 | 2     | 97.99  | 97.99  | 98.01    | 00.04 | 99.98  | 97.95 | 98.03  | N/A             | 225,000              | 220,518         |
| 04/01/2021 To 06/30/2021 | 3     | 94.13  | 94.42  | 97.31    | 06.17 | 97.03  | 85.85 | 103.28 | N/A             | 91,500               | 89,042          |
| 07/01/2021 To 09/30/2021 | 10    | 93.74  | 97.01  | 89.10    | 11.15 | 108.88 | 79.45 | 130.08 | 84.15 to 107.25 | 199,721              | 177,944         |
| 10/01/2021 To 12/31/2021 | 2     | 89.48  | 89.48  | 94.49    | 05.80 | 94.70  | 84.29 | 94.66  | N/A             | 211,000              | 199,368         |
| <u>Study Yrs</u>         |       |        |        |          |       |        |       |        |                 |                      |                 |
| 01/01/2022 To 03/31/2022 |       |        |        |          |       |        |       |        |                 |                      |                 |
| 04/01/2022 To 06/30/2022 | 5     | 132.97 | 132.04 | 98.75    | 33.30 | 133.71 | 60.17 | 216.65 | N/A             | 282,000              | 278,480         |
| 07/01/2022 To 09/30/2022 | 8     | 77.80  | 87.54  | 72.46    | 45.81 | 120.81 | 40.56 | 206.65 | 40.56 to 206.65 | 276,250              | 200,172         |
| <u>Calendar Yrs</u>      |       |        |        |          |       |        |       |        |                 |                      |                 |
| 10/01/2020 To 09/30/2021 | 18    | 96.72  | 98.89  | 93.16    | 10.50 | 106.15 | 79.45 | 141.08 | 89.59 to 103.28 | 177,706              | 165,553         |
| 10/01/2021 To 09/30/2022 | 15    | 92.74  | 102.63 | 83.93    | 40.58 | 122.28 | 40.56 | 216.65 | 60.17 to 132.97 | 269,467              | 226,167         |
| 01/01/2021 To 12/31/2021 | 17    | 94.66  | 95.78  | 91.81    | 08.66 | 104.32 | 79.45 | 130.08 | 85.85 to 103.28 | 184,924              | 169,784         |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 20    | 33    | 94.13  | 100.59 | 88.01    | 24.25 | 114.29 | 40.56 | 216.65 | 89.11 to 99.79  | 219,415              | 193,105         |

RESIDENTIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 33        | Median :    | 94     | COV :             | 37.33  | 95% Median C.I. :    | 89.11 to 99.79  |
| Total Sales Price :      | 7,240,705 | Wgt. Mean : | 88     | STD :             | 37.55  | 95% Wgt. Mean C.I. : | 77.90 to 98.11  |
| Total Adj. Sales Price : | 7,240,705 | Mean :      | 101    | Avg. Abs. Dev :   | 22.83  | 95% Mean C.I. :      | 87.78 to 113.40 |
| Total Assessed Value :   | 6,372,460 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 219,415   | COD :       | 24.25  | MAX Sales Ratio : | 216.65 |                      |                 |
| Avg. Assessed Value :    | 193,105   | PRD :       | 114.29 | MIN Sales Ratio : | 40.56  |                      |                 |

What IF

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01    | 33    | 94.13  | 100.59 | 88.01    | 24.25 | 114.29 | 40.56 | 216.65 | 89.11 to 99.79  | 219,415              | 193,105         |
| 06    |       |        |        |          |       |        |       |        |                 |                      |                 |
| 07    |       |        |        |          |       |        |       |        |                 |                      |                 |

SALE PRICE \*

| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000           |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 15,000          | 4     | 96.75  | 121.11 | 128.83   | 32.97 | 94.01  | 84.29  | 206.65 | N/A             | 7,875                | 10,145          |
| Less Than 30,000          | 5     | 99.36  | 116.84 | 114.91   | 25.76 | 101.68 | 84.29  | 206.65 | N/A             | 12,100               | 13,904          |
| __ Ranges Excl. Low \$ __ |       |        |        |          |       |        |        |        |                 |                      |                 |
| Greater Than 4,999        | 33    | 94.13  | 100.59 | 88.01    | 24.25 | 114.29 | 40.56  | 216.65 | 89.11 to 99.79  | 219,415              | 193,105         |
| Greater Than 15,000       | 29    | 93.19  | 97.76  | 87.83    | 23.11 | 111.31 | 40.56  | 216.65 | 87.64 to 103.28 | 248,593              | 218,341         |
| Greater Than 30,000       | 28    | 92.97  | 97.69  | 87.78    | 23.75 | 111.29 | 40.56  | 216.65 | 87.64 to 103.28 | 256,436              | 225,105         |
| __ Incremental Ranges __  |       |        |        |          |       |        |        |        |                 |                      |                 |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |                      |                 |
| 5,000 TO 14,999           | 4     | 96.75  | 121.11 | 128.83   | 32.97 | 94.01  | 84.29  | 206.65 | N/A             | 7,875                | 10,145          |
| 15,000 TO 29,999          | 1     | 99.79  | 99.79  | 99.79    |       | 100.00 | 99.79  | 99.79  | N/A             | 29,000               | 28,940          |
| 30,000 TO 59,999          | 2     | 117.38 | 117.38 | 118.19   | 10.83 | 99.31  | 104.67 | 130.08 | N/A             | 47,000               | 55,548          |
| 60,000 TO 99,999          | 2     | 96.55  | 96.55  | 95.52    | 11.08 | 101.08 | 85.85  | 107.25 | N/A             | 82,103               | 78,425          |
| 100,000 TO 149,999        | 5     | 141.08 | 141.77 | 144.15   | 25.65 | 98.35  | 95.49  | 216.65 | N/A             | 114,000              | 164,330         |
| 150,000 TO 249,999        | 4     | 78.30  | 84.20  | 80.79    | 43.32 | 104.22 | 47.25  | 132.97 | N/A             | 181,750              | 146,836         |
| 250,000 TO 499,999        | 14    | 89.95  | 85.83  | 85.00    | 10.14 | 100.98 | 40.56  | 103.79 | 79.45 to 94.66  | 357,143              | 303,569         |
| 500,000 TO 999,999        | 1     | 60.17  | 60.17  | 60.17    |       | 100.00 | 60.17  | 60.17  | N/A             | 625,000              | 376,040         |
| 1,000,000 +               |       |        |        |          |       |        |        |        |                 |                      |                 |



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading  | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 20     | Total        | Increase    | 0%             |

What IF

**23 Dawes**  
**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 : 36  
Total Sales Price : 4,606,495  
Total Adj. Sales Price : 4,606,495  
Total Assessed Value : 4,450,560  
Avg. Adj. Sales Price : 127,958  
Avg. Assessed Value : 123,627

MEDIAN : 98  
WGT. MEAN : 97  
MEAN : 104  
COD : 25.51  
PRD : 107.65

COV : 30.59  
STD : 31.81  
Avg. Abs. Dev : 24.90  
MAX Sales Ratio : 160.34  
MIN Sales Ratio : 40.53

95% Median C.I. : 92.23 to 113.46  
95% Wgt. Mean C.I. : 84.19 to 109.04  
95% Mean C.I. : 93.61 to 114.39

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u>           |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-19 To 31-DEC-19 | 3     | 141.21 | 127.50 | 122.49   | 16.14 | 104.09 | 86.45  | 154.83 | N/A             | 118,333              | 144,952        |
| 01-JAN-20 To 31-MAR-20 | 3     | 100.12 | 100.33 | 87.85    | 39.89 | 114.21 | 40.53  | 160.34 | N/A             | 128,333              | 112,742        |
| 01-APR-20 To 30-JUN-20 | 1     | 113.46 | 113.46 | 113.46   | 00.00 | 100.00 | 113.46 | 113.46 | N/A             | 95,000               | 107,790        |
| 01-JUL-20 To 30-SEP-20 | 3     | 134.96 | 130.62 | 132.39   | 07.50 | 98.66  | 113.28 | 143.63 | N/A             | 90,000               | 119,152        |
| 01-OCT-20 To 31-DEC-20 | 5     | 92.23  | 100.54 | 93.79    | 16.65 | 107.20 | 76.25  | 149.53 | N/A             | 136,800              | 128,307        |
| 01-JAN-21 To 31-MAR-21 | 2     | 145.85 | 145.85 | 147.77   | 07.47 | 98.70  | 134.96 | 156.74 | N/A             | 85,000               | 125,605        |
| 01-APR-21 To 30-JUN-21 | 5     | 93.95  | 97.69  | 93.45    | 11.26 | 104.54 | 80.58  | 127.58 | N/A             | 110,399              | 103,164        |
| 01-JUL-21 To 30-SEP-21 | 4     | 106.60 | 112.78 | 107.08   | 12.54 | 105.32 | 96.14  | 141.79 | N/A             | 121,750              | 130,368        |
| 01-OCT-21 To 31-DEC-21 | 1     | 107.09 | 107.09 | 107.09   | 00.00 | 100.00 | 107.09 | 107.09 | N/A             | 300,000              | 321,255        |
| 01-JAN-22 To 31-MAR-22 | 3     | 67.17  | 77.14  | 78.18    | 16.84 | 98.67  | 65.16  | 99.08  | N/A             | 188,333              | 147,238        |
| 01-APR-22 To 30-JUN-22 | 3     | 48.30  | 62.85  | 56.79    | 33.75 | 110.67 | 45.68  | 94.58  | N/A             | 164,000              | 93,140         |
| 01-JUL-22 To 30-SEP-22 | 3     | 93.73  | 98.00  | 95.35    | 20.08 | 102.78 | 71.90  | 128.37 | N/A             | 83,833               | 79,937         |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-19 To 30-SEP-20 | 10    | 124.21 | 118.88 | 112.07   | 22.63 | 106.08 | 40.53  | 160.34 | 86.45 to 154.83 | 110,500              | 123,833        |
| 01-OCT-20 To 30-SEP-21 | 16    | 96.12  | 108.37 | 101.96   | 19.89 | 106.29 | 76.25  | 156.74 | 90.60 to 134.96 | 118,312              | 120,627        |
| 01-OCT-21 To 30-SEP-22 | 10    | 82.82  | 82.11  | 79.71    | 27.12 | 103.01 | 45.68  | 128.37 | 48.30 to 107.09 | 160,850              | 128,220        |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-20 To 31-DEC-20 | 12    | 106.70 | 109.09 | 100.77   | 25.10 | 108.26 | 40.53  | 160.34 | 90.60 to 143.63 | 119,500              | 120,417        |
| 01-JAN-21 To 31-DEC-21 | 12    | 104.89 | 111.53 | 106.68   | 17.40 | 104.55 | 80.58  | 156.74 | 93.95 to 134.96 | 125,750              | 134,146        |
| <u>ALL</u>             | 36    | 97.61  | 104.00 | 96.61    | 25.51 | 107.65 | 40.53  | 160.34 | 92.23 to 113.46 | 127,958              | 123,627        |

**VALUATION GROUP**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 10         | 24    | 97.61  | 104.03 | 97.29    | 23.18 | 106.93 | 45.68  | 156.74 | 90.22 to 127.58 | 128,021              | 124,550        |
| 16         | 11    | 94.58  | 103.64 | 92.39    | 32.78 | 112.18 | 40.53  | 160.34 | 48.30 to 154.83 | 112,182              | 103,645        |
| 20         | 1     | 107.09 | 107.09 | 107.09   | 00.00 | 100.00 | 107.09 | 107.09 | N/A             | 300,000              | 321,255        |
| <u>ALL</u> | 36    | 97.61  | 104.00 | 96.61    | 25.51 | 107.65 | 40.53  | 160.34 | 92.23 to 113.46 | 127,958              | 123,627        |

**23 Dawes**  
**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 : 36  
Total Sales Price : 4,606,495  
Total Adj. Sales Price : 4,606,495  
Total Assessed Value : 4,450,560  
Avg. Adj. Sales Price : 127,958  
Avg. Assessed Value : 123,627

MEDIAN : 98  
WGT. MEAN : 97  
MEAN : 104  
COD : 25.51  
PRD : 107.65

COV : 30.59  
STD : 31.81  
Avg. Abs. Dev : 24.90  
MAX Sales Ratio : 160.34  
MIN Sales Ratio : 40.53

95% Median C.I. : 92.23 to 113.46  
95% Wgt. Mean C.I. : 84.19 to 109.04  
95% Mean C.I. : 93.61 to 114.39

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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         | 7         | 113.46       | 116.34        | 112.76       | 15.88        | 103.17        | 93.73        | 143.63        | 93.73 to 143.63        | 111,429              | 125,648        |
| 03         | 29        | 96.10        | 101.01        | 93.32        | 26.81        | 108.24        | 40.53        | 160.34        | 86.45 to 113.28        | 131,948              | 123,139        |
| 04         |           |              |               |              |              |               |              |               |                        |                      |                |
| <u>ALL</u> | <u>36</u> | <u>97.61</u> | <u>104.00</u> | <u>96.61</u> | <u>25.51</u> | <u>107.65</u> | <u>40.53</u> | <u>160.34</u> | <u>92.23 to 113.46</u> | <u>127,958</u>       | <u>123,627</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         | 90.60        | 90.60         | 90.60        | 00.00        | 100.00        | 90.60        | 90.60         | N/A                    | 24,000               | 21,745         |
| <u>Ranges Excl. Low \$</u> |           |              |               |              |              |               |              |               |                        |                      |                |
| Greater Than 4,999         | 36        | 97.61        | 104.00        | 96.61        | 25.51        | 107.65        | 40.53        | 160.34        | 92.23 to 113.46        | 127,958              | 123,627        |
| Greater Than 14,999        | 36        | 97.61        | 104.00        | 96.61        | 25.51        | 107.65        | 40.53        | 160.34        | 92.23 to 113.46        | 127,958              | 123,627        |
| Greater Than 29,999        | 35        | 99.08        | 104.38        | 96.65        | 25.61        | 108.00        | 40.53        | 160.34        | 93.73 to 113.46        | 130,928              | 126,538        |
| <u>Incremental Ranges</u>  |           |              |               |              |              |               |              |               |                        |                      |                |
| 0 TO 4,999                 |           |              |               |              |              |               |              |               |                        |                      |                |
| 5,000 TO 14,999            |           |              |               |              |              |               |              |               |                        |                      |                |
| 15,000 TO 29,999           | 1         | 90.60        | 90.60         | 90.60        | 00.00        | 100.00        | 90.60        | 90.60         | N/A                    | 24,000               | 21,745         |
| 30,000 TO 59,999           | 2         | 117.01       | 117.01        | 117.01       | 21.18        | 100.00        | 92.23        | 141.79        | N/A                    | 45,000               | 52,655         |
| 60,000 TO 99,999           | 11        | 127.58       | 120.88        | 119.69       | 16.01        | 100.99        | 71.90        | 160.34        | 93.95 to 154.83        | 76,227               | 91,240         |
| 100,000 TO 149,999         | 11        | 94.58        | 110.32        | 110.34       | 24.56        | 99.98         | 67.17        | 156.74        | 86.45 to 149.53        | 118,363              | 130,602        |
| 150,000 TO 249,999         | 9         | 80.58        | 76.96         | 76.09        | 29.34        | 101.14        | 40.53        | 110.51        | 45.68 to 102.68        | 186,333              | 141,784        |
| 250,000 TO 499,999         | 2         | 91.67        | 91.67         | 89.95        | 16.82        | 101.91        | 76.25        | 107.09        | N/A                    | 337,500              | 303,595        |
| 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>36</u> | <u>97.61</u> | <u>104.00</u> | <u>96.61</u> | <u>25.51</u> | <u>107.65</u> | <u>40.53</u> | <u>160.34</u> | <u>92.23 to 113.46</u> | <u>127,958</u>       | <u>123,627</u> |

**23 Dawes**  
**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 : 36  
 Total Sales Price : 4,606,495  
 Total Adj. Sales Price : 4,606,495  
 Total Assessed Value : 4,450,560  
 Avg. Adj. Sales Price : 127,958  
 Avg. Assessed Value : 123,627

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 104  
 COD : 25.51  
 PRD : 107.65

COV : 30.59  
 STD : 31.81  
 Avg. Abs. Dev : 24.90  
 MAX Sales Ratio : 160.34  
 MIN Sales Ratio : 40.53

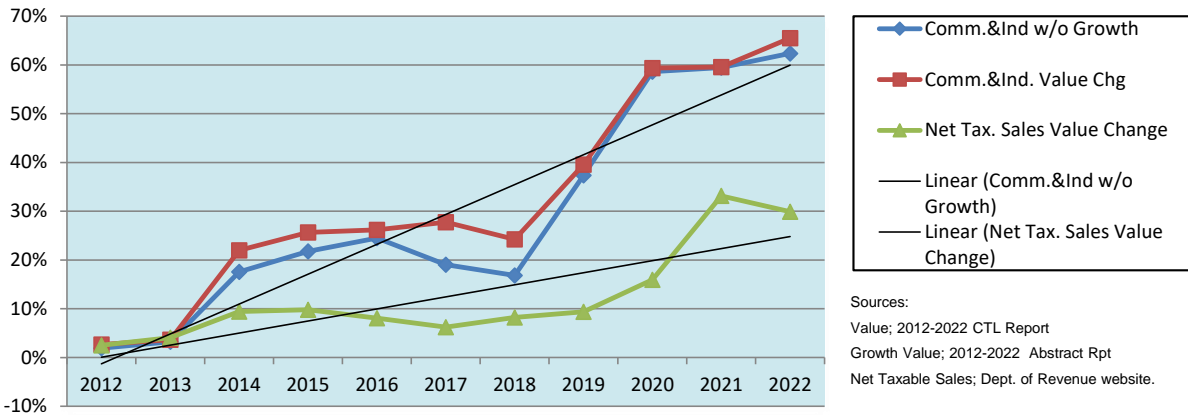
95% Median C.I. : 92.23 to 113.46  
 95% Wgt. Mean C.I. : 84.19 to 109.04  
 95% Mean C.I. : 93.61 to 114.39

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**OCCUPANCY CODE**

| RANGE      | COUNT     | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 300        | 8         | 122.74 | 116.83 | 106.48   | 19.50 | 109.72 | 76.25  | 149.53 | 76.25 to 149.53 | 139,374              | 148,409        |
| 344        | 6         | 88.53  | 81.45  | 79.27    | 16.97 | 102.75 | 45.68  | 102.68 | 45.68 to 102.68 | 123,000              | 97,497         |
| 350        | 2         | 90.35  | 90.35  | 89.29    | 10.81 | 101.19 | 80.58  | 100.12 | N/A             | 185,000              | 165,195        |
| 351        | 2         | 103.60 | 103.60 | 102.66   | 09.53 | 100.92 | 93.73  | 113.46 | N/A             | 105,000              | 107,790        |
| 352        | 3         | 127.58 | 122.62 | 118.10   | 11.00 | 103.83 | 99.08  | 141.21 | N/A             | 143,333              | 169,278        |
| 353        | 6         | 104.69 | 115.39 | 112.93   | 20.30 | 102.18 | 92.23  | 154.83 | 92.23 to 154.83 | 73,500               | 83,001         |
| 384        | 1         | 93.95  | 93.95  | 93.95    | 00.00 | 100.00 | 93.95  | 93.95  | N/A             | 86,000               | 80,795         |
| 406        | 1         | 156.74 | 156.74 | 156.74   | 00.00 | 100.00 | 156.74 | 156.74 | N/A             | 100,000              | 156,735        |
| 419        | 1         | 48.30  | 48.30  | 48.30    | 00.00 | 100.00 | 48.30  | 48.30  | N/A             | 220,000              | 106,270        |
| 423        | 1         | 65.16  | 65.16  | 65.16    | 00.00 | 100.00 | 65.16  | 65.16  | N/A             | 240,000              | 156,395        |
| 442        | 3         | 128.37 | 109.75 | 89.30    | 31.11 | 122.90 | 40.53  | 160.34 | N/A             | 93,333               | 83,350         |
| 470        | 1         | 71.90  | 71.90  | 71.90    | 00.00 | 100.00 | 71.90  | 71.90  | N/A             | 76,500               | 55,000         |
| 493        | 1         | 107.09 | 107.09 | 107.09   | 00.00 | 100.00 | 107.09 | 107.09 | N/A             | 300,000              | 321,255        |
| <u>ALL</u> | <u>36</u> | 97.61  | 104.00 | 96.61    | 25.51 | 107.65 | 40.53  | 160.34 | 92.23 to 113.46 | 127,958              | 123,627        |

### 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            | \$ 63,626,936  | \$ 6,526,320 | 10.26%            | \$ 57,100,616        |                    | \$ 85,046,888           |                      |
| 2012            | \$ 65,315,930  | \$ 478,740   | 0.73%             | \$ 64,837,190        | 1.90%              | \$ 87,175,334           | 2.50%                |
| 2013            | \$ 65,959,514  | \$ 262,500   | 0.40%             | \$ 65,697,014        | 0.58%              | \$ 88,489,176           | 1.51%                |
| 2014            | \$ 77,612,084  | \$ 2,822,835 | 3.64%             | \$ 74,789,249        | 13.39%             | \$ 93,080,294           | 5.19%                |
| 2015            | \$ 79,953,170  | \$ 2,483,475 | 3.11%             | \$ 77,469,695        | -0.18%             | \$ 93,372,773           | 0.31%                |
| 2016            | \$ 80,279,784  | \$ 1,076,780 | 1.34%             | \$ 79,203,004        | -0.94%             | \$ 91,907,231           | -1.57%               |
| 2017            | \$ 81,284,515  | \$ 5,556,275 | 6.84%             | \$ 75,728,240        | -5.67%             | \$ 90,355,161           | -1.69%               |
| 2018            | \$ 79,032,702  | \$ 4,696,299 | 5.94%             | \$ 74,336,403        | -8.55%             | \$ 92,049,992           | 1.88%                |
| 2019            | \$ 88,795,140  | \$ 1,407,255 | 1.58%             | \$ 87,387,885        | 10.57%             | \$ 93,013,787           | 1.05%                |
| 2020            | \$ 101,386,948 | \$ 471,575   | 0.47%             | \$ 100,915,373       | 13.65%             | \$ 98,619,251           | 6.03%                |
| 2021            | \$ 101,526,150 | \$ 83,060    | 0.08%             | \$ 101,443,090       | 0.06%              | \$ 113,225,299          | 14.81%               |
| 2022            | \$ 105,303,908 | \$ 1,994,095 | 1.89%             | \$ 103,309,813       | 1.76%              | \$ 110,487,984          | -2.42%               |
| <b>Ann %chg</b> | <b>4.89%</b>   |              |                   | <b>Average</b>       | <b>2.42%</b>       | 2.40%                   | <b>2.51%</b>         |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011     | -                   | -               | -                   |
| 2012     | 1.90%               | 2.65%           | 2.50%               |
| 2013     | 3.25%               | 3.67%           | 4.05%               |
| 2014     | 17.54%              | 21.98%          | 9.45%               |
| 2015     | 21.76%              | 25.66%          | 9.79%               |
| 2016     | 24.48%              | 26.17%          | 8.07%               |
| 2017     | 19.02%              | 27.75%          | 6.24%               |
| 2018     | 16.83%              | 24.21%          | 8.23%               |
| 2019     | 37.34%              | 39.56%          | 9.37%               |
| 2020     | 58.60%              | 59.35%          | 15.96%              |
| 2021     | 59.43%              | 59.56%          | 33.13%              |
| 2022     | 62.37%              | 65.50%          | 29.91%              |

|               |       |
|---------------|-------|
| County Number | 23    |
| County Name   | Dawes |

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 24        | Median :    | 98     | COV :             | 27.54  | 95% Median C.I. :    | 90.22 to 127.58 |
| Total Sales Price :      | 3,072,495 | Wgt. Mean : | 97     | STD :             | 28.65  | 95% Wgt. Mean C.I. : | 84.30 to 110.28 |
| Total Adj. Sales Price : | 3,072,495 | Mean :      | 104    | Avg. Abs. Dev :   | 22.63  | 95% Mean C.I. :      | 91.93 to 116.13 |
| Total Assessed Value :   | 2,989,210 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 128,021   | COD :       | 23.18  | MAX Sales Ratio : | 156.74 |                      |                 |
| Avg. Assessed Value :    | 124,550   | PRD :       | 106.93 | MIN Sales Ratio : | 45.68  |                      |                 |

What IF

DATE OF SALE \*

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| <u>Qrtrs</u>             |       |        |        |          |       |        |        |        |                 |                   |               |
| 10/01/2019 To 12/31/2019 | 2     | 113.83 | 113.83 | 113.83   | 24.05 | 100.00 | 86.45  | 141.21 | N/A             | 140,000           | 159,368       |
| 01/01/2020 To 03/31/2020 |       |        |        |          |       |        |        |        |                 |                   |               |
| 04/01/2020 To 06/30/2020 | 1     | 113.46 | 113.46 | 113.46   |       | 100.00 | 113.46 | 113.46 | N/A             | 95,000            | 107,790       |
| 07/01/2020 To 09/30/2020 | 3     | 134.96 | 130.62 | 132.39   | 07.50 | 98.66  | 113.28 | 143.63 | N/A             | 90,000            | 119,152       |
| 10/01/2020 To 12/31/2020 | 2     | 85.18  | 85.18  | 80.58    | 10.48 | 105.71 | 76.25  | 94.10  | N/A             | 247,500           | 199,425       |
| 01/01/2021 To 03/31/2021 | 2     | 145.85 | 145.85 | 147.77   | 07.47 | 98.70  | 134.96 | 156.74 | N/A             | 85,000            | 125,605       |
| 04/01/2021 To 06/30/2021 | 4     | 95.03  | 101.96 | 101.05   | 10.40 | 100.90 | 90.22  | 127.58 | N/A             | 86,749            | 87,656        |
| 07/01/2021 To 09/30/2021 | 4     | 106.60 | 112.78 | 107.08   | 12.54 | 105.32 | 96.14  | 141.79 | N/A             | 121,750           | 130,368       |
| 10/01/2021 To 12/31/2021 |       |        |        |          |       |        |        |        |                 |                   |               |
| 01/01/2022 To 03/31/2022 | 3     | 67.17  | 77.14  | 78.18    | 16.84 | 98.67  | 65.16  | 99.08  | N/A             | 188,333           | 147,238       |
| 04/01/2022 To 06/30/2022 | 1     | 45.68  | 45.68  | 45.68    |       | 100.00 | 45.68  | 45.68  | N/A             | 172,000           | 78,570        |
| 07/01/2022 To 09/30/2022 | 2     | 82.82  | 82.82  | 85.01    | 13.19 | 97.42  | 71.90  | 93.73  | N/A             | 95,750            | 81,395        |
| <u>Study Yrs</u>         |       |        |        |          |       |        |        |        |                 |                   |               |
| 10/01/2019 To 09/30/2020 | 6     | 124.21 | 122.17 | 121.55   | 14.31 | 100.51 | 86.45  | 143.63 | 86.45 to 143.63 | 107,500           | 130,663       |
| 10/01/2020 To 09/30/2021 | 12    | 99.41  | 110.09 | 101.55   | 19.07 | 108.41 | 76.25  | 156.74 | 93.95 to 134.96 | 124,916           | 126,846       |
| 10/01/2021 To 09/30/2022 | 6     | 69.54  | 73.79  | 73.57    | 20.78 | 100.30 | 45.68  | 99.08  | 45.68 to 99.08  | 154,750           | 113,846       |
| <u>Calendar Yrs</u>      |       |        |        |          |       |        |        |        |                 |                   |               |
| 01/01/2020 To 12/31/2020 | 6     | 113.37 | 112.61 | 100.48   | 15.94 | 112.07 | 76.25  | 143.63 | 76.25 to 143.63 | 143,333           | 144,016       |
| 01/01/2021 To 12/31/2021 | 10    | 106.60 | 115.07 | 111.88   | 18.06 | 102.85 | 90.22  | 156.74 | 93.95 to 141.79 | 100,400           | 112,331       |

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 24        | Median :    | 98     | COV :             | 27.54  | 95% Median C.I. :    | 90.22 to 127.58 |
| Total Sales Price :      | 3,072,495 | Wgt. Mean : | 97     | STD :             | 28.65  | 95% Wgt. Mean C.I. : | 84.30 to 110.28 |
| Total Adj. Sales Price : | 3,072,495 | Mean :      | 104    | Avg. Abs. Dev :   | 22.63  | 95% Mean C.I. :      | 91.93 to 116.13 |
| Total Assessed Value :   | 2,989,210 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 128,021   | COD :       | 23.18  | MAX Sales Ratio : | 156.74 |                      |                 |
| Avg. Assessed Value :    | 124,550   | PRD :       | 106.93 | MIN Sales Ratio : | 45.68  |                      |                 |

What IF

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 10    | 24    | 97.61  | 104.03 | 97.29    | 23.18 | 106.93 | 45.68 | 156.74 | 90.22 to 127.58 | 128,021              | 124,550         |

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02    | 6     | 124.21 | 119.97 | 115.43   | 14.39 | 103.93 | 93.73 | 143.63 | 93.73 to 143.63 | 113,333              | 130,826         |
| 03    | 18    | 95.10  | 98.72  | 92.13    | 23.08 | 107.15 | 45.68 | 156.74 | 76.25 to 113.28 | 132,916              | 122,459         |
| 04    |       |        |        |          |       |        |       |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 24        | Median :    | 98     | COV :             | 27.54  | 95% Median C.I. :    | 90.22 to 127.58 |
| Total Sales Price :      | 3,072,495 | Wgt. Mean : | 97     | STD :             | 28.65  | 95% Wgt. Mean C.I. : | 84.30 to 110.28 |
| Total Adj. Sales Price : | 3,072,495 | Mean :      | 104    | Avg. Abs. Dev :   | 22.63  | 95% Mean C.I. :      | 91.93 to 116.13 |
| Total Assessed Value :   | 2,989,210 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 128,021   | COD :       | 23.18  | MAX Sales Ratio : | 156.74 |                      |                 |
| Avg. Assessed Value :    | 124,550   | PRD :       | 106.93 | MIN Sales Ratio : | 45.68  |                      |                 |

What IF

**SALE PRICE \***

| RANGE                   | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000         |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 15,000        |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 30,000        |       |        |        |          |       |        |        |        |                 |                      |                 |
| __Ranges Excl. Low \$__ |       |        |        |          |       |        |        |        |                 |                      |                 |
| Greater Than 4,999      | 24    | 97.61  | 104.03 | 97.29    | 23.18 | 106.93 | 45.68  | 156.74 | 90.22 to 127.58 | 128,021              | 124,550         |
| Greater Than 15,000     | 24    | 97.61  | 104.03 | 97.29    | 23.18 | 106.93 | 45.68  | 156.74 | 90.22 to 127.58 | 128,021              | 124,550         |
| Greater Than 30,000     | 24    | 97.61  | 104.03 | 97.29    | 23.18 | 106.93 | 45.68  | 156.74 | 90.22 to 127.58 | 128,021              | 124,550         |
| __Incremental Ranges__  |       |        |        |          |       |        |        |        |                 |                      |                 |
| 0 TO 4,999              |       |        |        |          |       |        |        |        |                 |                      |                 |
| 5,000 TO 14,999         |       |        |        |          |       |        |        |        |                 |                      |                 |
| 15,000 TO 29,999        |       |        |        |          |       |        |        |        |                 |                      |                 |
| 30,000 TO 59,999        | 1     | 141.79 | 141.79 | 141.79   |       | 100.00 | 141.79 | 141.79 | N/A             | 45,000               | 63,805          |
| 60,000 TO 99,999        | 8     | 113.37 | 110.77 | 110.22   | 14.97 | 100.50 | 71.90  | 134.96 | 71.90 to 134.96 | 79,188               | 87,283          |
| 100,000 TO 149,999      | 9     | 94.10  | 107.71 | 107.45   | 23.63 | 100.24 | 67.17  | 156.74 | 86.45 to 143.63 | 120,222              | 129,179         |
| 150,000 TO 249,999      | 5     | 99.08  | 84.62  | 83.09    | 20.66 | 101.84 | 45.68  | 110.51 | N/A             | 187,400              | 155,720         |
| 250,000 TO 499,999      | 1     | 76.25  | 76.25  | 76.25    |       | 100.00 | 76.25  | 76.25  | N/A             | 375,000              | 285,935         |
| 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 +            |       |        |        |          |       |        |        |        |                 |                      |                 |



COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 24        | Median :    | 98     | COV :             | 27.54  | 95% Median C.I. :    | 90.22 to 127.58 |
| Total Sales Price :      | 3,072,495 | Wgt. Mean : | 97     | STD :             | 28.65  | 95% Wgt. Mean C.I. : | 84.30 to 110.28 |
| Total Adj. Sales Price : | 3,072,495 | Mean :      | 104    | Avg. Abs. Dev :   | 22.63  | 95% Mean C.I. :      | 91.93 to 116.13 |
| Total Assessed Value :   | 2,989,210 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 128,021   | COD :       | 23.18  | MAX Sales Ratio : | 156.74 |                      |                 |
| Avg. Assessed Value :    | 124,550   | PRD :       | 106.93 | MIN Sales Ratio : | 45.68  |                      |                 |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 300   | 6     | 122.74 | 115.09 | 102.04   | 18.54 | 112.79 | 76.25  | 143.63 | 76.25 to 143.63 | 149,166              | 152,209         |
| 344   | 5     | 86.45  | 79.62  | 78.88    | 19.88 | 100.94 | 45.68  | 102.68 | N/A             | 142,800              | 112,647         |
| 351   | 2     | 103.60 | 103.60 | 102.66   | 09.53 | 100.92 | 93.73  | 113.46 | N/A             | 105,000              | 107,790         |
| 352   | 3     | 127.58 | 122.62 | 118.10   | 11.00 | 103.83 | 99.08  | 141.21 | N/A             | 143,333              | 169,278         |
| 353   | 4     | 104.69 | 111.32 | 106.04   | 15.49 | 104.98 | 94.10  | 141.79 | N/A             | 80,250               | 85,095          |
| 384   | 1     | 93.95  | 93.95  | 93.95    |       | 100.00 | 93.95  | 93.95  | N/A             | 86,000               | 80,795          |
| 406   | 1     | 156.74 | 156.74 | 156.74   |       | 100.00 | 156.74 | 156.74 | N/A             | 100,000              | 156,735         |
| 423   | 1     | 65.16  | 65.16  | 65.16    |       | 100.00 | 65.16  | 65.16  | N/A             | 240,000              | 156,395         |
| 470   | 1     | 71.90  | 71.90  | 71.90    |       | 100.00 | 71.90  | 71.90  | N/A             | 76,500               | 55,000          |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading  | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 10     | Total        | Increase    | 0%             |

What IF

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 11        | Median :    | 95     | COV :             | 39.22  | 95% Median C.I. :    | 48.30 to 154.83 |
| Total Sales Price :      | 1,154,000 | Wgt. Mean : | 92     | STD :             | 40.65  | 95% Wgt. Mean C.I. : | 61.95 to 122.83 |
| Total Adj. Sales Price : | 1,234,000 | Mean :      | 104    | Avg. Abs. Dev :   | 31.00  | 95% Mean C.I. :      | 76.33 to 130.95 |
| Total Assessed Value :   | 1,140,095 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 112,182   | COD :       | 32.78  | MAX Sales Ratio : | 160.34 |                      |                 |
| Avg. Assessed Value :    | 103,645   | PRD :       | 112.18 | MIN Sales Ratio : | 40.53  |                      |                 |

What IF

DATE OF SALE \*

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u>             |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2019 To 12/31/2019 | 1     | 154.83 | 154.83 | 154.83   |       | 100.00 | 154.83 | 154.83 | N/A             | 75,000               | 116,120         |
| 01/01/2020 To 03/31/2020 | 3     | 100.12 | 100.33 | 87.85    | 39.89 | 114.21 | 40.53  | 160.34 | N/A             | 128,333              | 112,742         |
| 04/01/2020 To 06/30/2020 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 07/01/2020 To 09/30/2020 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2020 To 12/31/2020 | 3     | 92.23  | 110.79 | 128.40   | 21.29 | 86.29  | 90.60  | 149.53 | N/A             | 63,000               | 80,895          |
| 01/01/2021 To 03/31/2021 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 04/01/2021 To 06/30/2021 | 1     | 80.58  | 80.58  | 80.58    |       | 100.00 | 80.58  | 80.58  | N/A             | 205,000              | 165,195         |
| 07/01/2021 To 09/30/2021 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2021 To 12/31/2021 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 01/01/2022 To 03/31/2022 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 04/01/2022 To 06/30/2022 | 2     | 71.44  | 71.44  | 62.77    | 32.39 | 113.81 | 48.30  | 94.58  | N/A             | 160,000              | 100,425         |
| 07/01/2022 To 09/30/2022 | 1     | 128.37 | 128.37 | 128.37   |       | 100.00 | 128.37 | 128.37 | N/A             | 60,000               | 77,020          |
| <u>Study Yrs</u>         |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2019 To 09/30/2020 | 4     | 127.48 | 113.96 | 98.77    | 34.22 | 115.38 | 40.53  | 160.34 | N/A             | 115,000              | 113,586         |
| 10/01/2020 To 09/30/2021 | 4     | 91.42  | 103.24 | 103.52   | 19.31 | 99.73  | 80.58  | 149.53 | N/A             | 98,500               | 101,970         |
| 10/01/2021 To 09/30/2022 | 3     | 94.58  | 90.42  | 73.12    | 28.22 | 123.66 | 48.30  | 128.37 | N/A             | 126,667              | 92,623          |
| <u>Calendar Yrs</u>      |       |        |        |          |       |        |        |        |                 |                      |                 |
| 01/01/2020 To 12/31/2020 | 6     | 96.18  | 105.56 | 101.20   | 32.35 | 104.31 | 40.53  | 160.34 | 40.53 to 160.34 | 95,667               | 96,818          |
| 01/01/2021 To 12/31/2021 | 1     | 80.58  | 80.58  | 80.58    |       | 100.00 | 80.58  | 80.58  | N/A             | 205,000              | 165,195         |

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 11        | Median :    | 95     | COV :             | 39.22  | 95% Median C.I. :    | 48.30 to 154.83 |
| Total Sales Price :      | 1,154,000 | Wgt. Mean : | 92     | STD :             | 40.65  | 95% Wgt. Mean C.I. : | 61.95 to 122.83 |
| Total Adj. Sales Price : | 1,234,000 | Mean :      | 104    | Avg. Abs. Dev :   | 31.00  | 95% Mean C.I. :      | 76.33 to 130.95 |
| Total Assessed Value :   | 1,140,095 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 112,182   | COD :       | 32.78  | MAX Sales Ratio : | 160.34 |                      |                 |
| Avg. Assessed Value :    | 103,645   | PRD :       | 112.18 | MIN Sales Ratio : | 40.53  |                      |                 |

What IF

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 16    | 11    | 94.58  | 103.64 | 92.39    | 32.78 | 112.18 | 40.53 | 160.34 | 48.30 to 154.83 | 112,182              | 103,645         |

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02    | 1     | 94.58  | 94.58  | 94.58    |       | 100.00 | 94.58 | 94.58  | N/A             | 100,000              | 94,580          |
| 03    | 10    | 96.18  | 104.54 | 92.20    | 35.45 | 113.38 | 40.53 | 160.34 | 48.30 to 154.83 | 113,400              | 104,552         |
| 04    |       |        |        |          |       |        |       |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 11        | Median :    | 95     | COV :             | 39.22  | 95% Median C.I. :    | 48.30 to 154.83 |
| Total Sales Price :      | 1,154,000 | Wgt. Mean : | 92     | STD :             | 40.65  | 95% Wgt. Mean C.I. : | 61.95 to 122.83 |
| Total Adj. Sales Price : | 1,234,000 | Mean :      | 104    | Avg. Abs. Dev :   | 31.00  | 95% Mean C.I. :      | 76.33 to 130.95 |
| Total Assessed Value :   | 1,140,095 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 112,182   | COD :       | 32.78  | MAX Sales Ratio : | 160.34 |                      |                 |
| Avg. Assessed Value :    | 103,645   | PRD :       | 112.18 | MIN Sales Ratio : | 40.53  |                      |                 |

What IF

SALE PRICE \*

| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000            |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 15,000           |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 30,000           | 1     | 90.60  | 90.60  | 90.60    |       | 100.00 | 90.60  | 90.60  | N/A             | 24,000               | 21,745          |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |                      |                 |
| Greater Than 4,999         | 11    | 94.58  | 103.64 | 92.39    | 32.78 | 112.18 | 40.53  | 160.34 | 48.30 to 154.83 | 112,182              | 103,645         |
| Greater Than 15,000        | 11    | 94.58  | 103.64 | 92.39    | 32.78 | 112.18 | 40.53  | 160.34 | 48.30 to 154.83 | 112,182              | 103,645         |
| Greater Than 30,000        | 10    | 97.35  | 104.94 | 92.43    | 34.62 | 113.53 | 40.53  | 160.34 | 48.30 to 154.83 | 121,000              | 111,835         |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |                      |                 |
| 0 TO 4,999                 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 5,000 TO 14,999            |       |        |        |          |       |        |        |        |                 |                      |                 |
| 15,000 TO 29,999           | 1     | 90.60  | 90.60  | 90.60    |       | 100.00 | 90.60  | 90.60  | N/A             | 24,000               | 21,745          |
| 30,000 TO 59,999           | 1     | 92.23  | 92.23  | 92.23    |       | 100.00 | 92.23  | 92.23  | N/A             | 45,000               | 41,505          |
| 60,000 TO 99,999           | 3     | 154.83 | 147.85 | 148.96   | 06.88 | 99.25  | 128.37 | 160.34 | N/A             | 68,333               | 101,792         |
| 100,000 TO 149,999         | 2     | 122.06 | 122.06 | 124.55   | 22.51 | 98.00  | 94.58  | 149.53 | N/A             | 110,000              | 137,008         |
| 150,000 TO 249,999         | 4     | 64.44  | 67.38  | 67.22    | 35.65 | 100.24 | 40.53  | 100.12 | N/A             | 185,000              | 124,364         |
| 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 +               |       |        |        |          |       |        |        |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                 |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 11        | Median :    | 95     | COV :             | 39.22  | 95% Median C.I. :    | 48.30 to 154.83 |
| Total Sales Price :      | 1,154,000 | Wgt. Mean : | 92     | STD :             | 40.65  | 95% Wgt. Mean C.I. : | 61.95 to 122.83 |
| Total Adj. Sales Price : | 1,234,000 | Mean :      | 104    | Avg. Abs. Dev :   | 31.00  | 95% Mean C.I. :      | 76.33 to 130.95 |
| Total Assessed Value :   | 1,140,095 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 112,182   | COD :       | 32.78  | MAX Sales Ratio : | 160.34 |                      |                 |
| Avg. Assessed Value :    | 103,645   | PRD :       | 112.18 | MIN Sales Ratio : | 40.53  |                      |                 |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 300   | 2     | 122.06 | 122.06 | 124.55   | 22.51 | 98.00  | 94.58 | 149.53 | N/A             | 110,000              | 137,008         |
| 344   | 1     | 90.60  | 90.60  | 90.60    |       | 100.00 | 90.60 | 90.60  | N/A             | 24,000               | 21,745          |
| 350   | 2     | 90.35  | 90.35  | 89.29    | 10.81 | 101.19 | 80.58 | 100.12 | N/A             | 185,000              | 165,195         |
| 353   | 2     | 123.53 | 123.53 | 131.35   | 25.34 | 94.05  | 92.23 | 154.83 | N/A             | 60,000               | 78,813          |
| 419   | 1     | 48.30  | 48.30  | 48.30    |       | 100.00 | 48.30 | 48.30  | N/A             | 220,000              | 106,270         |
| 442   | 3     | 128.37 | 109.75 | 89.30    | 31.11 | 122.90 | 40.53 | 160.34 | N/A             | 93,333               | 83,350          |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading  | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 16     | Total        | Increase    | 0%             |

What IF

**23 Dawes**  
**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 : 19  
Total Sales Price : 12,845,820  
Total Adj. Sales Price : 12,845,820  
Total Assessed Value : 9,532,530  
Avg. Adj. Sales Price : 676,096  
Avg. Assessed Value : 501,712

MEDIAN : 73  
WGT. MEAN : 74  
MEAN : 71  
COD : 16.09  
PRD : 95.63

COV : 20.83  
STD : 14.78  
Avg. Abs. Dev : 11.74  
MAX Sales Ratio : 99.98  
MIN Sales Ratio : 37.29

95% Median C.I. : 59.69 to 81.13  
95% Wgt. Mean C.I. : 66.66 to 81.76  
95% Mean C.I. : 63.85 to 78.09

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| <b>DATE OF SALE *</b>  |       |        |       |          |       |        |       |       |                 |           | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|-----------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. |           |                      |                |
| <u>Qrtrs</u>           |       |        |       |          |       |        |       |       |                 |           |                      |                |
| 01-OCT-19 To 31-DEC-19 | 4     | 79.21  | 78.19 | 77.40    | 08.32 | 101.02 | 65.99 | 88.36 | N/A             | 497,228   | 384,839              |                |
| 01-JAN-20 To 31-MAR-20 |       |        |       |          |       |        |       |       |                 |           |                      |                |
| 01-APR-20 To 30-JUN-20 |       |        |       |          |       |        |       |       |                 |           |                      |                |
| 01-JUL-20 To 30-SEP-20 | 4     | 80.12  | 82.38 | 88.00    | 10.91 | 93.61  | 69.31 | 99.98 | N/A             | 200,308   | 176,263              |                |
| 01-OCT-20 To 31-DEC-20 | 2     | 52.58  | 52.58 | 44.00    | 29.08 | 119.50 | 37.29 | 67.86 | N/A             | 262,421   | 115,465              |                |
| 01-JAN-21 To 31-MAR-21 | 1     | 60.09  | 60.09 | 60.09    | 00.00 | 100.00 | 60.09 | 60.09 | N/A             | 161,330   | 96,950               |                |
| 01-APR-21 To 30-JUN-21 | 2     | 70.41  | 70.41 | 65.55    | 15.23 | 107.41 | 59.69 | 81.13 | N/A             | 711,004   | 466,093              |                |
| 01-JUL-21 To 30-SEP-21 | 1     | 72.98  | 72.98 | 72.98    | 00.00 | 100.00 | 72.98 | 72.98 | N/A             | 255,000   | 186,105              |                |
| 01-OCT-21 To 31-DEC-21 | 3     | 80.31  | 72.18 | 80.12    | 10.58 | 90.09  | 55.37 | 80.86 | N/A             | 2,174,500 | 1,742,133            |                |
| 01-JAN-22 To 31-MAR-22 | 1     | 58.80  | 58.80 | 58.80    | 00.00 | 100.00 | 58.80 | 58.80 | N/A             | 144,000   | 84,675               |                |
| 01-APR-22 To 30-JUN-22 | 1     | 51.79  | 51.79 | 51.79    | 00.00 | 100.00 | 51.79 | 51.79 | N/A             | 1,025,000 | 530,880              |                |
| 01-JUL-22 To 30-SEP-22 |       |        |       |          |       |        |       |       |                 |           |                      |                |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |       |                 |           |                      |                |
| 01-OCT-19 To 30-SEP-20 | 8     | 79.59  | 80.29 | 80.44    | 09.64 | 99.81  | 65.99 | 99.98 | 65.99 to 99.98  | 348,768   | 280,551              |                |
| 01-OCT-20 To 30-SEP-21 | 6     | 63.98  | 63.17 | 61.20    | 16.91 | 103.22 | 37.29 | 81.13 | 37.29 to 81.13  | 393,863   | 241,028              |                |
| 01-OCT-21 To 30-SEP-22 | 5     | 58.80  | 65.43 | 75.94    | 18.37 | 86.16  | 51.79 | 80.86 | N/A             | 1,538,500 | 1,168,391            |                |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |       |                 |           |                      |                |
| 01-JAN-20 To 31-DEC-20 | 6     | 73.64  | 72.45 | 70.58    | 19.41 | 102.65 | 37.29 | 99.98 | 37.29 to 99.98  | 221,012   | 155,997              |                |
| 01-JAN-21 To 31-DEC-21 | 7     | 72.98  | 70.06 | 77.04    | 13.14 | 90.94  | 55.37 | 81.13 | 55.37 to 81.13  | 1,194,548 | 920,234              |                |
| <u>ALL</u>             | 19    | 72.98  | 70.97 | 74.21    | 16.09 | 95.63  | 37.29 | 99.98 | 59.69 to 81.13  | 676,096   | 501,712              |                |

| <b>AREA (MARKET)</b> |       |        |       |          |       |       |       |       |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|---------|----------------------|----------------|
| RANGE                | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD   | MIN   | MAX   | 95%_Median_C.I. |         |                      |                |
| 1                    | 14    | 73.26  | 69.36 | 74.07    | 18.17 | 93.64 | 37.29 | 99.98 | 55.37 to 81.13  | 840,260 | 622,375              |                |
| 4                    | 5     | 72.98  | 75.49 | 75.71    | 10.08 | 99.71 | 65.99 | 88.36 | N/A             | 216,437 | 163,857              |                |
| <u>ALL</u>           | 19    | 72.98  | 70.97 | 74.21    | 16.09 | 95.63 | 37.29 | 99.98 | 59.69 to 81.13  | 676,096 | 501,712              |                |



**23 Dawes**  
**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 : 19  
 Total Sales Price : 12,845,820  
 Total Adj. Sales Price : 12,845,820  
 Total Assessed Value : 9,532,530  
 Avg. Adj. Sales Price : 676,096  
 Avg. Assessed Value : 501,712

MEDIAN : 73  
 WGT. MEAN : 74  
 MEAN : 71  
 COD : 16.09  
 PRD : 95.63

COV : 20.83  
 STD : 14.78  
 Avg. Abs. Dev : 11.74  
 MAX Sales Ratio : 99.98  
 MIN Sales Ratio : 37.29

95% Median C.I. : 59.69 to 81.13  
 95% Wgt. Mean C.I. : 66.66 to 81.76  
 95% Mean C.I. : 63.85 to 78.09

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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 |
|------------------------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|----------------------|----------------|
| <b>_____Dry_____</b>   |           |              |              |              |              |              |              |              |                       |                      |                |
| County                 | 1         | 77.97        | 77.97        | 77.97        | 00.00        | 100.00       | 77.97        | 77.97        | N/A                   | 84,424               | 65,825         |
| 1                      | 1         | 77.97        | 77.97        | 77.97        | 00.00        | 100.00       | 77.97        | 77.97        | N/A                   | 84,424               | 65,825         |
| <b>_____Grass_____</b> |           |              |              |              |              |              |              |              |                       |                      |                |
| County                 | 10        | 66.93        | 66.47        | 73.24        | 18.60        | 90.76        | 37.29        | 88.36        | 51.79 to 80.86        | 1,086,306            | 795,560        |
| 1                      | 7         | 59.69        | 63.22        | 73.16        | 22.48        | 86.41        | 37.29        | 80.86        | 37.29 to 80.86        | 1,464,411            | 1,071,329      |
| 4                      | 3         | 67.86        | 74.07        | 74.54        | 10.99        | 99.37        | 65.99        | 88.36        | N/A                   | 204,062              | 152,100        |
| <b>_____ALL_____</b>   | <b>19</b> | <b>72.98</b> | <b>70.97</b> | <b>74.21</b> | <b>16.09</b> | <b>95.63</b> | <b>37.29</b> | <b>99.98</b> | <b>59.69 to 81.13</b> | <b>676,096</b>       | <b>501,712</b> |

**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 |
|----------------------------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |              |              |              |                       |                      |                |
| County                     | 1         | 58.80        | 58.80        | 58.80        | 00.00        | 100.00       | 58.80        | 58.80        | N/A                   | 144,000              | 84,675         |
| 1                          | 1         | 58.80        | 58.80        | 58.80        | 00.00        | 100.00       | 58.80        | 58.80        | N/A                   | 144,000              | 84,675         |
| <b>_____Dry_____</b>       |           |              |              |              |              |              |              |              |                       |                      |                |
| County                     | 5         | 77.97        | 73.94        | 75.95        | 08.45        | 97.35        | 60.09        | 81.21        | N/A                   | 199,052              | 151,171        |
| 1                          | 5         | 77.97        | 73.94        | 75.95        | 08.45        | 97.35        | 60.09        | 81.21        | N/A                   | 199,052              | 151,171        |
| <b>_____Grass_____</b>     |           |              |              |              |              |              |              |              |                       |                      |                |
| County                     | 10        | 66.93        | 66.47        | 73.24        | 18.60        | 90.76        | 37.29        | 88.36        | 51.79 to 80.86        | 1,086,306            | 795,560        |
| 1                          | 7         | 59.69        | 63.22        | 73.16        | 22.48        | 86.41        | 37.29        | 80.86        | 37.29 to 80.86        | 1,464,411            | 1,071,329      |
| 4                          | 3         | 67.86        | 74.07        | 74.54        | 10.99        | 99.37        | 65.99        | 88.36        | N/A                   | 204,062              | 152,100        |
| <b>_____ALL_____</b>       | <b>19</b> | <b>72.98</b> | <b>70.97</b> | <b>74.21</b> | <b>16.09</b> | <b>95.63</b> | <b>37.29</b> | <b>99.98</b> | <b>59.69 to 81.13</b> | <b>676,096</b>       | <b>501,712</b> |

## Dawes County 2023 Average Acre Value Comparison

| County    | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Dawes     | 1        | 1,365 | 1,365 | 1,260 | 1,260 | 1,208 | 1,208 | 1,181 | 1,181 | 1,247            |
| Sheridan  | 1        | 1,992 | 1,995 | 1,935 | 1,871 | 1,847 | 1,850 | 1,830 | 1,773 | 1,913            |
| Sioux     | 1        | 1,350 | 1,350 | 1,270 | 1,270 | 1,220 | 1,221 | 1,180 | 1,180 | 1,259            |
| Dawes     | 4        | 2,016 | 2,016 | 1,792 | 1,792 | 1,568 | 1,568 | 1,344 | 1,344 | 1,734            |
| Sheridan  | 1        | 1,992 | 1,995 | 1,935 | 1,871 | 1,847 | 1,850 | 1,830 | 1,773 | 1,913            |
| Box Butte | 3        | 2,012 | 1,953 | 1,981 | 1,932 | 1,775 | 1,784 | 1,744 | 1,797 | 1,952            |
| Sioux     | 1        | 1,350 | 1,350 | 1,270 | 1,270 | 1,220 | 1,221 | 1,180 | 1,180 | 1,259            |

| County    | Mkt Area | 1D1 | 1D  | 2D1 | 2D  | 3D1 | 3D  | 4D1 | 4D  | WEIGHTED AVG DRY |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Dawes     | 1        | n/a | 658 | 618 | 618 | 574 | 574 | 523 | 523 | 597              |
| Sheridan  | 1        | n/a | 645 | 630 | 630 | 614 | 595 | 580 | 570 | 617              |
| Sioux     | 1        | n/a | 600 | 495 | 450 | 435 | 435 | 430 | 410 | 476              |
| Dawes     | 4        | n/a | 750 | 699 | 700 | 650 | 650 | 600 | 600 | 696              |
| Sheridan  | 1        | n/a | 645 | 630 | 630 | 614 | 595 | 580 | 570 | 617              |
| Box Butte | 3        | n/a | 570 | 570 | 570 | 550 | 550 | 550 | 550 | 568              |
| Sioux     | 1        | n/a | 600 | 495 | 450 | 435 | 435 | 430 | 410 | 476              |

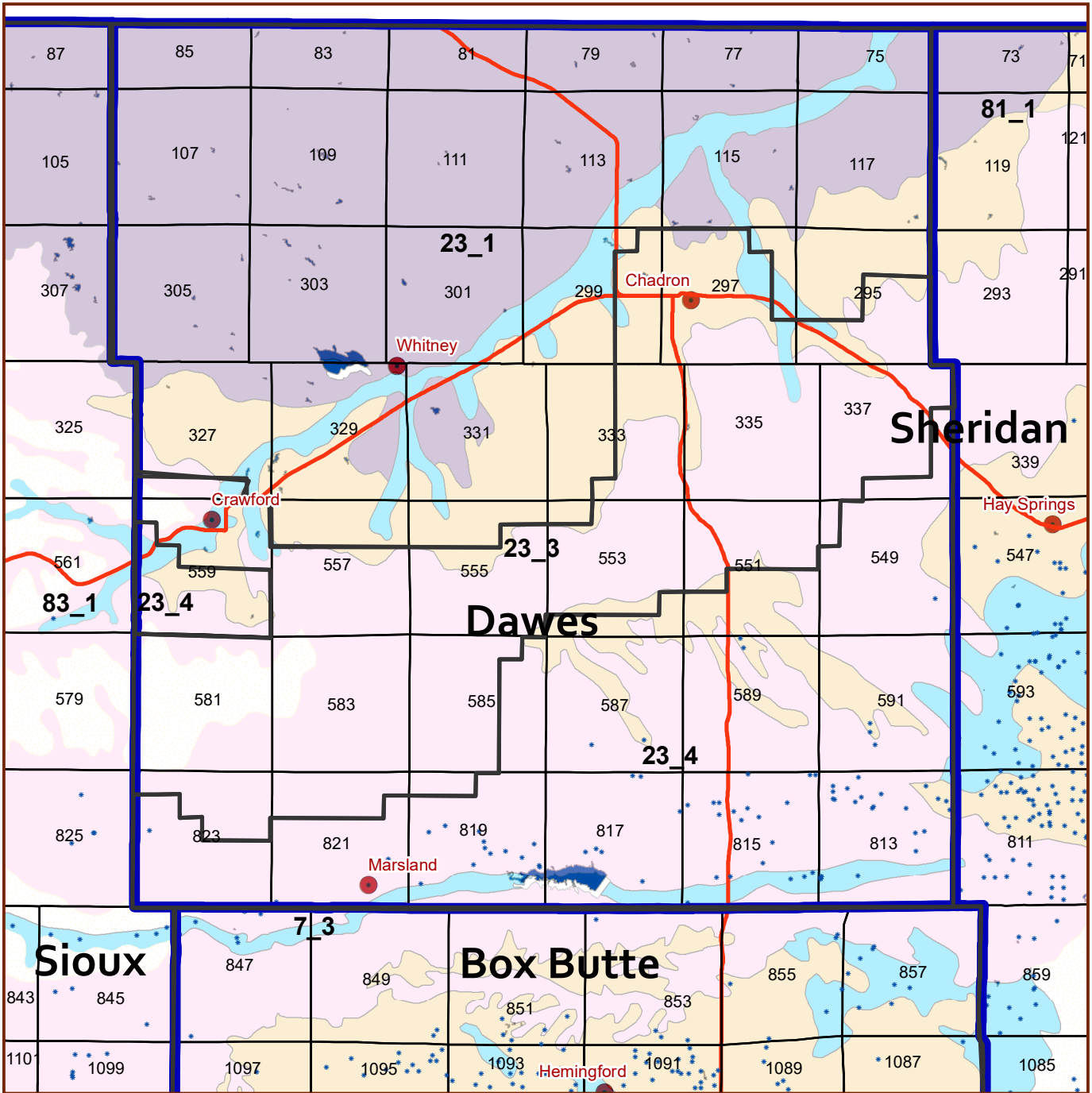
| County    | Mkt Area | 1G1 | 1G  | 2G1 | 2G  | 3G1 | 3G  | 4G1 | 4G  | WEIGHTED AVG GRASS |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Dawes     | 1        | 490 | n/a | 465 | 465 | 435 | 435 | 405 | 405 | 411                |
| Sheridan  | 1        | 490 | 490 | 485 | 485 | 460 | 460 | 455 | 440 | 460                |
| Sioux     | 1        | 420 | 420 | n/a | 400 | 400 | 400 | 380 | 360 | 375                |
| Dawes     | 4        | 560 | n/a | 530 | n/a | 510 | 510 | 480 | 480 | 494                |
| Sheridan  | 1        | 490 | 490 | 485 | 485 | 460 | 460 | 455 | 440 | 460                |
| Box Butte | 3        | 425 | 425 | n/a | 425 | n/a | 425 | 425 | 425 | 425                |
| Sioux     | 1        | 420 | 420 | n/a | 400 | 400 | 400 | 380 | 360 | 375                |

| County    | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|-----|--------|-------|
| Dawes     | 1        | n/a | n/a    | 100   |
| Sheridan  | 1        | n/a | n/a    | 75    |
| Sioux     | 1        | n/a | 371    | 82    |
| Dawes     | 4        | n/a | n/a    | 100   |
| Sheridan  | 1        | n/a | n/a    | 75    |
| Box Butte | 3        | 405 | n/a    | 100   |
| Sioux     | 1        | n/a | 371    | 82    |

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.

# DAWES COUNTY



**Legend**

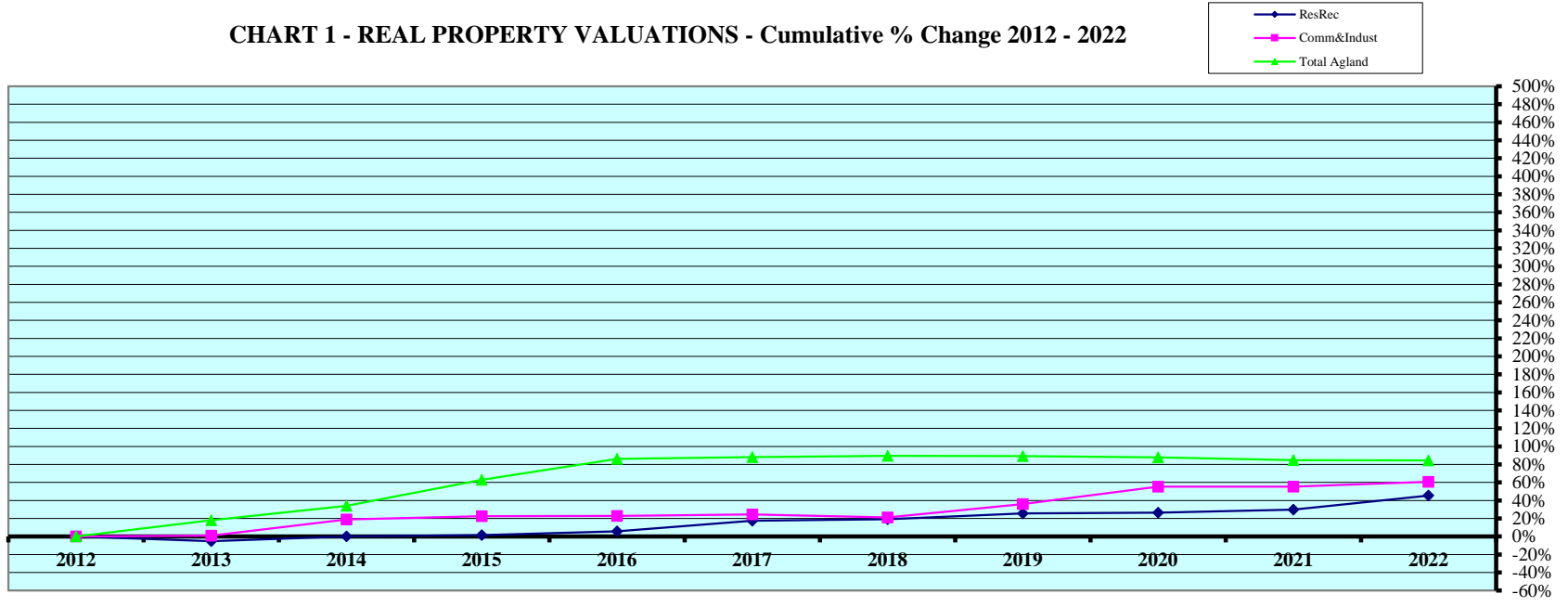
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

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

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



| Tax Year | Residential & Recreational <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | Value                                     | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2012     | 224,738,672                               | -              | -        | -         | 65,315,930                             | -              | -        | -         | 197,041,590                            | -              | -        | -         |
| 2013     | 212,942,249                               | -11,796,423    | -5.25%   | -5.25%    | 65,959,514                             | 643,584        | 0.99%    | 0.99%     | 232,717,870                            | 35,676,280     | 18.11%   | 18.11%    |
| 2014     | 225,027,969                               | 12,085,720     | 5.68%    | 0.13%     | 77,612,084                             | 11,652,570     | 17.67%   | 18.83%    | 263,838,235                            | 31,120,365     | 13.37%   | 33.90%    |
| 2015     | 227,887,783                               | 2,859,814      | 1.27%    | 1.40%     | 79,953,170                             | 2,341,086      | 3.02%    | 22.41%    | 321,205,640                            | 57,367,405     | 21.74%   | 63.01%    |
| 2016     | 237,481,085                               | 9,593,302      | 4.21%    | 5.67%     | 80,279,784                             | 326,614        | 0.41%    | 22.91%    | 367,034,790                            | 45,829,150     | 14.27%   | 86.27%    |
| 2017     | 263,971,215                               | 26,490,130     | 11.15%   | 17.46%    | 81,284,515                             | 1,004,731      | 1.25%    | 24.45%    | 370,800,675                            | 3,765,885      | 1.03%    | 88.18%    |
| 2018     | 267,850,440                               | 3,879,225      | 1.47%    | 19.18%    | 79,032,702                             | -2,251,813     | -2.77%   | 21.00%    | 373,497,360                            | 2,696,685      | 0.73%    | 89.55%    |
| 2019     | 282,538,944                               | 14,688,504     | 5.48%    | 25.72%    | 88,795,140                             | 9,762,438      | 12.35%   | 35.95%    | 373,118,325                            | -379,035       | -0.10%   | 89.36%    |
| 2020     | 283,951,396                               | 1,412,452      | 0.50%    | 26.35%    | 101,386,948                            | 12,591,808     | 14.18%   | 55.23%    | 370,038,430                            | -3,079,895     | -0.83%   | 87.80%    |
| 2021     | 291,849,554                               | 7,898,158      | 2.78%    | 29.86%    | 101,526,150                            | 139,202        | 0.14%    | 55.44%    | 364,041,225                            | -5,997,205     | -1.62%   | 84.75%    |
| 2022     | 326,769,289                               | 34,919,735     | 11.96%   | 45.40%    | 104,989,970                            | 3,463,820      | 3.41%    | 60.74%    | 363,616,260                            | -424,965       | -0.12%   | 84.54%    |

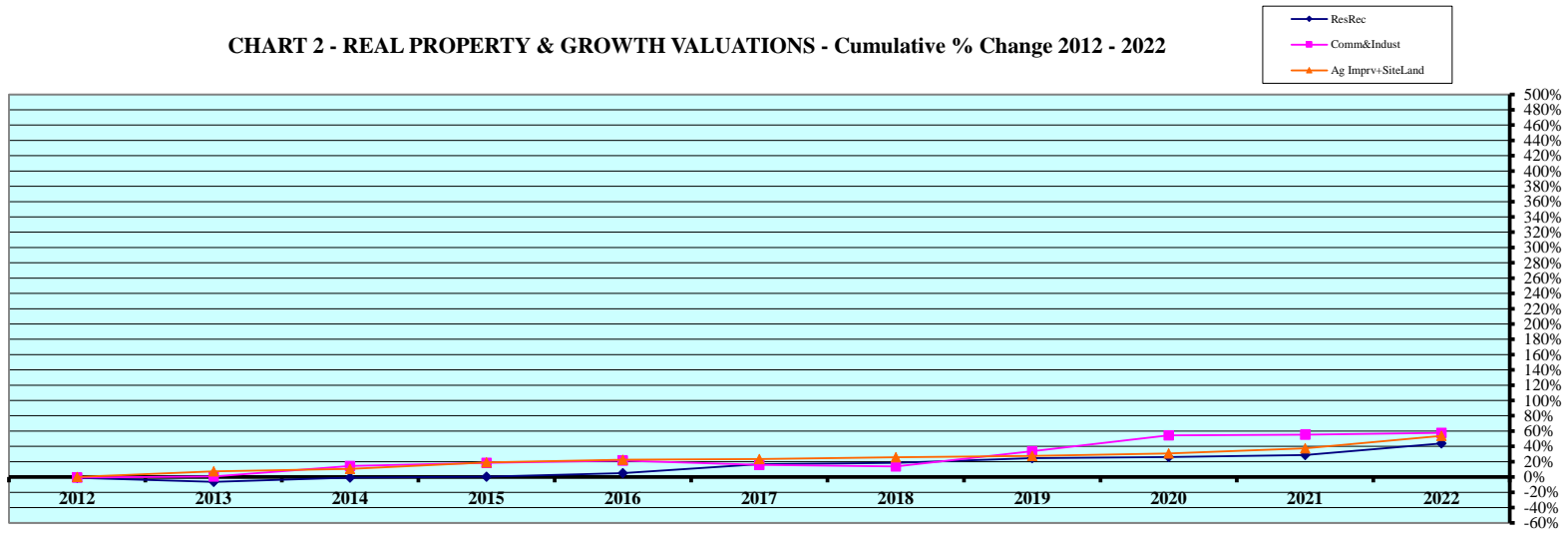
Rate Annual %chg: Residential & Recreational **3.81%** Commercial & Industrial **4.86%** Agricultural Land **6.32%**

Cnty# **23**  
County **DAWES**

**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 <sup>(1)</sup> |              |                   |                                  |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                        |                    |                     |
|--------------|---|--------------|-------------------|----------------------------------|--------------------|---------------------|--|--------------|-------------------|------------------------|--------------------|---------------------|
|              | Value                                     | Growth Value | % growth of value | Value Exclud. Growth             | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value                                  | Growth Value | % growth of value | Value Exclud. Growth   | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2012         | 224,738,672                               | 2,295,993    | 1.02%             | 222,442,679                      | -                  | -1.02%              | 65,315,930                             | 478,740      | 0.73%             | 64,837,190             | -                  | -0.73%              |
| 2013         | 212,942,249                               | 2,526,118    | 1.19%             | 210,416,131                      | -6.37%             | -6.37%              | 65,959,514                             | 262,500      | 0.40%             | 65,697,014             | 0.58%              | 0.58%               |
| 2014         | 225,027,969                               | 2,008,924    | 0.89%             | 223,019,045                      | 4.73%              | -0.77%              | 77,612,084                             | 2,822,835    | 3.64%             | 74,789,249             | 13.39%             | 14.50%              |
| 2015         | 227,887,783                               | 2,151,360    | 0.94%             | 225,736,423                      | 0.31%              | 0.44%               | 79,953,170                             | 2,483,475    | 3.11%             | 77,469,695             | -0.18%             | 18.61%              |
| 2016         | 237,481,085                               | 1,307,340    | 0.55%             | 236,173,745                      | 3.64%              | 5.09%               | 80,279,784                             | 1,076,780    | 1.34%             | 79,203,004             | -0.94%             | 21.26%              |
| 2017         | 263,971,215                               | 1,629,300    | 0.62%             | 262,341,915                      | 10.47%             | 16.73%              | 81,284,515                             | 5,556,275    | 6.84%             | 75,728,240             | -5.67%             | 15.94%              |
| 2018         | 267,850,440                               | 1,860,333    | 0.69%             | 265,990,107                      | 0.76%              | 18.36%              | 79,032,702                             | 4,696,299    | 5.94%             | 74,336,403             | -8.55%             | 13.81%              |
| 2019         | 282,538,944                               | 2,368,988    | 0.84%             | 280,169,956                      | 4.60%              | 24.66%              | 88,795,140                             | 1,407,255    | 1.58%             | 87,387,885             | 10.57%             | 33.79%              |
| 2020         | 283,951,396                               | 725,645      | 0.26%             | 283,225,751                      | 0.24%              | 26.02%              | 101,386,948                            | 471,575      | 0.47%             | 100,915,373            | 13.65%             | 54.50%              |
| 2021         | 291,849,554                               | 2,333,785    | 0.80%             | 289,515,769                      | 1.96%              | 28.82%              | 101,526,150                            | 83,060       | 0.08%             | 101,443,090            | 0.06%              | 55.31%              |
| 2022         | 326,769,289                               | 3,504,684    | 1.07%             | 323,264,605                      | 10.76%             | 43.84%              | 104,989,970                            | 1,994,095    | 1.90%             | 102,995,875            | 1.45%              | 57.69%              |
| Rate Ann%chg | 3.81%                                     |              |                   | Resid & Recreat w/o growth 3.11% |                    |                     | 4.86%                                  |              |                   | C & I w/o growth 2.44% |                    |                     |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                              |                           |                          |                   |                      |                    |                     |
|--------------|--|------------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
|              | Agric. Dwelling & Homesite Value           | Ag Outblgdg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value             | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2012         | 45,288,730                                 | 15,244,355                   | 60,533,085                | 1,112,747                | 1.84%             | 59,420,338           | -                  | -                   |
| 2013         | 50,367,755                                 | 16,448,678                   | 66,816,433                | 1,881,024                | 2.82%             | 64,935,409           | 7.27%              | 7.27%               |
| 2014         | 51,142,020                                 | 16,351,113                   | 67,493,133                | 487,090                  | 0.72%             | 67,006,043           | 0.28%              | 10.69%              |
| 2015         | 58,524,060                                 | 15,899,370                   | 74,423,430                | 2,313,595                | 3.11%             | 72,109,835           | 6.84%              | 19.12%              |
| 2016         | 59,027,085                                 | 16,666,440                   | 75,693,525                | 1,464,920                | 1.94%             | 74,228,605           | -0.26%             | 22.62%              |
| 2017         | 59,321,460                                 | 17,268,830                   | 76,590,290                | 1,870,900                | 2.44%             | 74,719,390           | -1.29%             | 23.44%              |
| 2018         | 59,575,005                                 | 17,594,110                   | 77,169,115                | 948,196                  | 1.23%             | 76,220,919           | -0.48%             | 25.92%              |
| 2019         | 60,403,505                                 | 18,410,270                   | 78,813,775                | 1,682,190                | 2.13%             | 77,131,585           | -0.05%             | 27.42%              |
| 2020         | 60,894,970                                 | 18,863,240                   | 79,758,210                | 555,315                  | 0.70%             | 79,202,895           | 0.49%              | 30.84%              |
| 2021         | 65,913,370                                 | 18,533,925                   | 84,447,295                | 1,291,645                | 1.53%             | 83,155,650           | 4.26%              | 37.37%              |
| 2022         | 74,021,735                                 | 21,828,555                   | 95,850,290                | 2,778,064                | 2.90%             | 93,072,226           | 10.21%             | 53.75%              |
| Rate Ann%chg | 5.04%                                      | 3.66%                        | 4.70%                     | Ag Imprv+Site w/o growth |                   |                      | 2.73%              |                     |

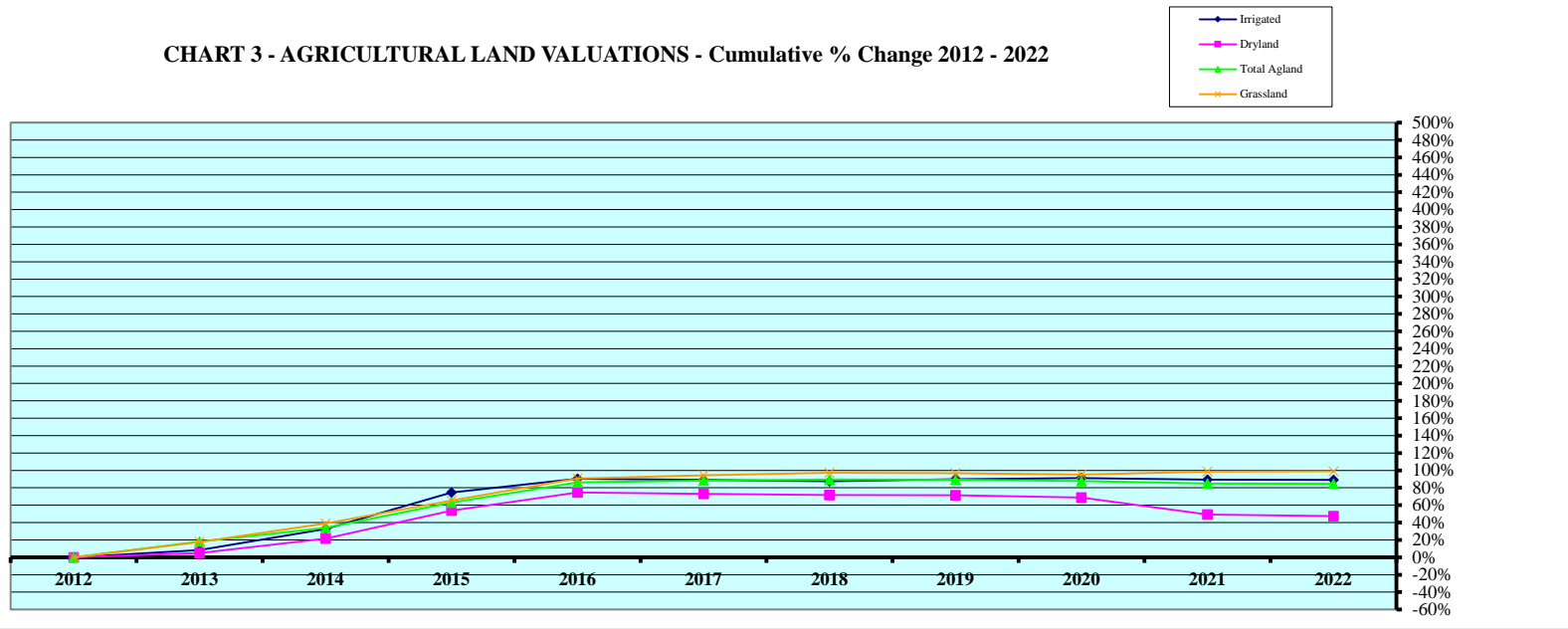
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 23  
County DAWES

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     | 15,329,840     | -         | -       | -         | 51,211,900 | -          | -       | -         | 129,904,495 | -          | -       | -         |
| 2013     | 16,600,130     | 1,270,290 | 8.29%   | 8.29%     | 53,726,350 | 2,514,450  | 4.91%   | 4.91%     | 152,812,195 | 22,907,700 | 17.63%  | 17.63%    |
| 2014     | 20,322,760     | 3,722,630 | 22.43%  | 32.57%    | 62,299,430 | 8,573,080  | 15.96%  | 21.65%    | 180,500,510 | 27,688,315 | 18.12%  | 38.95%    |
| 2015     | 26,767,325     | 6,444,565 | 31.71%  | 74.61%    | 78,693,105 | 16,393,675 | 26.31%  | 53.66%    | 214,643,005 | 34,142,495 | 18.92%  | 65.23%    |
| 2016     | 29,193,850     | 2,426,525 | 9.07%   | 90.44%    | 89,431,445 | 10,738,340 | 13.65%  | 74.63%    | 247,815,410 | 33,172,405 | 15.45%  | 90.77%    |
| 2017     | 28,999,690     | -194,160  | -0.67%  | 89.17%    | 88,574,685 | -856,760   | -0.96%  | 72.96%    | 252,643,285 | 4,827,875  | 1.95%   | 94.48%    |
| 2018     | 28,742,705     | -256,985  | -0.89%  | 87.50%    | 87,970,475 | -604,210   | -0.68%  | 71.78%    | 256,199,995 | 3,556,710  | 1.41%   | 97.22%    |
| 2019     | 29,103,395     | 360,690   | 1.25%   | 89.85%    | 87,777,925 | -192,550   | -0.22%  | 71.40%    | 255,650,240 | -549,755   | -0.21%  | 96.80%    |
| 2020     | 29,302,940     | 199,545   | 0.69%   | 91.15%    | 86,393,330 | -1,384,595 | -1.58%  | 68.70%    | 253,662,095 | -1,988,145 | -0.78%  | 95.27%    |
| 2021     | 29,009,780     | -293,160  | -1.00%  | 89.24%    | 76,444,370 | -9,948,960 | -11.52% | 49.27%    | 257,919,785 | 4,257,690  | 1.68%   | 98.55%    |
| 2022     | 29,005,505     | -4,275    | -0.01%  | 89.21%    | 75,477,590 | -966,780   | -1.26%  | 47.38%    | 258,456,110 | 536,325    | 0.21%   | 98.96%    |

Rate Ann.%chg: Irrigated **6.58%** Dryland **3.95%** Grassland **7.12%**

| Tax Year | Waste Land <sup>(1)</sup> |           |         |           | Other Agland <sup>(1)</sup> |            |          |           | Total Agricultural |            |         |           |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|------------|----------|-----------|--------------------|------------|---------|-----------|
|          | Value                     | Value Chg | Ann%chg | Cmltv%chg | Value                       | Value Chg  | Ann%chg  | Cmltv%chg | Value              | Value Chg  | Ann%chg | Cmltv%chg |
| 2012     | 175,330                   | -         | -       | -         | 420,025                     | -          | -        | -         | 197,041,590        | -          | -       | -         |
| 2013     | 205,245                   | 29,915    | 17.06%  | 17.06%    | 9,373,950                   | 8,953,925  | 2131.76% | 2131.76%  | 232,717,870        | 35,676,280 | 18.11%  | 18.11%    |
| 2014     | 207,265                   | 2,020     | 0.98%   | 18.21%    | 508,270                     | -8,865,680 | -94.58%  | 21.01%    | 263,838,235        | 31,120,365 | 13.37%  | 33.90%    |
| 2015     | 703,960                   | 496,695   | 239.64% | 301.51%   | 398,245                     | -110,025   | -21.65%  | -5.19%    | 321,205,640        | 57,367,405 | 21.74%  | 63.01%    |
| 2016     | 594,085                   | -109,875  | -15.61% | 238.84%   | 0                           | -398,245   | -100.00% | -100.00%  | 367,034,790        | 45,829,150 | 14.27%  | 86.27%    |
| 2017     | 583,015                   | -11,070   | -1.86%  | 232.52%   | 0                           | 0          | -100.00% | -100.00%  | 370,800,675        | 3,765,885  | 1.03%   | 88.18%    |
| 2018     | 584,185                   | 1,170     | 0.20%   | 233.19%   | 0                           | 0          | -100.00% | -100.00%  | 373,497,360        | 2,696,685  | 0.73%   | 89.55%    |
| 2019     | 586,765                   | 2,580     | 0.44%   | 234.66%   | 0                           | 0          | -100.00% | -100.00%  | 373,118,325        | -379,035   | -0.10%  | 89.36%    |
| 2020     | 587,925                   | 1,160     | 0.20%   | 235.32%   | 92,140                      | 92,140     | -        | -78.06%   | 370,038,430        | -3,079,895 | -0.83%  | 87.80%    |
| 2021     | 575,150                   | -12,775   | -2.17%  | 228.04%   | 92,140                      | 0          | 0.00%    | -78.06%   | 364,041,225        | -5,997,205 | -1.62%  | 84.75%    |
| 2022     | 584,915                   | 9,765     | 1.70%   | 233.61%   | 92,140                      | 0          | 0.00%    | -78.06%   | 363,616,260        | -424,965   | -0.12%  | 84.54%    |

Cnty# **23**  
County **DAWES**

Rate Ann.%chg: Total Agric Land **6.32%**

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     | 15,335,445     | 19,928 | 770                |                     |                       | 51,277,275 | 130,240 | 394                |                     |                       | 130,038,125 | 634,943 | 205                |                     |                       |
| 2013     | 16,600,130     | 19,807 | 838                | 8.91%               | 8.91%                 | 53,748,745 | 130,064 | 413                | 4.96%               | 4.96%                 | 152,734,930 | 634,981 | 241                | 17.45%              | 17.45%                |
| 2014     | 20,322,760     | 19,774 | 1,028              | 22.63%              | 33.56%                | 62,308,725 | 129,898 | 480                | 16.07%              | 21.83%                | 180,909,375 | 634,897 | 285                | 18.46%              | 39.13%                |
| 2015     | 26,806,570     | 19,774 | 1,356              | 31.90%              | 76.17%                | 79,403,725 | 130,095 | 610                | 27.24%              | 55.02%                | 214,451,355 | 634,623 | 338                | 18.59%              | 65.00%                |
| 2016     | 29,171,605     | 19,739 | 1,478              | 9.01%               | 92.04%                | 89,854,945 | 128,480 | 699                | 14.58%              | 77.63%                | 247,610,085 | 637,458 | 388                | 14.95%              | 89.66%                |
| 2017     | 29,115,070     | 19,677 | 1,480              | 0.12%               | 92.28%                | 88,654,585 | 126,958 | 698                | -0.15%              | 77.36%                | 252,596,020 | 638,524 | 396                | 1.84%               | 93.16%                |
| 2018     | 28,818,780     | 19,437 | 1,483              | 0.21%               | 92.68%                | 88,103,245 | 126,057 | 699                | 0.09%               | 77.52%                | 256,105,755 | 639,149 | 401                | 1.29%               | 95.65%                |
| 2019     | 29,152,525     | 19,727 | 1,478              | -0.33%              | 92.04%                | 87,827,950 | 125,755 | 698                | -0.07%              | 77.39%                | 255,752,290 | 638,727 | 400                | -0.07%              | 95.51%                |
| 2020     | 29,302,940     | 19,706 | 1,487              | 0.62%               | 93.23%                | 86,391,695 | 125,403 | 689                | -1.36%              | 74.98%                | 253,667,290 | 638,724 | 397                | -0.81%              | 93.92%                |
| 2021     | 29,009,420     | 19,548 | 1,484              | -0.20%              | 92.84%                | 76,355,380 | 119,945 | 637                | -7.60%              | 61.69%                | 257,871,885 | 643,391 | 401                | 0.92%               | 95.70%                |
| 2022     | 29,005,500     | 19,545 | 1,484              | 0.00%               | 92.85%                | 75,520,225 | 118,523 | 637                | 0.09%               | 61.84%                | 258,450,795 | 644,132 | 401                | 0.11%               | 95.91%                |

Rate Annual %chg Average Value/Acre: 6.79%

4.93%

6.96%

| 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     | 175,225        | 5,845 | 30                 |                     |                       | 226,760          | 209   | 1,083              |                     |                       | 197,052,830                 | 791,166 | 249                |                     |                       |
| 2013     | 175,065        | 5,840 | 30                 | 0.00%               | 0.00%                 | 288,890          | 243   | 1,189              | 9.84%               | 9.84%                 | 223,547,760                 | 790,935 | 283                | 13.48%              | 13.48%                |
| 2014     | 204,410        | 6,818 | 30                 | 0.01%               | 0.01%                 | 9,448,980        | 7,174 | 1,317              | 10.77%              | 21.67%                | 273,194,250                 | 798,560 | 342                | 21.04%              | 37.36%                |
| 2015     | 691,370        | 6,915 | 100                | 233.50%             | 233.54%               | 0                | 0     |                    |                     |                       | 321,353,020                 | 791,406 | 406                | 18.69%              | 63.03%                |
| 2016     | 594,105        | 5,942 | 100                | 0.00%               | 233.53%               | 0                | 0     |                    |                     |                       | 367,230,740                 | 791,620 | 464                | 14.25%              | 86.25%                |
| 2017     | 582,585        | 5,827 | 100                | 0.00%               | 233.53%               | 0                | 0     |                    |                     |                       | 370,948,260                 | 790,986 | 469                | 1.09%               | 88.29%                |
| 2018     | 584,800        | 5,849 | 100                | 0.00%               | 233.52%               | 0                | 0     |                    |                     |                       | 373,612,580                 | 790,492 | 473                | 0.78%               | 89.76%                |
| 2019     | 586,805        | 5,869 | 100                | 0.00%               | 233.52%               | 0                | 0     |                    |                     |                       | 373,319,570                 | 790,077 | 473                | -0.03%              | 89.71%                |
| 2020     | 586,585        | 5,867 | 100                | 0.00%               | 233.51%               | 92,140           | 92    | 1,000              |                     | -7.63%                | 370,040,650                 | 789,793 | 469                | -0.84%              | 88.11%                |
| 2021     | 574,425        | 5,745 | 100                | 0.00%               | 233.52%               | 92,140           | 92    | 1,000              | 0.00%               | -7.63%                | 363,903,250                 | 788,722 | 461                | -1.53%              | 85.25%                |
| 2022     | 584,915        | 5,850 | 100                | 0.00%               | 233.53%               | 92,140           | 92    | 1,000              | 0.00%               | -7.63%                | 363,653,575                 | 788,142 | 461                | 0.00%               | 85.25%                |

23  
DAWES

Rate Annual %chg Average Value/Acre: 6.36%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

| Pop.                               | County:                      | Personal Prop | StateAsd PP | StateAsdReal  | Residential | Commercial  | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value   |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|-------------|------------|------------|-------------|------------|------------|----------|---------------|
| 8,199                              | DAWES                        | 26,920,691    | 29,775,406  | 90,922,482    | 326,769,289 | 104,668,375 | 321,595    | 0          | 363,616,260 | 74,021,735 | 21,828,555 | 0        | 1,038,844,388 |
| cnty sectorvalue % of total value: |                              | 2.59%         | 2.87%       | 8.75%         | 31.46%      | 10.08%      | 0.03%      |            | 35.00%      | 7.13%      | 2.10%      |          | 100.00%       |
| Pop.                               | Municipality:                | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial  | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value   |
| 5,851                              | CHADRON                      | 7,140,210     | 3,632,862   | 1,138,775     | 191,099,912 | 85,669,025  | 259,425    | 0          | 0           | 0          | 0          | 0        | 288,940,209   |
| 71.36%                             | %sector of county sector     | 26.52%        | 12.20%      | 1.25%         | 58.48%      | 81.85%      | 80.67%     |            |             |            |            |          | 27.81%        |
|                                    | %sector of municipality      | 2.47%         | 1.26%       | 0.39%         | 66.14%      | 29.65%      | 0.09%      |            |             |            |            |          | 100.00%       |
| 997                                | CRAWFORD                     | 975,656       | 1,430,258   | 4,174,654     | 24,206,892  | 6,776,545   | 55,115     | 0          | 41,995      | 0          | 7,910      | 0        | 37,669,025    |
| 12.16%                             | %sector of county sector     | 3.62%         | 4.80%       | 4.59%         | 7.41%       | 6.47%       | 17.14%     |            | 0.01%       |            | 0.04%      |          | 3.63%         |
|                                    | %sector of municipality      | 2.59%         | 3.80%       | 11.08%        | 64.26%      | 17.99%      | 0.15%      |            | 0.11%       |            | 0.02%      |          | 100.00%       |
| 77                                 | WHITNEY                      | 86,036        | 70,616      | 132,019       | 2,316,575   | 356,490     | 0          | 0          | 31,190      | 66,000     | 2,525      | 0        | 3,061,451     |
| 0.94%                              | %sector of county sector     | 0.32%         | 0.24%       | 0.15%         | 0.71%       | 0.34%       |            |            | 0.01%       | 0.09%      | 0.01%      |          | 0.29%         |
|                                    | %sector of municipality      | 2.81%         | 2.31%       | 4.31%         | 75.67%      | 11.64%      |            |            | 1.02%       | 2.16%      | 0.08%      |          | 100.00%       |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
| 6,926                              | Total Municipalities         | 8,201,902     | 5,133,736   | 5,445,448     | 217,623,382 | 92,802,061  | 314,541    | 0          | 73,185      | 66,000     | 10,435     | 0        | 329,670,688   |
| 84.47%                             | %all municip.sectors of cnty | 30.47%        | 17.24%      | 5.99%         | 66.60%      | 88.66%      | 97.81%     |            | 0.02%       | 0.09%      | 0.05%      |          | 31.73%        |

23 DAWES

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



|  |                        |                            |                         |                                   |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 7,497</b> | <b>Value : 976,966,100</b> | <b>Growth 6,688,225</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |             | SubUrban |            | Rural   |            | Total   |             | Growth    |
|---------------------------------|---------|-------------|----------|------------|---------|------------|---------|-------------|-----------|
|                                 | Records | Value       | Records  | Value      | Records | Value      | Records | Value       |           |
| <b>01. Res UnImp Land</b>       | 540     | 10,816,030  | 38       | 1,670,735  | 118     | 3,513,535  | 696     | 16,000,300  |           |
| <b>02. Res Improve Land</b>     | 1,846   | 30,444,415  | 175      | 8,997,175  | 331     | 16,817,630 | 2,352   | 56,259,220  |           |
| <b>03. Res Improvements</b>     | 2,324   | 210,758,470 | 205      | 32,374,350 | 370     | 47,470,150 | 2,899   | 290,602,970 |           |
| <b>04. Res Total</b>            | 2,864   | 252,018,915 | 243      | 43,042,260 | 488     | 67,801,315 | 3,595   | 362,862,490 | 2,843,740 |
| <b>% of Res Total</b>           | 79.67   | 69.45       | 6.76     | 11.86      | 13.57   | 18.69      | 47.95   | 37.14       | 42.52     |
| <b>05. Com UnImp Land</b>       | 71      | 2,017,200   | 4        | 179,590    | 12      | 10,151,395 | 87      | 12,348,185  |           |
| <b>06. Com Improve Land</b>     | 406     | 12,314,305  | 25       | 1,048,875  | 12      | 7,388,410  | 443     | 20,751,590  |           |
| <b>07. Com Improvements</b>     | 410     | 81,958,560  | 25       | 4,553,145  | 24      | 3,933,515  | 459     | 90,445,220  |           |
| <b>08. Com Total</b>            | 481     | 96,290,065  | 29       | 5,781,610  | 36      | 21,473,320 | 546     | 123,544,995 | 2,679,505 |
| <b>% of Com Total</b>           | 88.10   | 77.94       | 5.31     | 4.68       | 6.59    | 17.38      | 7.28    | 12.65       | 40.06     |
| <b>09. Ind UnImp Land</b>       | 4       | 78,100      | 0        | 0          | 1       | 7,055      | 5       | 85,155      |           |
| <b>10. Ind Improve Land</b>     | 5       | 40,170      | 0        | 0          | 0       | 0          | 5       | 40,170      |           |
| <b>11. Ind Improvements</b>     | 5       | 196,270     | 0        | 0          | 0       | 0          | 5       | 196,270     |           |
| <b>12. Ind Total</b>            | 9       | 314,540     | 0        | 0          | 1       | 7,055      | 10      | 321,595     | 0         |
| <b>% of Ind Total</b>           | 90.00   | 97.81       | 0.00     | 0.00       | 10.00   | 2.19       | 0.13    | 0.03        | 0.00      |
| <b>13. Rec UnImp Land</b>       | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>14. Rec Improve Land</b>     | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>15. Rec Improvements</b>     | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>16. Rec Total</b>            | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           | 0         |
| <b>% of Rec Total</b>           | 0.00    | 0.00        | 0.00     | 0.00       | 0.00    | 0.00       | 0.00    | 0.00        | 0.00      |
| <b>Res &amp; Rec Total</b>      | 2,864   | 252,018,915 | 243      | 43,042,260 | 488     | 67,801,315 | 3,595   | 362,862,490 | 2,843,740 |
| <b>% of Res &amp; Rec Total</b> | 79.67   | 69.45       | 6.76     | 11.86      | 13.57   | 18.69      | 47.95   | 37.14       | 42.52     |
| <b>Com &amp; Ind Total</b>      | 490     | 96,604,605  | 29       | 5,781,610  | 37      | 21,480,375 | 556     | 123,866,590 | 2,679,505 |
| <b>% of Com &amp; Ind Total</b> | 88.13   | 77.99       | 5.22     | 4.67       | 6.65    | 17.34      | 7.42    | 12.68       | 40.06     |
| <b>17. Taxable Total</b>        | 3,354   | 348,623,520 | 272      | 48,823,870 | 525     | 89,281,690 | 4,151   | 486,729,080 | 5,523,245 |
| <b>% of Taxable Total</b>       | 80.80   | 71.63       | 6.55     | 10.03      | 12.65   | 18.34      | 55.37   | 49.82       | 82.58     |

Schedule II : Tax Increment Financing (TIF)

|                  | Urban   |            |              | SubUrban |            |              |
|------------------|---------|------------|--------------|----------|------------|--------------|
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 0       | 0          | 0            | 0        | 0          | 0            |
| 19. Commercial   | 1       | 37,595     | 5,012,085    | 0        | 0          | 0            |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
|                  | Rural   |            |              | Total    |            |              |
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 0       | 0          | 0            | 0        | 0          | 0            |
| 19. Commercial   | 0       | 0          | 0            | 1        | 37,595     | 5,012,085    |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 1        | 37,595     | 5,012,085    |

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing     | 0       | 0           | 1       | 0              | 7       | 0           | 8       | 0           | 0      |
| 24. Non-Producing | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 25. Total         | 0       | 0           | 1       | 0              | 7       | 0           | 8       | 0           | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 144           | 25               | 274           | 443           |

Schedule V : Agricultural Records

|                      | Urban   |        | SubUrban |           | Rural   |             | Total   |             |
|----------------------|---------|--------|----------|-----------|---------|-------------|---------|-------------|
|                      | Records | Value  | Records  | Value     | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 2       | 31,260 | 74       | 6,379,150 | 2,472   | 292,079,670 | 2,548   | 298,490,080 |
| 28. Ag-Improved Land | 1       | 20,000 | 65       | 5,912,275 | 670     | 102,347,495 | 736     | 108,279,770 |
| 29. Ag Improvements  | 1       | 48,525 | 68       | 9,665,290 | 721     | 73,753,355  | 790     | 83,467,170  |

|              |  |  |  |  |       |             |
|--------------|--|--|--|--|-------|-------------|
| 30. Ag Total |  |  |  |  | 3,338 | 490,237,020 |
|--------------|--|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban     |                 |                   | Growth           |
|---------------------------|---------|----------|------------|--------------|-----------------|-------------------|------------------|
|                           | Records | Acres    | Value      | Records      | Acres           | Value             |                  |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 2            | 2.00            | 40,000            |                  |
| 32. HomeSite Improv Land  | 1       | 0.76     | 20,000     | 49           | 52.95           | 1,042,000         |                  |
| 33. HomeSite Improvements | 1       | 0.00     | 46,000     | 54           | 0.00            | 7,371,980         |                  |
| 34. HomeSite Total        |         |          |            |              |                 |                   |                  |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 1            | 1.00            | 4,000             |                  |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 57           | 57.00           | 228,000           |                  |
| 37. FarmSite Improvements | 1       | 0.00     | 2,525      | 64           | 0.00            | 2,293,310         |                  |
| 38. FarmSite Total        |         |          |            |              |                 |                   |                  |
| 39. Road & Ditches        | 1       | 0.80     | 0          | 72           | 168.85          | 0                 |                  |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 1            | 22.74           | 15,100            |                  |
|                           | Rural   |          |            | Total        |                 |                   |                  |
|                           | Records | Acres    | Value      | Records      | Acres           | Value             |                  |
| 31. HomeSite UnImp Land   | 23      | 23.00    | 442,000    | 25           | 25.00           | 482,000           |                  |
| 32. HomeSite Improv Land  | 490     | 532.12   | 10,102,000 | 540          | 585.83          | 11,164,000        |                  |
| 33. HomeSite Improvements | 552     | 0.00     | 56,508,465 | 607          | 0.00            | 63,926,445        | 135,645          |
| 34. HomeSite Total        |         |          |            | <b>632</b>   | <b>610.83</b>   | <b>75,572,445</b> |                  |
| 35. FarmSite UnImp Land   | 9       | 9.00     | 29,000     | 10           | 10.00           | 33,000            |                  |
| 36. FarmSite Improv Land  | 556     | 555.41   | 2,161,360  | 613          | 612.41          | 2,389,360         |                  |
| 37. FarmSite Improvements | 649     | 0.00     | 17,244,890 | 714          | 0.00            | 19,540,725        | 1,029,335        |
| 38. FarmSite Total        |         |          |            | <b>724</b>   | <b>622.41</b>   | <b>21,963,085</b> |                  |
| 39. Road & Ditches        | 1,439   | 4,411.76 | 0          | 1,512        | 4,581.41        | 0                 |                  |
| 40. Other- Non Ag Use     | 19      | 2,750.75 | 2,028,575  | 20           | 2,773.49        | 2,043,675         |                  |
| 41. Total Section VI      |         |          |            | <b>1,356</b> | <b>8,588.14</b> | <b>99,579,205</b> | <b>1,164,980</b> |

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 | 39      | 6,114.42 | 2,751,300 | 39       | 6,114.42 | 2,751,300 |

Schedule VIII : Agricultural Records : Special Value

|                   | Urban   |            |            | SubUrban |            |            |
|-------------------|---------|------------|------------|----------|------------|------------|
|                   | Records | Acres      | Value      | Records  | Acres      | Value      |
| 43. Special Value | 0       | 0.00       | 0          | 127      | 20,685.44  | 10,521,685 |
| 44. Market Value  | 0       | 0.00       | 0          | 127      | 20,685.44  | 15,694,425 |
|                   | Rural   |            |            | Total    |            |            |
|                   | Records | Acres      | Value      | Records  | Acres      | Value      |
| 43. Special Value | 803     | 152,970.79 | 72,409,855 | 930      | 173,656.23 | 82,931,540 |
| 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                      | 837.47            | 8.37%          | 1,143,150          | 9.16%          | 1,365.00                |
| 46. 1A                       | 720.58            | 7.20%          | 983,585            | 7.89%          | 1,364.99                |
| 47. 2A1                      | 484.82            | 4.85%          | 610,870            | 4.90%          | 1,259.99                |
| 48. 2A                       | 2,731.96          | 27.30%         | 3,442,270          | 27.60%         | 1,260.00                |
| 49. 3A1                      | 1,295.30          | 12.94%         | 1,564,720          | 12.54%         | 1,208.00                |
| 50. 3A                       | 2,971.02          | 29.69%         | 3,588,965          | 28.77%         | 1,207.99                |
| 51. 4A1                      | 553.29            | 5.53%          | 653,430            | 5.24%          | 1,180.99                |
| 52. 4A                       | 411.78            | 4.12%          | 486,310            | 3.90%          | 1,180.99                |
| <b>53. Total</b>             | <b>10,006.22</b>  | <b>100.00%</b> | <b>12,473,300</b>  | <b>100.00%</b> | <b>1,246.55</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 54. 1D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 55. 1D                       | 17,611.24         | 31.71%         | 11,588,280         | 34.96%         | 658.00                  |
| 56. 2D1                      | 3,530.13          | 6.36%          | 2,181,590          | 6.58%          | 617.99                  |
| 57. 2D                       | 3,955.14          | 7.12%          | 2,444,275          | 7.37%          | 618.00                  |
| 58. 3D1                      | 6,164.24          | 11.10%         | 3,538,300          | 10.67%         | 574.00                  |
| 59. 3D                       | 13,591.25         | 24.47%         | 7,801,340          | 23.54%         | 574.00                  |
| 60. 4D1                      | 4,135.39          | 7.44%          | 2,162,795          | 6.52%          | 523.00                  |
| 61. 4D                       | 6,559.20          | 11.81%         | 3,430,405          | 10.35%         | 522.99                  |
| <b>62. Total</b>             | <b>55,546.59</b>  | <b>100.00%</b> | <b>33,146,985</b>  | <b>100.00%</b> | <b>596.74</b>           |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 748.40            | 0.25%          | 366,710            | 0.30%          | 489.99                  |
| 64. 1G                       | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 65. 2G1                      | 327.35            | 0.11%          | 152,230            | 0.12%          | 465.04                  |
| 66. 2G                       | 10,109.45         | 3.38%          | 4,700,885          | 3.82%          | 465.00                  |
| 67. 3G1                      | 10,653.62         | 3.56%          | 4,634,375          | 3.77%          | 435.00                  |
| 68. 3G                       | 22,414.53         | 7.49%          | 9,750,330          | 7.93%          | 435.00                  |
| 69. 4G1                      | 216,507.73        | 72.30%         | 87,685,685         | 71.32%         | 405.00                  |
| 70. 4G                       | 38,675.70         | 12.92%         | 15,663,700         | 12.74%         | 405.00                  |
| <b>71. Total</b>             | <b>299,436.78</b> | <b>100.00%</b> | <b>122,953,915</b> | <b>100.00%</b> | <b>410.62</b>           |
| <b>Irrigated Total</b>       | <b>10,006.22</b>  | <b>2.70%</b>   | <b>12,473,300</b>  | <b>7.38%</b>   | <b>1,246.55</b>         |
| <b>Dry Total</b>             | <b>55,546.59</b>  | <b>15.01%</b>  | <b>33,146,985</b>  | <b>19.60%</b>  | <b>596.74</b>           |
| <b>Grass Total</b>           | <b>299,436.78</b> | <b>80.90%</b>  | <b>122,953,915</b> | <b>72.71%</b>  | <b>410.62</b>           |
| 72. Waste                    | 5,120.23          | 1.38%          | 511,950            | 0.30%          | 99.99                   |
| 73. Other                    | 9.64              | 0.00%          | 9,640              | 0.01%          | 1,000.00                |
| 74. Exempt                   | 22,856.21         | 6.18%          | 18,633,655         | 11.02%         | 815.26                  |
| <b>75. Market Area Total</b> | <b>370,119.46</b> | <b>100.00%</b> | <b>169,095,790</b> | <b>100.00%</b> | <b>456.87</b>           |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated                    | Acres             | % of Acres*    | Value             | % of Value*    | Average Assessed Value* |
|------------------------------|-------------------|----------------|-------------------|----------------|-------------------------|
| 45. 1A1                      | 123.79            | 46.06%         | 209,325           | 48.04%         | 1,690.97                |
| 46. 1A                       | 62.16             | 23.13%         | 105,115           | 24.13%         | 1,691.04                |
| 47. 2A1                      | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 48. 2A                       | 53.94             | 20.07%         | 82,315            | 18.89%         | 1,526.05                |
| 49. 3A1                      | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 50. 3A                       | 19.73             | 7.34%          | 27,385            | 6.29%          | 1,387.99                |
| 51. 4A1                      | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 52. 4A                       | 9.15              | 3.40%          | 11,555            | 2.65%          | 1,262.84                |
| <b>53. Total</b>             | <b>268.77</b>     | <b>100.00%</b> | <b>435,695</b>    | <b>100.00%</b> | <b>1,621.07</b>         |
| <b>Dry</b>                   |                   |                |                   |                |                         |
| 54. 1D1                      | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 55. 1D                       | 6,914.83          | 29.13%         | 4,868,045         | 32.46%         | 704.00                  |
| 56. 2D1                      | 191.13            | 0.81%          | 125,965           | 0.84%          | 659.05                  |
| 57. 2D                       | 3,444.46          | 14.51%         | 2,269,905         | 15.13%         | 659.00                  |
| 58. 3D1                      | 161.23            | 0.68%          | 98,680            | 0.66%          | 612.04                  |
| 59. 3D                       | 6,324.83          | 26.65%         | 3,870,790         | 25.81%         | 612.00                  |
| 60. 4D1                      | 4,355.32          | 18.35%         | 2,447,690         | 16.32%         | 562.00                  |
| 61. 4D                       | 2,343.25          | 9.87%          | 1,316,865         | 8.78%          | 561.98                  |
| <b>62. Total</b>             | <b>23,735.05</b>  | <b>100.00%</b> | <b>14,997,940</b> | <b>100.00%</b> | <b>631.89</b>           |
| <b>Grass</b>                 |                   |                |                   |                |                         |
| 63. 1G1                      | 109.13            | 0.07%          | 57,295            | 0.08%          | 525.02                  |
| 64. 1G                       | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 65. 2G1                      | 91.76             | 0.06%          | 45,715            | 0.07%          | 498.20                  |
| 66. 2G                       | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 67. 3G1                      | 7,247.67          | 4.84%          | 3,428,170         | 5.07%          | 473.00                  |
| 68. 3G                       | 35,041.47         | 23.39%         | 16,574,675        | 24.50%         | 473.00                  |
| 69. 4G1                      | 26,777.56         | 17.87%         | 11,862,245        | 17.53%         | 442.99                  |
| 70. 4G                       | 80,569.66         | 53.77%         | 35,692,435        | 52.75%         | 443.00                  |
| <b>71. Total</b>             | <b>149,837.25</b> | <b>100.00%</b> | <b>67,660,535</b> | <b>100.00%</b> | <b>451.56</b>           |
| <b>Irrigated Total</b>       |                   |                |                   |                |                         |
|                              | 268.77            | 0.15%          | 435,695           | 0.52%          | 1,621.07                |
| <b>Dry Total</b>             |                   |                |                   |                |                         |
|                              | 23,735.05         | 13.63%         | 14,997,940        | 18.04%         | 631.89                  |
| <b>Grass Total</b>           |                   |                |                   |                |                         |
|                              | 149,837.25        | 86.01%         | 67,660,535        | 81.39%         | 451.56                  |
| 72. Waste                    | 359.58            | 0.21%          | 35,945            | 0.04%          | 99.96                   |
| 73. Other                    | 0.00              | 0.00%          | 0                 | 0.00%          | 0.00                    |
| 74. Exempt                   | 4,959.86          | 2.85%          | 11,979,220        | 14.41%         | 2,415.23                |
| <b>75. Market Area Total</b> | <b>174,200.65</b> | <b>100.00%</b> | <b>83,130,115</b> | <b>100.00%</b> | <b>477.21</b>           |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

| Irrigated              | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1                | 134.59     | 1.45%       | 271,335     | 1.68%       | 2,016.01                |
| 46. 1A                 | 3,602.76   | 38.69%      | 7,263,150   | 44.98%      | 2,016.00                |
| 47. 2A1                | 154.30     | 1.66%       | 276,505     | 1.71%       | 1,792.00                |
| 48. 2A                 | 1,314.93   | 14.12%      | 2,356,330   | 14.59%      | 1,791.98                |
| 49. 3A1                | 929.36     | 9.98%       | 1,457,225   | 9.02%       | 1,567.99                |
| 50. 3A                 | 1,142.72   | 12.27%      | 1,791,795   | 11.10%      | 1,568.01                |
| 51. 4A1                | 982.34     | 10.55%      | 1,320,265   | 8.18%       | 1,344.00                |
| 52. 4A                 | 1,049.85   | 11.28%      | 1,411,010   | 8.74%       | 1,344.01                |
| 53. Total              | 9,310.85   | 100.00%     | 16,147,615  | 100.00%     | 1,734.28                |
| <b>Dry</b>             |            |             |             |             |                         |
| 54. 1D1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 55. 1D                 | 19,816.74  | 51.27%      | 14,863,245  | 55.29%      | 750.03                  |
| 56. 2D1                | 1.96       | 0.01%       | 1,370       | 0.01%       | 698.98                  |
| 57. 2D                 | 4,108.48   | 10.63%      | 2,875,905   | 10.70%      | 699.99                  |
| 58. 3D1                | 162.79     | 0.42%       | 105,820     | 0.39%       | 650.04                  |
| 59. 3D                 | 6,046.12   | 15.64%      | 3,930,060   | 14.62%      | 650.01                  |
| 60. 4D1                | 6,612.64   | 17.11%      | 3,967,560   | 14.76%      | 600.00                  |
| 61. 4D                 | 1,899.76   | 4.92%       | 1,139,835   | 4.24%       | 599.99                  |
| 62. Total              | 38,648.49  | 100.00%     | 26,883,795  | 100.00%     | 695.60                  |
| <b>Grass</b>           |            |             |             |             |                         |
| 63. 1G1                | 2,285.71   | 1.18%       | 1,279,995   | 1.34%       | 560.00                  |
| 64. 1G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 65. 2G1                | 168.24     | 0.09%       | 89,170      | 0.09%       | 530.02                  |
| 66. 2G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 67. 3G1                | 2,562.49   | 1.33%       | 1,306,890   | 1.37%       | 510.01                  |
| 68. 3G                 | 78,692.41  | 40.77%      | 40,133,140  | 42.12%      | 510.00                  |
| 69. 4G1                | 49,396.26  | 25.59%      | 23,710,240  | 24.88%      | 480.00                  |
| 70. 4G                 | 59,919.79  | 31.04%      | 28,761,530  | 30.19%      | 480.00                  |
| 71. Total              | 193,024.90 | 100.00%     | 95,280,965  | 100.00%     | 493.62                  |
| <b>Irrigated Total</b> |            |             |             |             |                         |
| Irrigated Total        | 9,310.85   | 3.86%       | 16,147,615  | 11.66%      | 1,734.28                |
| <b>Dry Total</b>       |            |             |             |             |                         |
| Dry Total              | 38,648.49  | 16.01%      | 26,883,795  | 19.42%      | 695.60                  |
| <b>Grass Total</b>     |            |             |             |             |                         |
| Grass Total            | 193,024.90 | 79.95%      | 95,280,965  | 68.83%      | 493.62                  |
| 72. Waste              | 370.34     | 0.15%       | 37,035      | 0.03%       | 100.00                  |
| 73. Other              | 82.50      | 0.03%       | 82,500      | 0.06%       | 1,000.00                |
| 74. Exempt             | 6,730.83   | 2.79%       | 5,573,265   | 4.03%       | 828.02                  |
| 75. Market Area Total  | 241,437.08 | 100.00%     | 138,431,910 | 100.00%     | 573.37                  |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban        |               | SubUrban         |                   | Rural             |                    | Total             |                    |
|----------------------|--------------|---------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------|
|                      | Acres        | Value         | Acres            | Value             | Acres             | Value              | Acres             | Value              |
| <b>76. Irrigated</b> | 24.97        | 30,165        | 253.24           | 410,695           | 19,307.63         | 28,615,750         | 19,585.84         | 29,056,610         |
| <b>77. Dry Land</b>  | 0.00         | 0             | 5,385.15         | 3,469,765         | 112,544.98        | 71,558,955         | 117,930.13        | 75,028,720         |
| <b>78. Grass</b>     | 2.70         | 1,095         | 15,595.71        | 7,052,080         | 626,700.52        | 278,842,240        | 642,298.93        | 285,895,415        |
| <b>79. Waste</b>     | 0.00         | 0             | 297.88           | 29,785            | 5,552.27          | 555,145            | 5,850.15          | 584,930            |
| <b>80. Other</b>     | 0.00         | 0             | 0.00             | 0                 | 92.14             | 92,140             | 92.14             | 92,140             |
| <b>81. Exempt</b>    | 786.34       | 3,436,155     | 184.36           | 1,734,115         | 33,576.20         | 31,015,870         | 34,546.90         | 36,186,140         |
| <b>82. Total</b>     | <b>27.67</b> | <b>31,260</b> | <b>21,531.98</b> | <b>10,962,325</b> | <b>764,197.54</b> | <b>379,664,230</b> | <b>785,757.19</b> | <b>390,657,815</b> |

|                  | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| <b>Irrigated</b> | 19,585.84         | 2.49%          | 29,056,610         | 7.44%          | 1,483.55                |
| <b>Dry Land</b>  | 117,930.13        | 15.01%         | 75,028,720         | 19.21%         | 636.21                  |
| <b>Grass</b>     | 642,298.93        | 81.74%         | 285,895,415        | 73.18%         | 445.11                  |
| <b>Waste</b>     | 5,850.15          | 0.74%          | 584,930            | 0.15%          | 99.99                   |
| <b>Other</b>     | 92.14             | 0.01%          | 92,140             | 0.02%          | 1,000.00                |
| <b>Exempt</b>    | 34,546.90         | 4.40%          | 36,186,140         | 9.26%          | 1,047.45                |
| <b>Total</b>     | <b>785,757.19</b> | <b>100.00%</b> | <b>390,657,815</b> | <b>100.00%</b> | <b>497.17</b>           |



Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|                                       | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 83.1 N/a Or Error                     | 2                      | 31,235       | 0                    | 0            | 2                   | 189,700      | 4              | 220,935      | 0             |
| 83.2 Chadron                          | 465                    | 10,559,050   | 1,273                | 28,121,190   | 1,746               | 184,558,080  | 2,211          | 223,238,320  | 1,133,365     |
| 83.3 Crawford                         | 55                     | 208,790      | 519                  | 2,127,270    | 521                 | 24,180,000   | 576            | 26,516,060   | 251,455       |
| 83.4 Rural/suburban                   | 174                    | 5,201,225    | 560                  | 26,010,760   | 630                 | 81,675,190   | 804            | 112,887,175  | 1,458,920     |
| 84 Residential Total                  | 696                    | 16,000,300   | 2,352                | 56,259,220   | 2,899               | 290,602,970  | 3,595          | 362,862,490  | 2,843,740     |

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         | Chadron                  | 59                     | 1,994,220    | 327                  | 11,163,620   | 331                 | 76,658,650   | 390            | 89,816,490   | 2,679,505     |
| 85.2         | Crawford                 | 16                     | 101,080      | 81                   | 1,116,740    | 82                  | 5,789,445    | 98             | 7,007,265    | 0             |
| 85.3         | Rural/suburban           | 17                     | 10,338,040   | 40                   | 8,511,400    | 51                  | 8,193,395    | 68             | 27,042,835   | 0             |
| 86           | Commercial Total         | 92                     | 12,433,340   | 448                  | 20,791,760   | 464                 | 90,641,490   | 556            | 123,866,590  | 2,679,505     |

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                | 748.40     | 0.25%       | 366,710     | 0.30%       | 489.99                  |
| 88. 1G                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 89. 2G1                | 327.35     | 0.11%       | 152,230     | 0.12%       | 465.04                  |
| 90. 2G                 | 10,109.45  | 3.38%       | 4,700,885   | 3.82%       | 465.00                  |
| 91. 3G1                | 10,653.62  | 3.56%       | 4,634,375   | 3.77%       | 435.00                  |
| 92. 3G                 | 22,414.53  | 7.49%       | 9,750,330   | 7.93%       | 435.00                  |
| 93. 4G1                | 216,507.73 | 72.30%      | 87,685,685  | 71.32%      | 405.00                  |
| 94. 4G                 | 38,675.70  | 12.92%      | 15,663,700  | 12.74%      | 405.00                  |
| 95. Total              | 299,436.78 | 100.00%     | 122,953,915 | 100.00%     | 410.62                  |
| <b>CRP</b>             |            |             |             |             |                         |
| 96. 1C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 97. 1C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 99. 2C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 100. 3C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 101. 3C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 102. 4C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 103. 4C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 104. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <b>Timber</b>          |            |             |             |             |                         |
| 105. 1T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 106. 1T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 108. 2T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 110. 3T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 112. 4T                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 113. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| Grass Total            | 299,436.78 | 100.00%     | 122,953,915 | 100.00%     | 410.62                  |
| CRP Total              | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| 114. Market Area Total | 299,436.78 | 100.00%     | 122,953,915 | 100.00%     | 410.62                  |

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

Market Area 3

| Pure Grass             | Acres      | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|------------|-------------|-------------------------|
| 87. 1G1                | 109.13     | 0.07%       | 57,295     | 0.08%       | 525.02                  |
| 88. 1G                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 89. 2G1                | 91.76      | 0.06%       | 45,715     | 0.07%       | 498.20                  |
| 90. 2G                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 91. 3G1                | 7,247.67   | 4.84%       | 3,428,170  | 5.07%       | 473.00                  |
| 92. 3G                 | 35,041.47  | 23.39%      | 16,574,675 | 24.50%      | 473.00                  |
| 93. 4G1                | 26,777.56  | 17.87%      | 11,862,245 | 17.53%      | 442.99                  |
| 94. 4G                 | 80,569.66  | 53.77%      | 35,692,435 | 52.75%      | 443.00                  |
| 95. Total              | 149,837.25 | 100.00%     | 67,660,535 | 100.00%     | 451.56                  |
| <b>CRP</b>             |            |             |            |             |                         |
| 96. 1C1                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 97. 1C                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 100. 3C1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 101. 3C                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 102. 4C1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 103. 4C                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 104. Total             | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <b>Timber</b>          |            |             |            |             |                         |
| 105. 1T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 106. 1T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 108. 2T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 110. 3T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 112. 4T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 113. Total             | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |            |             |            |             |                         |
| Grass Total            | 149,837.25 | 100.00%     | 67,660,535 | 100.00%     | 451.56                  |
| CRP Total              | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| Timber Total           | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |            |             |            |             |                         |
| 114. Market Area Total | 149,837.25 | 100.00%     | 67,660,535 | 100.00%     | 451.56                  |

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

Market Area 4

| Pure Grass             | Acres      | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|------------|-------------|-------------------------|
| 87. 1G1                | 2,285.71   | 1.18%       | 1,279,995  | 1.34%       | 560.00                  |
| 88. 1G                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 89. 2G1                | 168.24     | 0.09%       | 89,170     | 0.09%       | 530.02                  |
| 90. 2G                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 91. 3G1                | 2,562.49   | 1.33%       | 1,306,890  | 1.37%       | 510.01                  |
| 92. 3G                 | 78,692.41  | 40.77%      | 40,133,140 | 42.12%      | 510.00                  |
| 93. 4G1                | 49,396.26  | 25.59%      | 23,710,240 | 24.88%      | 480.00                  |
| 94. 4G                 | 59,919.79  | 31.04%      | 28,761,530 | 30.19%      | 480.00                  |
| 95. Total              | 193,024.90 | 100.00%     | 95,280,965 | 100.00%     | 493.62                  |
| <b>CRP</b>             |            |             |            |             |                         |
| 96. 1C1                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 97. 1C                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 100. 3C1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 101. 3C                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 102. 4C1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 103. 4C                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 104. Total             | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <b>Timber</b>          |            |             |            |             |                         |
| 105. 1T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 106. 1T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 107. 2T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 108. 2T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 109. 3T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 110. 3T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 111. 4T1               | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 112. 4T                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 113. Total             | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |            |             |            |             |                         |
| Grass Total            | 193,024.90 | 100.00%     | 95,280,965 | 100.00%     | 493.62                  |
| CRP Total              | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| Timber Total           | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |            |             |            |             |                         |
| 114. Market Area Total | 193,024.90 | 100.00%     | 95,280,965 | 100.00%     | 493.62                  |

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

23 Dawes

|   | 2022 CTL County<br>Total | 2023 Form 45<br>County Total | Value Difference<br>(2023 form 45 - 2022 CTL) | Percent<br>Change | 2023 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 326,769,289              | 362,862,490                  | 36,093,201                                    | 11.05%            | 2,843,740                               | 10.18%                         |
| 02. Recreational  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 74,021,735               | 75,572,445                   | 1,550,710                                     | 2.09%             | 135,645                                 | 1.91%                          |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>400,791,024</b>       | <b>438,434,935</b>           | <b>37,643,911</b>                             | <b>9.39%</b>      | <b>2,979,385</b>                        | <b>8.65%</b>                   |
| 05. Commercial  | 104,668,375              | 123,544,995                  | 18,876,620                                    | 18.03%            | 2,679,505                               | 15.47%                         |
| 06. Industrial  | 321,595                  | 321,595                      | 0   | 0.00%             | 0                                       | 0.00%                          |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>104,989,970</b>       | <b>123,866,590</b>           | <b>18,876,620</b>                             | <b>17.98%</b>     | <b>2,679,505</b>                        | <b>15.43%</b>                  |
| 08. Ag-Farmsite Land, Outbuildings                                | 21,828,555               | 21,963,085                   | 134,530                                       | 0.62%             | 1,029,335                               | -4.10%                         |
| 09. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 10. Non Ag Use Land   | 0                        | 2,043,675                    | 2,043,675                                     |                   |   |                                |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>21,828,555</b>        | <b>24,006,760</b>            | <b>2,178,205</b>                              | <b>9.98%</b>      | <b>1,029,335</b>                        | <b>5.26%</b>                   |
| 12. Irrigated   | 29,005,505               | 29,056,610                   | 51,105  | 0.18%             |   |                                |
| 13. Dryland   | 75,477,590               | 75,028,720                   | -448,870                                      | -0.59%            |   |                                |
| 14. Grassland   | 258,456,110              | 285,895,415                  | 27,439,305                                    | 10.62%            |   |                                |
| 15. Wasteland   | 584,915                  | 584,930                      | 15  | 0.00%             |   |                                |
| 16. Other Agland  | 92,140                   | 92,140                       | 0   | 0.00%             |   |                                |
| <b>17. Total Agricultural Land</b>                                | <b>363,616,260</b>       | <b>390,657,815</b>           | <b>27,041,555</b>                             | <b>7.44%</b>      |   |                                |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>891,225,809</b>       | <b>976,966,100</b>           | <b>85,740,291</b>                             | <b>9.62%</b>      | <b>6,688,225</b>                        | <b>8.87%</b>                   |

## 2023 Assessment Survey for Dawes County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | One  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | None   |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | Two  |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | None   |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | None   |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>  |
|            | \$207,781  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>  |
|            | Same   |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>   |
|            | \$3,250  |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>   |
|            | This is a sinking fund, for the six-year review and Eagle View Pictometry, and a commercial reappraisal. The amount can vary year-to year. |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>   |
|            | \$15,656   |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>  |
|            | \$3,501  |
| <b>12.</b> | <b>Amount of last year's assessor's budget not used:</b>   |
|            | None   |

## B. Computer, Automation Information and GIS

|     |   |
|-----|---|
| 1.  | <b>Administrative software:</b>   |
|     | MIPS  |
| 2.  | <b>CAMA software:</b>   |
|     | MIPS  |
| 3.  | <b>Personal Property software:</b>  |
|     | MIPS  |
| 4.  | <b>Are cadastral maps currently being used?</b>   |
|     | No  |
| 5.  | <b>If so, who maintains the Cadastral Maps?</b>   |
|     | N/A   |
| 6.  | <b>Does the county have GIS software?</b>   |
|     | Yes   |
| 7.  | <b>Is GIS available to the public? If so, what is the web address?</b>                  |
|     | Yes. The web address is <a href="https://dawes.gWorks.com">https://dawes.gWorks.com</a> |
| 8.  | <b>Who maintains the GIS software and maps?</b>   |
|     | gWorks  |
| 9.  | <b>What type of aerial imagery is used in the cyclical review of properties?</b>        |
|     | Eagle View Pictometry.  |
| 10. | <b>When was the aerial imagery last updated?</b>  |
|     | 2021  |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>     |
|    | Yes                                     |
| 2. | <b>If so, is the zoning countywide?</b> |
|    | Yes                                     |
|    |   |



|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b> |
|           | Chadron and Crawford are zoned.                     |
| <b>4.</b> | <b>When was zoning implemented?</b>                 |
|           | 2002  |

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

|           |   |
|-----------|---|
| <b>1.</b> | <b>Appraisal Services:</b>  |
|           | Stanard Appraisal for commercial property pickup work only during the time between commercial reappraisals. |
| <b>2.</b> | <b>GIS Services:</b>  |
|           | gWorks  |
| <b>3.</b> | <b>Other services:</b>  |
|           | MIPS for CAMA, administrative and personal property software; Eagle View (Pictometry).                      |

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

|           |  |
|-----------|--|
| <b>1.</b> | <b>List any outside appraisal or listing services employed by the county for the current assessment year</b> |
|           | None for 2022, other than commercial pickup.   |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>                                  |
|           | Yes.   |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>                              |
|           | Certified General appraisal certification.   |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | Yes.   |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>             |
|           | Yes, in working with the county assessor for a suggested value.  |

## 2023 Residential Assessment Survey for Dawes County

| <b>1.</b>              | <b>Valuation data collection done by:</b>   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|------------------------|---|------------------------|--|----|---|----|---|----|---|-------|---------------------------|-------|------------------------|
|                        | The Assessor and her staff.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>2.</b>              | <b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Chadron: all residential properties within the city of Chadron.</td> </tr> <tr> <td style="text-align: center;">16</td> <td>Crawford: all residential properties within the town of Crawford.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural: this grouping is comprised of all rural residential properties, suburban properties and those in the villages of Whitney and Marsland.</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> | 10 | Chadron: all residential properties within the city of Chadron. | 16 | Crawford: all residential properties within the town of Crawford. | 20 | Rural: this grouping is comprised of all rural residential properties, suburban properties and those in the villages of Whitney and Marsland. | AG OB | Agricultural outbuildings | AG DW | Agricultural dwellings |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>  |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| 10                     | Chadron: all residential properties within the city of Chadron.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| 16                     | Crawford: all residential properties within the town of Crawford.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| 20                     | Rural: this grouping is comprised of all rural residential properties, suburban properties and those in the villages of Whitney and Marsland.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| AG OB                  | Agricultural outbuildings   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| AG DW                  | Agricultural dwellings  |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>  |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | The cost approach.  |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | The tables provided by the CAMA vendor are used.  |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>  |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | No.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | By a review of sales, market values of vacant lots are established utilizing the square foot method (by neighborhood within the two towns).   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>7.</b>              | <b>How are rural residential site values developed?</b>   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | By determining the cost of a well, septic system and running electricity to the parcel, site values were developed for rural and suburban properties. The home site is valued at \$20,000, the additional acres up to six are valued at \$6,000 per acre. Seven to fifteen acres are valued at \$4,000 per acre and sixteen to seventy nine acres are valued at \$2,000 per acre.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
| <b>8.</b>              | <b>Are there form 191 applications on file?</b>   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        | No.   |                        |  |    |   |    |   |    |   |       |                           |       |                        |
|                        |   |                        |  |    |   |    |   |    |   |       |                           |       |                        |

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

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

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> |
|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 10                     | 2019                               | 2019                   | 2017                           | 2017                           |
| 16                     | 2019                               | 2019                   | 2018                           | 2018                           |
| 20                     | 2019                               | 2019                   | 2022                           | 2022                           |
| AG OB                  | 2019                               | 2019                   | 2021                           | 2021                           |
| AG DW                  | 2019                               | 2019                   | 2021                           | 2021                           |

## 2023 Commercial Assessment Survey for Dawes County

| <b>1.</b>              | <b>Valuation data collection done by:</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|------------------------|---|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|--|--------------------------------|---|------|---|------|------|----|------|------|------|------|----|------|------|------|------|
|                        | The county assessor, staff members and Stanard Appraisal for pickup work.   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>2.</b>              | <b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Chadron: all commercial property within the city of Chadron.</td> </tr> <tr> <td style="text-align: center;">16</td> <td>Crawford: the commercial parcels within the town of Crawford.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural: all commercial parcels outside of the towns and villages of Dawes County and includes the commercial parcels that would traditionally be classified as suburban, and including the village of Whitney.</td> </tr> </tbody> </table>   |                        |                                |                                | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 10                     | Chadron: all commercial property within the city of Chadron. | 16                             | Crawford: the commercial parcels within the town of Crawford. | 20   | Rural: all commercial parcels outside of the towns and villages of Dawes County and includes the commercial parcels that would traditionally be classified as suburban, and including the village of Whitney. |      |      |    |      |      |      |      |    |      |      |      |      |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 10                     | Chadron: all commercial property within the city of Chadron.  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 16                     | Crawford: the commercial parcels within the town of Crawford.   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 20                     | Rural: all commercial parcels outside of the towns and villages of Dawes County and includes the commercial parcels that would traditionally be classified as suburban, and including the village of Whitney.   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | During reappraisal, all three approaches were utilized to estimate the market value of commercial properties: cost, income and market approaches. After comparison of values established by the three approaches, the cost approach was relied upon almost exclusively.   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>3a.</b>             | <b>Describe the process used to determine the value of unique commercial properties.</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | The same three approaches to estimate market value would be used to address any unique commercial properties.   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | The tables provided by the CAMA vendor are used.  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | No.   |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>6.</b>              | <b>Describe the methodology used to determine the commercial lot values.</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | Commercial lot values are determined by current vacant lot sales. The square foot method is then applied. By location, undeveloped lots bordering the highways (385 and 2) are valued at \$6 per square foot. Commercial lots in towns bordering the highways are valued at \$1 per square foot.  |                        |                                |                                |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>7.</b>              | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">16</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>           | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>                               | <u>Date of Last Inspection</u> | 10  | 2019 | 2019  | 2019 | 2019 | 16 | 2019 | 2019 | 2019 | 2019 | 20 | 2019 | 2019 | 2019 | 2019 |
| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 10                     | 2019  | 2019                   | 2019                           | 2019                           |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 16                     | 2019  | 2019                   | 2019                           | 2019                           |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 20                     | 2019  | 2019                   | 2019                           | 2019                           |                        |  |                        |  |                                |   |      |   |      |      |    |      |      |      |      |    |      |      |      |      |

## 2023 Agricultural Assessment Survey for Dawes County

| <b>1.</b>          | <b>Valuation data collection done by:</b>  |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|--------------------|--|--|--|--------------------|--|--------------------------------|---|---|------|---|--|------|---|---|------|
|                    |  | The Assessor and her staff.  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>  |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 30%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This agricultural market area is the uninfluenced northern portion of Dawes County, and consists primarily of agricultural use despite lower land capability with little water available for crop production, irrigation and livestock.</td> <td style="text-align: center;">2018</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area's geographical location is primarily the Pine Ridge and includes trees and bluffs; it also exhibits a market demand that exceeds that of pure agricultural use. This area has absorbed some of what was previously area two, depending on non-agricultural influence in this area.</td> <td style="text-align: center;">2018</td> </tr> <tr> <td style="text-align: center;">4</td> <td>This agricultural market area is located in the southern portion of the county and consists of higher quality land capability with irrigated lands and water availability for higher production of crops and livestock.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table> |  | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | This agricultural market area is the uninfluenced northern portion of Dawes County, and consists primarily of agricultural use despite lower land capability with little water available for crop production, irrigation and livestock. | 2018 | 3 | This area's geographical location is primarily the Pine Ridge and includes trees and bluffs; it also exhibits a market demand that exceeds that of pure agricultural use. This area has absorbed some of what was previously area two, depending on non-agricultural influence in this area. | 2018 | 4 | This agricultural market area is located in the southern portion of the county and consists of higher quality land capability with irrigated lands and water availability for higher production of crops and livestock. | 2018 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>   | <u>Year Land Use Completed</u>   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| 1                  | This agricultural market area is the uninfluenced northern portion of Dawes County, and consists primarily of agricultural use despite lower land capability with little water available for crop production, irrigation and livestock.  | 2018   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| 3                  | This area's geographical location is primarily the Pine Ridge and includes trees and bluffs; it also exhibits a market demand that exceeds that of pure agricultural use. This area has absorbed some of what was previously area two, depending on non-agricultural influence in this area. | 2018   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| 4                  | This agricultural market area is located in the southern portion of the county and consists of higher quality land capability with irrigated lands and water availability for higher production of crops and livestock.  | 2018   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  | Land use review is ongoing.  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>  |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  | Sales within the three market areas, coupled with sales data verification are used to determine any changes, if necessary. Examination of influenced sales versus uninfluenced agricultural sales is used to confirm the need for special value in the county.   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>  |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  | Rural residential land in Dawes County is identified as parcels of less than eighty acres that have a home; further, the primary use of the land does not meet the definition of agricultural use. Recreational land is used primarily for diversion and/or relaxation, not for agricultural/horticultural production.   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>   |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  | Yes, all home sites are valued the same. Only the first acre of an unimproved parcel would have a different value.   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>   |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  | Intensive use in Dawes County would consist of the one commercial feedlot. It is currently valued by commercial method for feed bunks, aprons, etc. It was reviewed by Stanard Appraisal, and the intensive use acres of the feeding operation are valued at \$1,000 per acre.   |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>  |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |
|                    |  |  |  |                    |  |                                |   |   |      |   |  |      |   |   |      |

|            |  |
|------------|--|
|            | Currently, there are no known parcels enrolled in the Wetland Reserve Program in the county.   |
| <b>7a.</b> | <b>Are any other agricultural subclasses used? If yes, please explain.</b>   |
|            | Yes, and this would be 4GW--grass land that is usable, that had an LCG conversion to waste.  |
|            | <b><i>If your county has special value applications, please answer the following</i></b>   |
| <b>8a.</b> | <b>How many parcels have a special valuation application on file?</b>  |
|            | 2,583 and this differs from the abstract number, due to the fact that the assessor had re-drawn the boundaries of the influenced area and residential parcels under 80 acres that had special value (and still have some ag use) are noted in this number. |
| <b>8b.</b> | <b>What process was used to determine if non-agricultural influences exist in the county?</b>  |
|            | A review of sales in the currently influenced area is monitored to see if they affect the boundaries between this area and the adjoining agricultural areas.   |
|            | <b><i>If your county recognizes a special value, please answer the following</i></b>   |
| <b>8c.</b> | <b>Describe the non-agricultural influences recognized within the county.</b>  |
|            | Recreation; rural residential use in a unique, scenic setting.   |
| <b>8d.</b> | <b>Where is the influenced area located within the county?</b>   |
|            | Market Area Three as described previously.   |
| <b>8e.</b> | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b>  |
|            | The special value for agricultural use in the influenced area three is determined by taking the average of land values established in the two uninfluenced areas.  |

3 YEAR PLAN OF ASSESSMENT  
ROBERTA “LINDY” COLEMAN  
DAWES COUNTY ASSESSOR

2023 Tax Year

- Review Chadron Residential Parcels, South of the Railroad
- New pictures for files
- GIS Updates
- Review and Update Assessor Locations
- Review and Update Market Area Boundaries

2024 Tax Year

- Review Crawford Residential Parcels
- New pictures for files
- GIS Updates
- Review and Update Assessor Locations
- Review and Update Market Area Boundaries

2025 Tax Year

- Review Chadron Residential Parcels, North of the Railroad
- New Pictures for files
- GIS Updates
- Review and update Assessor Locations
- Review and update Market Area Boundaries

# Dawes County Agriculture Land Sales Criteria

## Special Agriculture Value

### Tax Year 2023

Dawes County is using “Special value” for tax year 2023. The special agriculture value will be used on a county wide basis.

The county is divided into three agriculture market areas with each market area analyzed separately. Market area 1 and 4 includes the north and south portions of the county and is primarily used for agriculture.

Market area 3, the Pine Ridge area, includes trees and bluffs and has a market demand that exceeds agriculture use.

Although both market areas 1 and 4 are both utilized for primarily agriculture purposes, there are significant differences in the two market areas. Market area 1, the northern portion of the county consists primarily of lower land capability with little water available for crop production, irrigation and livestock. Market area 4, the southern portion of the county consists of higher quality land capability with irrigated lands and water availability for higher production of crops and livestock.

An average of the agriculture land values established for market area 1 and 4 are utilized for the special value of agriculture land in market areas 3.

Following is the criteria used to select the sales that are utilized in the analysis to estimate the accurate agriculture value.

Sales included in analysis:

- A. Sales that do not include improvements or with improvements which are valued less than 5% of the sales price.
- B. All other agriculture land sales not specifically excluded below.

Sales excluded from analysis:

- A. Sales less than 80 acres (valued on size basis)
- B. Sales within market area 3.
- C. Sales immediately in the Chadron and Crawford area.
- D. Sales that include one or more of the influencing factors shown above.