

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2022 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**KEITH COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Keith 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 Keith 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: Renae Zink, Keith County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 staff 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 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.

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 and 92% to 100% for all other classes of real property.

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 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 IAAO's recognition 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.

### **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 review done by Division staff, 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.

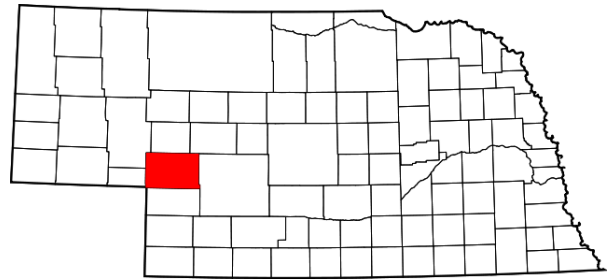
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

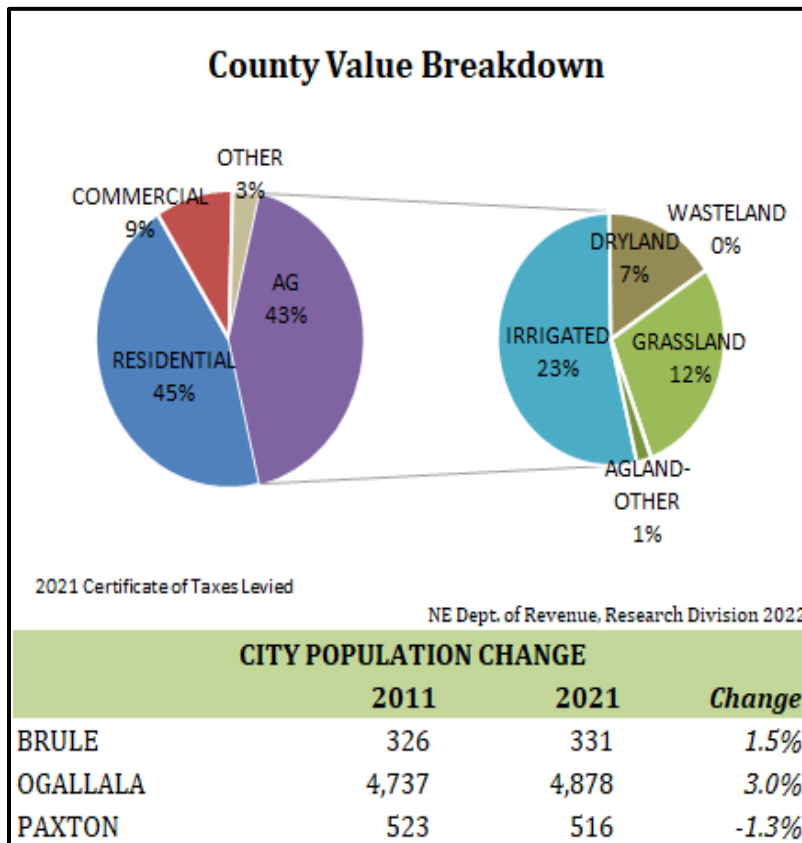


## County Overview

With a total area of 1,062 square miles, Keith County has 8,335 residents, per the Census Bureau Quick Facts for 2020, a slight population decline from the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$132,854 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Keith County are located in and around the county seat of Ogallala. According to the latest information available from the U.S. Census Bureau, there are 330 employer establishments with total employment of 2,426, for an 8% decline in employment.



Agricultural land contributes to approximately 53% of the county’s overall valuation base. Grassland makes up the majority of the land in the county. Keith County is included in the Twin Platte Natural Resources District.

Lake McConaughy is a recreational attraction in Keith County. It is Nebraska’s largest lake and the largest reservoir in a three-state region. The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is located on the edge of the Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.

## 2022 Residential Correlation for Keith County

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### *Assessment Actions*

Paxton, Brule, and Keystone, Roscoe, Sarben assessor locations all had a reappraisal. All locations except Ogallala Residential and Ogallala Mobile Home Park (MHP) had new land tables implemented. Costing tables were updated, and the local factor changed from .90 to 1.4 for all locations. New depreciation tables were applied to Paxton, Brule, and Keystone, Roscoe, Sarben assessor locations.

Approximately half of the neighborhoods of Lake Residential South and Lake Residential North had new land tables implemented. Costing tables were updated with a local factor of 1.4.

The leasehold values were changed for approximately half of the Lake MHP's neighborhoods, and costing tables were updated with a local factor of 1.3.

### *Assessment Practice Review*

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

The sales usability rate is slightly lower than the statewide average for the residential class but the sales qualification and verification practices of the county assessor indicates that all arm's-length transactions are being used for measurement. Part of the verification process of the county assessor includes questionnaires and when necessary follow up phone calls to be able to provide thorough explanations for all non-qualified sales.

Six valuation groups are currently used for analysis of the residential market. The largest community and county seat comprises Valuation Group 1. Brule and Paxton make up Valuation Groups 2 and 3 respectively. Valuation Group 4 consists of parcels outside the city limits and the boundaries of Lake McConaughy. The parcels around Lake McConaughy make up Valuation Group 5. Valuation Group 8 encompasses the villages of Keystone, Roscoe and Sarben.

The office staff is responsible for all of the residential class physical inspections. The county assessor's office staff is current with keeping within the six-year inspection cycle. Costing and depreciation tables are current as well as lot models. The county assessor maintains a written valuation methodology in the office.

## 2022 Residential Correlation for Keith County

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### *Description of Analysis*

Keith County uses six valuation groups for analysis of the sales. The current study period has 344 qualified sales.

<b>Valuation Group</b>	<b>Description</b>
1	Ogallala
2	Paxton
3	Brule
4	Rural
5	Lake McConaughy
8	Keystone, Roscoe, Sarben

The measures of central tendency for the entire class are either 93% or 94% with a COD and PRD within the IAAO recommended range at 19% and 101% respectively. Most of the sales are in Valuation Group 1 with 204, Valuation Group 4 has 30 sales, and Valuation Group 5 has 86 sales. All three of these value groups have acceptable medians and COD ratios. Only Valuation Group 4's PRD is slightly high at 104%. An array of Valuation Group 4 sales does not show any pattern of regressivity. A substat of Valuation Group 4 may be found in the appendices. The removal of the two high ratios is enough to bring the PRD into acceptable range.

Valuation Groups 2 and 4 have 11 and 12 sales respectively. Both valuation groups have statistics within the acceptable ranges. Valuation Group 8 has only one sale.

The comparison of the assessor location sample changes to the assessor location changes in the abstract showed changes in line with the assessment actions of the assessor. All assessor location abstract changes showed a positive valuation change of 7% to 24%. The 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows the residential class increased 14% approximately the same as the sales file sampling.

### *Equalization and Quality of Assessment*

The review of the assessment practices of the county combined with the analysis of the statistics indicate that the residential class are equalized.

The assessment of the residential class of real property complies with generally accepted mass appraisal techniques.

## 2022 Residential Correlation for Keith County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	199	92.66	91.84	89.35	17.69	102.79
2	11	99.16	101.00	97.97	08.08	103.09
3	12	99.52	101.76	102.42	06.68	99.36
4	30	95.94	103.72	99.29	21.57	104.46
5	85	92.25	94.27	93.86	24.85	100.44
8	1	82.97	82.97	82.97	00.00	100.00
<u>ALL</u>	<u>338</u>	94.24	94.13	93.00	19.12	101.22

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Keith County is 94%.

# 2022 Commercial Correlation for Keith County

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## *Assessment Actions*

Pick-up work was completed as needed. New land tables were implemented in all locations except Paxton. Costing was updated to June 2021 in all locations. Individual locations had local factors applied that ranged from 1.10 to 1.70.

## *Assessment Practice Review*

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

A review of the sales roster and the usability rate of commercial sales indicates that while the commercial usability is considerably below the state-wide average, the county assessor is detailed in the collection of sales questionnaires and provides adequate documentation for excluding sales. The review process indicates that all arm's-length transactions were made available for measurement purposes.

Six valuation groups based on differing economic patterns are used in analyzing the commercial market. The market groups consist of the city of Ogallala, the village of Paxton, the village of Brule, Lake McConaughy, the rural parcels, and the smaller villages of Keystone, Roscoe and Sarben. The cost approach is used to estimate the market value of commercial properties.

The commercial class of real property in Keith County is in compliance with the six-year inspection and review cycle. The depreciation tables being used are from 2017, and the costing tables are from 2020. The lot study is also from 2020.

## *Description of Analysis*

Six valuation groups are used by the Keith County Assessor for the commercial class.

<b>Valuation Group</b>	<b>Description</b>
1	Ogallala
2	Paxton
3	Brule
4	Rural
5	Lake McConaughy
8	Keystone, Roscoe, and Sarben

Keith County had a total of 27 qualified commercial sales during the study period. All the measures of central tendency were in range. The qualitative statistics were also in range. When examined by valuation groups only Valuation Group 1 with 17 sales had enough sales for reliable measurement. Valuation Group 1 had a median in range at 93% with the mean and weighted mean at 104% and

## 2022 Commercial Correlation for Keith County

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103% respectively. Valuation Group 5 had six sales with a median of 87%, a mean of 103% and a weighted mean of 97%. The lake properties that comprise Valuation Group 5 had a 40% increase in the abstract to move the values closer to range. Valuation Groups 3 & 4 with only one sale each likewise had substantial increases. Valuation Group 2 had only two sales and no increases this year. The low number of sales in these three valuation groups renders the statistics of minimal value.

The review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows an increase to the population and the sales in a manner consistent with the assessment actions of the county assessor.

### *Equalization and Quality of Assessment*

The review of the assessment practices of the county assessor and the statistical analysis indicates that commercial properties within the county are assessed within expected parameters and therefore are equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	17	92.56	104.12	102.85	24.76	101.23
2	2	111.59	111.59	102.62	15.53	108.74
3	1	44.01	44.01	44.01	00.00	100.00
4	1	44.64	44.64	44.64	00.00	100.00
5	6	87.14	103.42	96.94	24.52	106.68
____ALL____	27	92.01	100.09	97.00	26.48	103.19

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Keith County is 92%.

## 2022 Agricultural Correlation for Keith County

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### *Assessment Actions*

Dryland in Market Area 2 was increased 6%, in Market Area 3 it was increased 7-8%. Grassland in Market Area 1 had increases to the Land Capability Groups (LCGs) ranging between 6 to 17%. All the grassland in Market Area 3 was increased 5%. Updated 2020 costing was applied improvements with a local factor of 1.25.

### *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 Keith County Assessor uses sales verification forms to collect information needed for the proper qualification of sales. The usability rate is lower than the statewide average; however, sufficient information is provided in the comments on the sales roster to justify disqualification of the sales. All arm’s-length sales have been made available for measurement purposes.

Three market areas are used in Keith County. Market Area 1 is located in the northern portion of the county and is associated with the Sandhills ecosystem. The soil is largely sandy and used primarily for grazing purposes. Market Area 2 lies between the North Platte and South Platte Rivers. It is comprised of grassland, dryland and a small amount of irrigated land. Market Area 3 lies on the southside of the county. Cropland is the Majority Land Use (MLU). Only 20% of Market Area 3 is used as grassland.

The six-year inspection cycle is current. Depreciation and costing are from 2018. The appraisal methods used for rural residential parcels are used for agricultural homes and outbuildings. Aerial imagery and Farm Credit Services (FSA) maps are used for determining land use. Feedlots have been identified as intensive use parcels. The county has 283 special value parcels.

### *Description of Analysis*

Three market areas comprise the analysis of the agricultural market in Keith County. There was a total of 54 qualified sales during the three-year study period with all the measures of central tendency falling within the range. The COD is also within the range. Analyzing the sales by market area shows that the medians for all three market areas are in range although Market Area 1 with only seven sales does not have enough sales for statistical reliability.

When examined by 80% MLU, all areas are in range using the median although only Irrigated land Market Area 3 and Dryland Market Area 2 have sufficient sales for reliable analysis.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	70.18	65.54	69.91	14.42	93.75
2	20	71.96	77.69	71.28	17.72	108.99
3	27	74.61	75.08	73.11	13.86	102.69
___ ALL ___	54	73.07	74.81	71.41	15.53	104.76

## 2022 Agricultural Correlation for Keith County

Review of agricultural land values with the surrounding counties supports that uniform values have been established in the agricultural class.

### *Equalization and Quality of Assessment*

While not all the sample sizes are sufficient enough to determine a level of value, the overall statistics when combined with the assessment practice review indicates that values set for the agricultural class are equalized. The same appraisal practices are used to value the rural residential and agricultural markets and are at a sufficient level of market value. With consideration of the available information, the quality of assessment for the agricultural class is deemed in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	11	74.15	74.75	74.45	07.97	100.40
2	1	72.43	72.43	72.43	00.00	100.00
3	10	74.85	74.99	74.72	08.46	100.36
<u>Dry</u>						
County	16	71.20	80.99	75.22	22.68	107.67
2	13	71.48	81.04	74.73	23.39	108.44
3	3	70.50	80.77	79.60	18.92	101.47
<u>Grass</u>						
County	14	72.94	67.33	69.48	14.93	96.91
1	7	70.18	65.54	69.91	14.42	93.75
2	4	74.52	73.69	66.77	07.50	110.36
3	3	72.16	63.01	71.11	25.03	88.61
<u>ALL</u>	54	73.07	74.81	71.41	15.53	104.76

### *Level of Value*

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

### *Special Valuation*

A review of agricultural land value in Keith County in areas that have influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 73%.



## 2022 Opinions of the Property Tax Administrator for Keith 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>	94	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	92	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, 2022.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Keith County

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### Residential Real Property - Current

Number of Sales	338	Median	94.24
Total Sales Price	\$67,020,001	Mean	94.13
Total Adj. Sales Price	\$67,020,001	Wgt. Mean	93.00
Total Assessed Value	\$62,325,835	Average Assessed Value of the Base	\$124,787
Avg. Adj. Sales Price	\$198,284	Avg. Assessed Value	\$184,396

### Confidence Interval - Current

95% Median C.I	91.12 to 97.30
95% Wgt. Mean C.I	89.97 to 96.02
95% Mean C.I	91.62 to 96.64
% of Value of the Class of all Real Property Value in the County	43.34
% of Records Sold in the Study Period	5.59
% of Value Sold in the Study Period	8.27

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	291	95	95.05
2020	267	97	96.56
2019	295	93	93.10
2018	298	93	92.61

## 2022 Commission Summary for Keith County

### Commercial Real Property - Current

Number of Sales	27	Median	92.01
Total Sales Price	\$9,326,815	Mean	100.09
Total Adj. Sales Price	\$9,326,815	Wgt. Mean	97.00
Total Assessed Value	\$9,047,455	Average Assessed Value of the Base	\$245,343
Avg. Adj. Sales Price	\$345,438	Avg. Assessed Value	\$335,091

### Confidence Interval - Current

95% Median C.I	84.09 to 119.58
95% Wgt. Mean C.I	87.05 to 106.96
95% Mean C.I	86.96 to 113.22
% of Value of the Class of all Real Property Value in the County	10.08
% of Records Sold in the Study Period	3.78
% of Value Sold in the Study Period	5.16

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	14	99	99.04
2020	23	100	94.08
2019	31	93	93.19
2018	47	0	98.75

**51 Keith  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 338  
 Total Sales Price : 67,020,001  
 Total Adj. Sales Price : 67,020,001  
 Total Assessed Value : 62,325,835  
 Avg. Adj. Sales Price : 198,284  
 Avg. Assessed Value : 184,396

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 94  
 COD : 19.12  
 PRD : 101.22

COV : 25.01  
 STD : 23.54  
 Avg. Abs. Dev : 18.02  
 MAX Sales Ratio : 186.14  
 MIN Sales Ratio : 31.06

95% Median C.I. : 91.12 to 97.30  
 95% Wgt. Mean C.I. : 89.97 to 96.02  
 95% Mean C.I. : 91.62 to 96.64

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	35	103.28	101.06	97.53	08.78	103.62	63.50	126.52	96.40 to 107.50	170,397	166,186
01-JAN-20 To 31-MAR-20	21	109.15	106.41	106.50	10.28	99.92	82.73	130.09	96.96 to 114.94	175,186	186,566
01-APR-20 To 30-JUN-20	41	104.53	102.03	102.36	12.81	99.68	68.20	152.24	92.25 to 109.55	210,266	215,225
01-JUL-20 To 30-SEP-20	51	102.48	100.91	100.32	15.68	100.59	40.11	167.96	93.89 to 107.39	161,594	162,112
01-OCT-20 To 31-DEC-20	45	94.58	97.17	97.57	18.95	99.59	60.52	186.14	90.18 to 98.82	162,256	158,307
01-JAN-21 To 31-MAR-21	44	90.40	94.50	95.45	23.10	99.00	54.46	184.10	79.98 to 105.52	231,375	220,842
01-APR-21 To 30-JUN-21	56	78.67	80.33	80.83	22.75	99.38	31.06	154.52	70.05 to 82.79	229,139	185,217
01-JUL-21 To 30-SEP-21	45	79.88	81.89	81.23	19.20	100.81	43.59	124.96	73.47 to 88.61	226,693	184,145
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	148	103.98	102.04	101.21	12.67	100.82	40.11	167.96	98.73 to 107.37	179,088	181,259
01-OCT-20 To 30-SEP-21	190	84.60	87.97	87.62	22.85	100.40	31.06	186.14	80.20 to 90.76	213,237	186,839
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	158	98.99	100.87	101.05	16.13	99.82	40.11	186.14	95.97 to 104.53	176,219	178,061
<u>ALL</u>	338	94.24	94.13	93.00	19.12	101.22	31.06	186.14	91.12 to 97.30	198,284	184,396

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	199	92.66	91.84	89.35	17.69	102.79	48.43	186.14	89.24 to 97.30	137,903	123,210
2	11	99.16	101.00	97.97	08.08	103.09	76.69	121.27	93.61 to 117.06	68,405	67,014
3	12	99.52	101.76	102.42	06.68	99.36	80.64	136.08	97.29 to 104.99	94,767	97,064
4	30	95.94	103.72	99.29	21.57	104.46	68.62	185.09	89.38 to 108.82	329,783	327,430
5	85	92.25	94.27	93.86	24.85	100.44	31.06	154.52	82.79 to 98.42	326,319	306,293
8	1	82.97	82.97	82.97	00.00	100.00	82.97	82.97	N/A	57,000	47,295
<u>ALL</u>	338	94.24	94.13	93.00	19.12	101.22	31.06	186.14	91.12 to 97.30	198,284	184,396

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	334	94.24	94.09	93.04	19.17	101.13	31.06	186.14	91.12 to 97.37	194,611	181,061
06	4	92.06	97.30	91.65	14.64	106.16	80.33	124.75	N/A	505,000	462,855
07											
<u>ALL</u>	338	94.24	94.13	93.00	19.12	101.22	31.06	186.14	91.12 to 97.30	198,284	184,396

**51 Keith  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

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 WGT. MEAN : 93  
 MEAN : 94  
 COD : 19.12  
 PRD : 101.22

COV : 25.01  
 STD : 23.54  
 Avg. Abs. Dev : 18.02  
 MAX Sales Ratio : 186.14  
 MIN Sales Ratio : 31.06

95% Median C.I. : 91.12 to 97.30  
 95% Wgt. Mean C.I. : 89.97 to 96.02  
 95% Mean C.I. : 91.62 to 96.64

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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	1	97.29	97.29	97.29	00.00	100.00	97.29	97.29	N/A	8,500	8,270
Less Than 30,000	5	97.70	103.69	105.30	06.42	98.47	97.29	117.06	N/A	21,090	22,208
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	338	94.24	94.13	93.00	19.12	101.22	31.06	186.14	91.12 to 97.30	198,284	184,396
Greater Than 14,999	337	94.19	94.12	93.00	19.17	101.20	31.06	186.14	91.12 to 97.30	198,847	184,919
Greater Than 29,999	333	93.89	93.99	92.98	19.32	101.09	31.06	186.14	91.02 to 96.96	200,945	186,831
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	1	97.29	97.29	97.29	00.00	100.00	97.29	97.29	N/A	8,500	8,270
15,000 TO 29,999	4	103.34	105.29	106.00	07.49	99.33	97.40	117.06	N/A	24,238	25,693
30,000 TO 59,999	23	108.02	106.60	105.38	16.64	101.16	77.99	186.14	85.54 to 115.17	45,674	48,129
60,000 TO 99,999	55	101.11	101.01	101.24	14.07	99.77	49.57	167.96	97.25 to 107.07	80,405	81,400
100,000 TO 149,999	88	92.16	89.64	89.78	16.80	99.84	51.15	145.80	86.75 to 95.97	123,041	110,471
150,000 TO 249,999	81	90.14	91.27	90.85	22.74	100.46	31.06	184.10	83.55 to 97.50	189,596	172,241
250,000 TO 499,999	72	89.55	93.00	93.71	22.23	99.24	47.80	185.09	81.25 to 97.97	330,943	310,139
500,000 TO 999,999	10	90.80	95.43	95.31	20.15	100.13	58.31	146.29	76.90 to 118.26	665,400	634,203
1,000,000 +	4	88.89	89.65	89.76	02.01	99.88	87.53	93.29	N/A	1,193,750	1,071,454
<b>ALL</b>	<b>338</b>	<b>94.24</b>	<b>94.13</b>	<b>93.00</b>	<b>19.12</b>	<b>101.22</b>	<b>31.06</b>	<b>186.14</b>	<b>91.12 to 97.30</b>	<b>198,284</b>	<b>184,396</b>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	96	COV :	28.44	95% Median C.I. :	89.38 to 108.82
Total Sales Price :	9,809,500	Wgt. Mean :	99	STD :	29.50	95% Wgt. Mean C.I. :	90.14 to 108.43
Total Adj. Sales Price :	9,893,500	Mean :	104	Avg. Abs. Dev :	20.69	95% Mean C.I. :	92.71 to 114.73
Total Assessed Value :	9,822,900						
Avg. Adj. Sales Price :	329,783	COD :	21.57	MAX Sales Ratio :	185.09		
Avg. Assessed Value :	327,430	PRD :	104.46	MIN Sales Ratio :	68.62		

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	89.81	89.81	89.81	100.00	89.81	89.81		N/A	189,000	169,740
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	4	83.69	95.51	91.45	22.77	104.44	75.11	139.55	N/A	522,500	477,834
07/01/2020 To 09/30/2020	4	112.46	112.39	108.78	15.22	103.32	85.57	139.07	N/A	269,250	292,890
10/01/2020 To 12/31/2020	5	98.82	119.35	115.41	24.50	103.41	90.76	185.09	N/A	346,800	400,225
01/01/2021 To 03/31/2021	8	103.10	108.91	102.98	23.39	105.76	74.22	184.10	74.22 to 184.10	221,063	227,661
04/01/2021 To 06/30/2021	5	84.89	90.48	89.97	20.43	100.57	68.62	130.84	N/A	360,000	323,907
07/01/2021 To 09/30/2021	3	94.28	89.92	91.36	05.56	98.42	79.88	95.61	N/A	411,667	376,107
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	9	89.81	102.38	96.92	21.71	105.63	75.11	139.55	77.79 to 139.07	372,889	361,404
10/01/2020 To 09/30/2021	21	96.27	104.29	100.50	21.70	103.77	68.62	185.09	84.89 to 113.57	311,310	312,870
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	13	98.82	109.87	103.73	23.08	105.92	75.11	185.09	85.57 to 139.07	377,000	391,078

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
4	30	95.94	103.72	99.29	21.57	104.46	68.62	185.09	89.38 to 108.82	329,783	327,430

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	96	COV :	28.44	95% Median C.I. :	89.38 to 108.82
Total Sales Price :	9,809,500	Wgt. Mean :	99	STD :	29.50	95% Wgt. Mean C.I. :	90.14 to 108.43
Total Adj. Sales Price :	9,893,500	Mean :	104	Avg. Abs. Dev :	20.69	95% Mean C.I. :	92.71 to 114.73
Total Assessed Value :	9,822,900						
Avg. Adj. Sales Price :	329,783	COD :	21.57	MAX Sales Ratio :	185.09		
Avg. Assessed Value :	327,430	PRD :	104.46	MIN Sales Ratio :	68.62		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	30	95.94	103.72	99.29	21.57	104.46	68.62	185.09	89.38 to 108.82	329,783	327,430
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	30	95.94	103.72	99.29	21.57	104.46	68.62	185.09	89.38 to 108.82	329,783	327,430
Greater Than 15,000	30	95.94	103.72	99.29	21.57	104.46	68.62	185.09	89.38 to 108.82	329,783	327,430
Greater Than 30,000	30	95.94	103.72	99.29	21.57	104.46	68.62	185.09	89.38 to 108.82	329,783	327,430
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	2	154.85	154.85	167.87	18.90	92.24	125.59	184.10	N/A	116,250	195,150
100,000 TO 149,999											
150,000 TO 249,999	7	96.27	101.59	102.43	16.04	99.18	74.22	139.07	74.22 to 139.07	202,429	207,351
250,000 TO 499,999	19	95.61	100.36	98.38	21.25	102.01	68.62	185.09	78.21 to 119.94	340,474	334,945
500,000 TO 999,999	1	94.28	94.28	94.28		100.00	94.28	94.28	N/A	575,000	542,125
1,000,000 +	1	89.59	89.59	89.59		100.00	89.59	89.59	N/A	1,200,000	1,075,065



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

**51 Keith**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 27  
Total Sales Price : 9,326,815  
Total Adj. Sales Price : 9,326,815  
Total Assessed Value : 9,047,455  
Avg. Adj. Sales Price : 345,438  
Avg. Assessed Value : 335,091

MEDIAN : 92  
WGT. MEAN : 97  
MEAN : 100  
COD : 26.48  
PRD : 103.19

COV : 33.15  
STD : 33.18  
Avg. Abs. Dev : 24.36  
MAX Sales Ratio : 180.58  
MIN Sales Ratio : 44.01

95% Median C.I. : 84.09 to 119.58  
95% Wgt. Mean C.I. : 87.05 to 106.96  
95% Mean C.I. : 86.96 to 113.22

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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-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	128.91	128.91	128.91	00.00	100.00	128.91	128.91	N/A	35,000	45,120
01-APR-19 To 30-JUN-19	1	94.26	94.26	94.26	00.00	100.00	94.26	94.26	N/A	110,000	103,685
01-JUL-19 To 30-SEP-19	5	125.27	133.36	123.71	12.57	107.80	111.81	175.51	N/A	280,600	347,138
01-OCT-19 To 31-DEC-19	2	99.41	99.41	107.01	09.89	92.90	89.58	109.23	N/A	730,000	781,143
01-JAN-20 To 31-MAR-20	1	91.29	91.29	91.29	00.00	100.00	91.29	91.29	N/A	255,000	232,800
01-APR-20 To 30-JUN-20	1	92.01	92.01	92.01	00.00	100.00	92.01	92.01	N/A	500,000	460,040
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	3	92.56	108.77	96.18	45.88	113.09	53.16	180.58	N/A	388,333	373,480
01-JAN-21 To 31-MAR-21	8	84.39	77.06	81.59	19.18	94.45	44.01	110.02	44.01 to 110.02	426,477	347,970
01-APR-21 To 30-JUN-21	3	122.53	110.82	111.82	13.14	99.11	80.81	129.12	N/A	231,667	259,052
01-JUL-21 To 30-SEP-21	2	77.52	77.52	77.56	00.18	99.95	77.38	77.66	N/A	146,000	113,240
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	7	125.27	127.14	121.74	12.93	104.44	94.26	175.51	94.26 to 175.51	221,143	269,214
01-OCT-19 To 30-SEP-20	4	91.65	95.53	101.81	05.55	93.83	89.58	109.23	N/A	553,750	563,781
01-OCT-20 To 30-SEP-21	16	84.39	89.39	88.21	27.05	101.34	44.01	180.58	70.72 to 110.02	347,738	306,740
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	9	119.58	120.98	114.59	14.82	105.58	89.58	175.51	94.26 to 134.65	334,222	382,976
01-JAN-20 To 31-DEC-20	5	92.01	101.92	94.44	27.98	107.92	53.16	180.58	N/A	384,000	362,656
<u>ALL</u>	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	17	92.56	104.12	102.85	24.76	101.23	53.16	180.58	80.81 to 125.27	286,989	295,182
2	2	111.59	111.59	102.62	15.53	108.74	94.26	128.91	N/A	72,500	74,403
3	1	44.01	44.01	44.01	00.00	100.00	44.01	44.01	N/A	55,000	24,205
4	1	44.64	44.64	44.64	00.00	100.00	44.64	44.64	N/A	500,000	223,195
5	6	87.14	103.42	96.94	24.52	106.68	77.38	175.51	77.38 to 175.51	624,667	605,525
<u>ALL</u>	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091

**51 Keith**  
**COMMERCIAL**

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95% Mean C.I. : 86.96 to 113.22

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091
04											
<u>ALL</u>	<u>27</u>	<u>92.01</u>	<u>100.09</u>	<u>97.00</u>	<u>26.48</u>	<u>103.19</u>	<u>44.01</u>	<u>180.58</u>	<u>84.09 to 119.58</u>	<u>345,438</u>	<u>335,091</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											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091
Greater Than 14,999	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091
Greater Than 29,999	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	86.46	86.46	77.03	49.10	112.24	44.01	128.91	N/A	45,000	34,663
60,000 TO 99,999	1	125.27	125.27	125.27	00.00	100.00	125.27	125.27	N/A	75,000	93,950
100,000 TO 149,999	5	94.26	119.69	118.97	44.13	100.61	70.72	180.58	N/A	110,600	131,580
150,000 TO 249,999	7	88.70	92.44	92.34	21.76	100.11	53.16	134.65	53.16 to 134.65	182,429	168,456
250,000 TO 499,999	5	110.02	105.38	104.69	11.81	100.66	84.68	129.12	N/A	322,363	337,473
500,000 TO 999,999	5	92.01	86.58	88.99	18.13	97.29	44.64	119.58	N/A	645,000	574,008
1,000,000 TO 1,999,999	2	99.42	99.42	99.79	09.88	99.63	89.60	109.23	N/A	1,247,500	1,244,843
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>27</u>	<u>92.01</u>	<u>100.09</u>	<u>97.00</u>	<u>26.48</u>	<u>103.19</u>	<u>44.01</u>	<u>180.58</u>	<u>84.09 to 119.58</u>	<u>345,438</u>	<u>335,091</u>

**51 Keith**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 27  
 Total Sales Price : 9,326,815  
 Total Adj. Sales Price : 9,326,815  
 Total Assessed Value : 9,047,455  
 Avg. Adj. Sales Price : 345,438  
 Avg. Assessed Value : 335,091

MEDIAN : 92  
 WGT. MEAN : 97  
 MEAN : 100  
 COD : 26.48  
 PRD : 103.19

COV : 33.15  
 STD : 33.18  
 Avg. Abs. Dev : 24.36  
 MAX Sales Ratio : 180.58  
 MIN Sales Ratio : 44.01

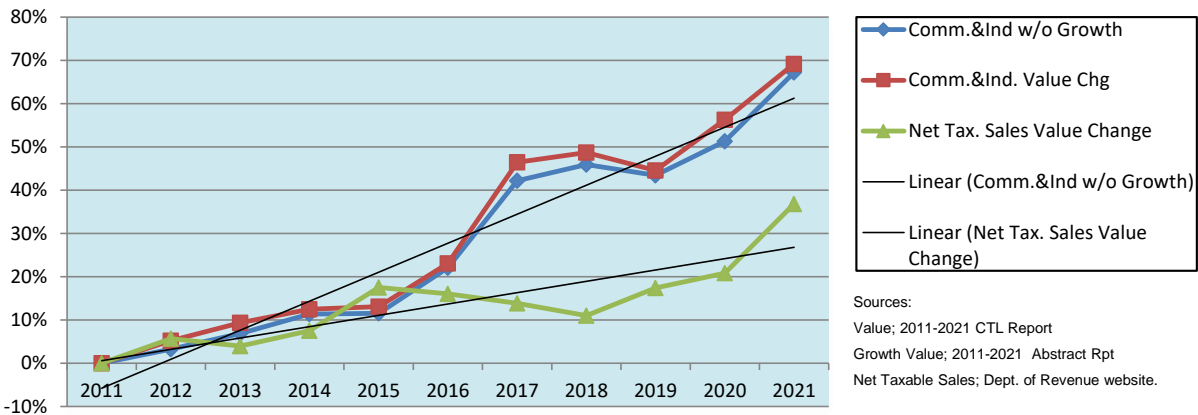
95% Median C.I. : 84.09 to 119.58  
 95% Wgt. Mean C.I. : 87.05 to 106.96  
 95% Mean C.I. : 86.96 to 113.22

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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
341	1	125.27	125.27	125.27	00.00	100.00	125.27	125.27	N/A	75,000	93,950
343	2	109.36	109.36	97.40	18.07	112.28	89.60	129.12	N/A	747,500	728,055
344	1	122.53	122.53	122.53	00.00	100.00	122.53	122.53	N/A	175,000	214,430
350	3	110.02	103.51	105.86	07.00	97.78	88.70	111.81	N/A	287,272	304,113
352	4	85.20	85.78	100.13	22.07	85.67	53.16	119.58	N/A	303,750	304,130
353	2	125.65	125.65	123.36	43.72	101.86	70.72	180.58	N/A	120,000	148,030
386	1	109.23	109.23	109.23	00.00	100.00	109.23	109.23	N/A	1,295,000	1,414,485
412	1	134.65	134.65	134.65	00.00	100.00	134.65	134.65	N/A	170,000	228,910
442	1	84.68	84.68	84.68	00.00	100.00	84.68	84.68	N/A	400,000	338,715
466	1	175.51	175.51	175.51	00.00	100.00	175.51	175.51	N/A	103,000	180,775
470	1	44.64	44.64	44.64	00.00	100.00	44.64	44.64	N/A	500,000	223,195
471	5	77.66	76.58	87.65	16.08	87.37	44.01	92.56	N/A	300,400	263,305
472	1	128.91	128.91	128.91	00.00	100.00	128.91	128.91	N/A	35,000	45,120
494	1	92.01	92.01	92.01	00.00	100.00	92.01	92.01	N/A	500,000	460,040
528	1	94.26	94.26	94.26	00.00	100.00	94.26	94.26	N/A	110,000	103,685
538	1	84.09	84.09	84.09	00.00	100.00	84.09	84.09	N/A	650,000	546,595
<u>ALL</u>	27	92.01	100.09	97.00	26.48	103.19	44.01	180.58	84.09 to 119.58	345,438	335,091

### 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	\$ 87,666,360	\$ 599,350	0.68%	\$ 87,067,010		\$ 97,867,008	
2012	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615	3.28%	\$ 103,414,197	5.67%
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
2017	\$ 128,365,990	\$ 3,723,685	2.90%	\$ 124,642,305	15.55%	\$ 111,402,250	-1.92%
2018	\$ 130,345,150	\$ 2,449,165	1.88%	\$ 127,895,985	-0.37%	\$ 108,643,438	-2.48%
2019	\$ 126,712,020	\$ 983,120	0.78%	\$ 125,728,900	-3.54%	\$ 114,867,196	5.73%
2020	\$ 137,010,450	\$ 4,379,690	3.20%	\$ 132,630,760	4.67%	\$ 118,240,192	2.94%
2021	\$ 148,321,785	\$ 1,750,060	1.18%	\$ 146,571,725	6.98%	\$ 133,908,607	13.25%
<b>Ann %chg</b>	<b>5.40%</b>			<b>Average</b>	<b>3.71%</b>	3.19%	<b>3.31%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	3.28%	5.22%	5.67%
2013	6.87%	9.36%	3.94%
2014	11.33%	12.46%	7.53%
2015	11.53%	13.05%	17.52%
2016	22.07%	23.05%	16.06%
2017	42.18%	46.43%	13.83%
2018	45.89%	48.68%	11.01%
2019	43.42%	44.54%	17.37%
2020	51.29%	56.29%	20.82%
2021	67.19%	69.19%	36.83%

County Number	51
County Name	Keith

**51 Keith**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 54  
Total Sales Price : 44,440,328  
Total Adj. Sales Price : 44,440,328  
Total Assessed Value : 31,736,790  
Avg. Adj. Sales Price : 822,969  
Avg. Assessed Value : 587,718

MEDIAN : 73  
WGT. MEAN : 71  
MEAN : 75  
COD : 15.53  
PRD : 104.76

COV : 21.78  
STD : 16.29  
Avg. Abs. Dev : 11.35  
MAX Sales Ratio : 122.40  
MIN Sales Ratio : 31.35

95% Median C.I. : 70.50 to 76.93  
95% Wgt. Mean C.I. : 67.64 to 75.19  
95% Mean C.I. : 70.47 to 79.15

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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-18 To 31-DEC-18	1	94.31	94.31	94.31	00.00	100.00	94.31	94.31	N/A	505,000	476,245
01-JAN-19 To 31-MAR-19	2	76.62	76.62	77.81	02.62	98.47	74.61	78.63	N/A	692,500	538,805
01-APR-19 To 30-JUN-19	2	77.52	77.52	67.20	16.59	115.36	64.66	90.38	N/A	405,000	272,165
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	68.85	68.85	68.85	00.00	100.00	68.85	68.85	N/A	675,000	464,750
01-JAN-20 To 31-MAR-20	8	78.83	82.01	79.21	10.03	103.53	70.85	102.49	70.85 to 102.49	585,361	463,680
01-APR-20 To 30-JUN-20	8	67.68	66.59	68.89	18.03	96.66	31.35	92.40	31.35 to 92.40	279,429	192,504
01-JUL-20 To 30-SEP-20	3	76.93	73.35	73.07	07.29	100.38	63.15	79.98	N/A	247,427	180,795
01-OCT-20 To 31-DEC-20	6	79.54	73.23	61.37	26.73	119.33	37.50	114.63	37.50 to 114.63	411,900	252,801
01-JAN-21 To 31-MAR-21	6	70.50	71.63	67.51	07.21	106.10	62.48	85.53	62.48 to 85.53	934,257	630,709
01-APR-21 To 30-JUN-21	13	70.92	73.74	71.13	12.38	103.67	59.48	105.91	64.79 to 81.39	1,722,035	1,224,962
01-JUL-21 To 30-SEP-21	4	73.48	82.91	73.32	22.36	113.08	62.28	122.40	N/A	735,331	539,109
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	78.63	80.52	77.71	11.55	103.62	64.66	94.31	N/A	540,000	419,637
01-OCT-19 To 30-SEP-20	20	75.44	73.89	75.06	13.41	98.44	31.35	102.49	68.85 to 79.04	416,780	312,830
01-OCT-20 To 30-SEP-21	29	71.48	74.46	70.00	16.75	106.37	37.50	122.40	66.43 to 76.27	1,151,887	806,276
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	5	74.61	75.43	72.71	09.52	103.74	64.66	90.38	N/A	574,000	417,338
01-JAN-20 To 31-DEC-20	25	75.86	73.93	72.13	17.06	102.50	31.35	114.63	70.50 to 79.98	405,280	292,346
<u>ALL</u>	54	73.07	74.81	71.41	15.53	104.76	31.35	122.40	70.50 to 76.93	822,969	587,718

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	70.18	65.54	69.91	14.42	93.75	37.50	76.93	37.50 to 76.93	2,551,382	1,783,735
2	20	71.96	77.69	71.28	17.72	108.99	59.48	122.40	64.86 to 85.61	497,782	354,809
3	27	74.61	75.08	73.11	13.86	102.69	31.35	105.91	70.50 to 79.98	615,741	450,165
<u>ALL</u>	54	73.07	74.81	71.41	15.53	104.76	31.35	122.40	70.50 to 76.93	822,969	587,718

**51 Keith**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

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 Avg. Assessed Value : 587,718

MEDIAN : 73  
 WGT. MEAN : 71  
 MEAN : 75  
 COD : 15.53  
 PRD : 104.76

COV : 21.78  
 STD : 16.29  
 Avg. Abs. Dev : 11.35  
 MAX Sales Ratio : 122.40  
 MIN Sales Ratio : 31.35

95% Median C.I. : 70.50 to 76.93  
 95% Wgt. Mean C.I. : 67.64 to 75.19  
 95% Mean C.I. : 70.47 to 79.15

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	16	71.20	80.99	75.22	22.68	107.67	59.48	122.40	63.15 to 94.27	342,142	257,350
2	13	71.48	81.04	74.73	23.39	108.44	59.48	122.40	62.28 to 94.27	378,763	283,039
3	3	70.50	80.77	79.60	18.92	101.47	65.90	105.91	N/A	183,453	146,033
<b>_____Grass_____</b>											
County	13	72.16	65.92	69.29	14.83	95.14	31.35	83.22	59.54 to 76.93	1,630,618	1,129,913
1	7	70.18	65.54	69.91	14.42	93.75	37.50	76.93	37.50 to 76.93	2,551,382	1,783,735
2	4	74.52	73.69	66.77	07.50	110.36	62.48	83.22	N/A	786,680	525,254
3	2	51.76	51.76	53.07	39.43	97.53	31.35	72.16	N/A	95,820	50,853
<b>_____ALL_____</b>	<b>54</b>	<b>73.07</b>	<b>74.81</b>	<b>71.41</b>	<b>15.53</b>	<b>104.76</b>	<b>31.35</b>	<b>122.40</b>	<b>70.50 to 76.93</b>	<b>822,969</b>	<b>587,718</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	11	74.15	74.75	74.45	07.97	100.40	64.66	94.31	64.79 to 81.39	821,207	611,425
2	1	72.43	72.43	72.43	00.00	100.00	72.43	72.43	N/A	1,030,000	745,990
3	10	74.85	74.99	74.72	08.46	100.36	64.66	94.31	64.79 to 81.39	800,328	597,968
<b>_____Dry_____</b>											
County	16	71.20	80.99	75.22	22.68	107.67	59.48	122.40	63.15 to 94.27	342,142	257,350
2	13	71.48	81.04	74.73	23.39	108.44	59.48	122.40	62.28 to 94.27	378,763	283,039
3	3	70.50	80.77	79.60	18.92	101.47	65.90	105.91	N/A	183,453	146,033
<b>_____Grass_____</b>											
County	14	72.94	67.33	69.48	14.93	96.91	31.35	85.53	59.54 to 76.93	1,531,278	1,063,857
1	7	70.18	65.54	69.91	14.42	93.75	37.50	76.93	37.50 to 76.93	2,551,382	1,783,735
2	4	74.52	73.69	66.77	07.50	110.36	62.48	83.22	N/A	786,680	525,254
3	3	72.16	63.01	71.11	25.03	88.61	31.35	85.53	N/A	143,831	102,280
<b>_____ALL_____</b>	<b>54</b>	<b>73.07</b>	<b>74.81</b>	<b>71.41</b>	<b>15.53</b>	<b>104.76</b>	<b>31.35</b>	<b>122.40</b>	<b>70.50 to 76.93</b>	<b>822,969</b>	<b>587,718</b>

## 51Keith County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Arthur	1	n/a	2,300	2,300	2,300	2,300	2,300	2,300	2,300	<b>2,300</b>
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	<b>2,100</b>
Lincoln	2	2,625	2,611	2,625	2,624	2,515	2,533	2,613	2,595	<b>2,604</b>
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	<b>2,335</b>
Keith	2	2,750	2,750	2,751	2,650	2,650	2,650	2,650	2,650	<b>2,714</b>
Lincoln	4	2,790	2,768	2,278	2,703	2,790	2,790	2,496	2,604	<b>2,704</b>
Lincoln	1	4,093	4,088	3,927	3,901	3,903	3,777	3,894	3,786	<b>3,984</b>
Deuel	1	2,241	2,239	2,179	2,138	2,200	1,987	1,954	1,709	<b>2,196</b>
Garden	1	2,450	2,450	n/a	2,400	2,290	2,290	2,250	2,250	<b>2,335</b>
Keith	3	3,530	3,530	3,530	3,370	3,370	3,370	3,370	3,370	<b>3,475</b>
Lincoln	4	2,790	2,768	2,278	2,703	2,790	2,790	2,496	2,604	<b>2,704</b>
Lincoln	1	4,093	4,088	3,927	3,901	3,903	3,777	3,894	3,786	<b>3,984</b>
Lincoln	3	3,497	3,490	3,500	3,487	3,458	3,353	3,473	3,449	<b>3,465</b>
Perkins	1	3,382	3,399	2,932	3,296	3,262	2,965	3,185	3,171	<b>3,313</b>
Deuel	1	2,241	2,239	2,179	2,138	2,200	1,987	1,954	1,709	<b>2,196</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	625	625	600	600	600	600	<b>608</b>
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	<b>725</b>
Lincoln	2	n/a	1,365	1,365	1,365	1,365	1,365	1,365	1,365	<b>1,365</b>
Garden	1	n/a	700	n/a	700	680	n/a	680	680	<b>697</b>
Keith	2	n/a	935	n/a	935	900	n/a	900	900	<b>930</b>
Lincoln	4	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	<b>1,250</b>
Lincoln	1	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755	<b>1,755</b>
Deuel	1	n/a	675	675	625	625	n/a	600	600	<b>657</b>
Garden	1	n/a	700	n/a	700	680	n/a	680	680	<b>697</b>
Keith	3	n/a	1,225	1,225	1,145	1,145	1,145	1,120	1,120	<b>1,195</b>
Lincoln	4	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	<b>1,250</b>
Lincoln	1	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755	<b>1,755</b>
Lincoln	3	n/a	1,020	1,020	1,020	1,020	1,020	1,020	1,020	<b>1,020</b>
Perkins	1	n/a	995	995	930	930	n/a	875	875	<b>962</b>
Deuel	1	n/a	675	675	625	625	n/a	600	600	<b>657</b>

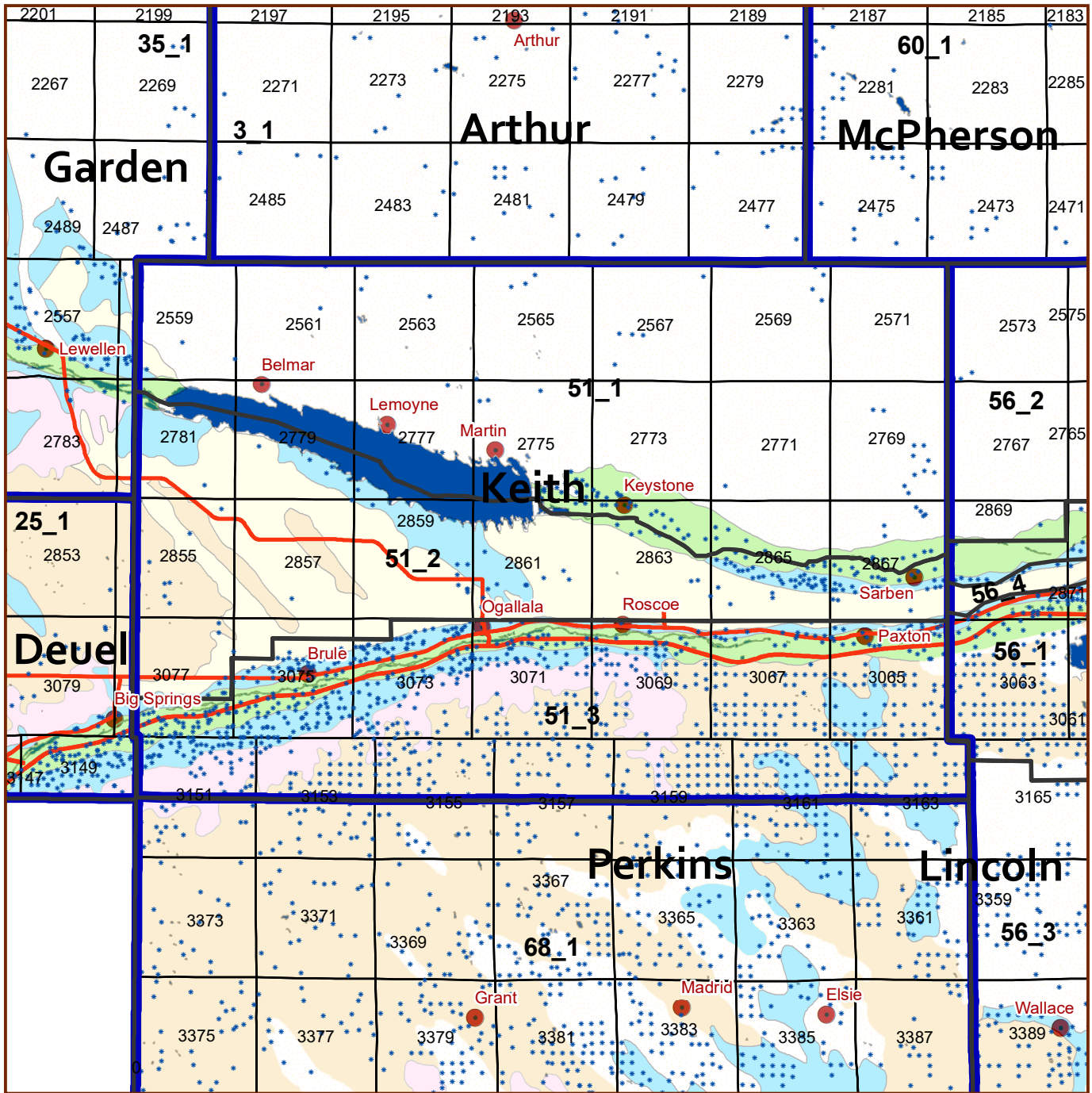


County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	525	524	n/a	525	500	500	500	500	501
Arthur	1	475	475	475	475	475	475	n/a	475	475
McPherson	1	535	535	535	535	535	535	535	535	535
Lincoln	2	640	630	640	640	639	610	610	601	612
Garden	1	450	n/a	453	450	440	440	440	440	441
Keith	2	525	n/a	n/a	525	n/a	500	500	500	500
Lincoln	4	625	625	625	625	625	585	585	585	622
Lincoln	1	1,060	1,060	1,060	1,060	1,025	1,025	1,025	1,025	1,053
Deuel	1	405	n/a	405	405	n/a	405	405	405	405
Garden	1	450	n/a	453	450	440	440	440	440	441
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	4	625	625	625	625	625	585	585	585	622
Lincoln	1	1,060	1,060	1,060	1,060	1,025	1,025	1,025	1,025	1,053
Lincoln	3	598	600	600	600	600	575	575	575	577
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	585
Deuel	1	405	n/a	405	405	n/a	405	405	405	405

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	710	n/a	326
Arthur	1	n/a	n/a	10
McPherson	1	725	n/a	10
Lincoln	2	n/a	n/a	313
Garden	1	680	n/a	50
Keith	2	710	n/a	317
Lincoln	4	n/a	n/a	306
Lincoln	1	n/a	n/a	589
Deuel	1	588	n/a	n/a
Garden	1	680	n/a	50
Keith	3	710	n/a	335
Lincoln	4	n/a	n/a	306
Lincoln	1	n/a	n/a	589
Lincoln	3	n/a	n/a	324
Perkins	1	577	n/a	80
Deuel	1	588	n/a	n/a

Source: 2022 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.

# KEITH COUNTY



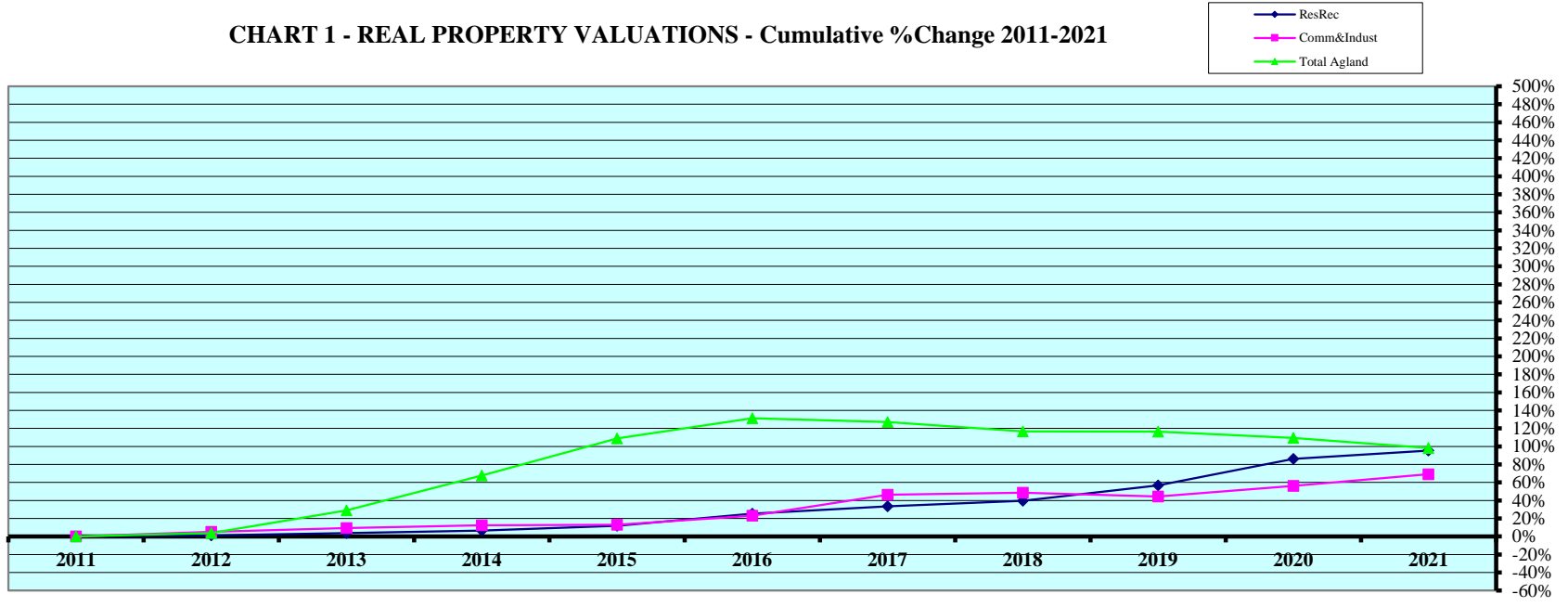
**Legend**

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

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



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
2011	329,377,695	-	-	-	87,666,360	-	-	-	338,244,890	-	-	-
2012	333,648,235	4,270,540	1.30%	1.30%	92,246,280	4,579,920	5.22%	5.22%	350,530,405	12,285,515	3.63%	3.63%
2013	341,462,055	7,813,820	2.34%	3.67%	95,871,540	3,625,260	3.93%	9.36%	436,629,290	86,098,885	24.56%	29.09%
2014	350,691,700	9,229,645	2.70%	6.47%	98,592,825	2,721,285	2.84%	12.46%	567,610,755	130,981,465	30.00%	67.81%
2015	368,082,665	17,390,965	4.96%	11.75%	99,107,250	514,425	0.52%	13.05%	706,691,440	139,080,685	24.50%	108.93%
2016	413,237,412	45,154,747	12.27%	25.46%	107,873,128	8,765,878	8.84%	23.05%	782,428,060	75,736,620	10.72%	131.32%
2017	439,259,790	26,022,378	6.30%	33.36%	128,365,990	20,492,862	19.00%	46.43%	768,176,910	-14,251,150	-1.82%	127.11%
2018	460,152,436	20,892,646	4.76%	39.70%	130,345,150	1,979,160	1.54%	48.68%	733,539,115	-34,637,795	-4.51%	116.87%
2019	516,332,990	56,180,554	12.21%	56.76%	126,712,020	-3,633,130	-2.79%	44.54%	732,353,790	-1,185,325	-0.16%	116.52%
2020	613,156,999	96,824,009	18.75%	86.16%	137,010,450	10,298,430	8.13%	56.29%	708,639,255	-23,714,535	-3.24%	109.50%
2021	643,513,495	30,356,496	4.95%	95.37%	148,321,785	11,311,335	8.26%	69.19%	670,355,005	-38,284,250	-5.40%	98.19%

Rate Annual %chg: Residential & Recreational **6.93%**

Commercial & Industrial **5.40%**

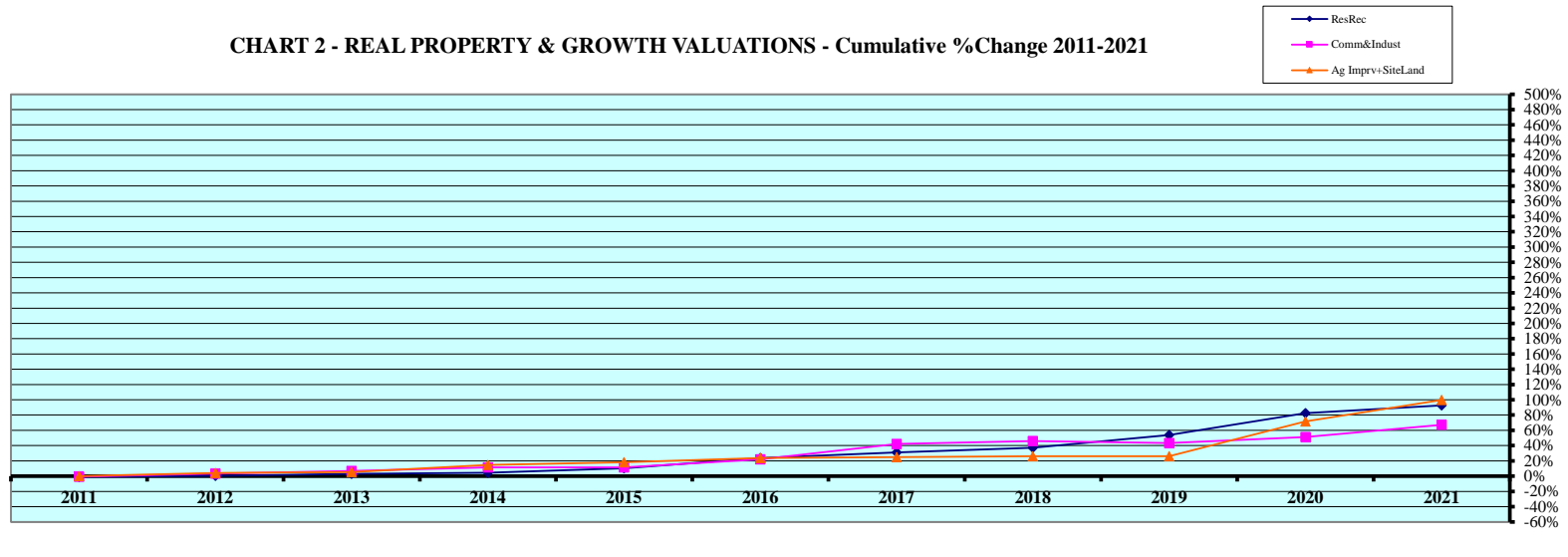
Agricultural Land **7.08%**

Cnty# **51**  
County **KEITH**

**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 2011-2021



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		
2011	329,377,695	3,375,563	1.02%	326,002,132	-	-1.02%	87,666,360	599,350	0.68%	87,067,010	-	-0.68%		
2012	333,648,235	3,574,004	1.07%	330,074,231	0.21%	0.21%	92,246,280	1,702,665	1.85%	90,543,615	3.28%	3.28%		
2013	341,462,055	2,062,060	0.60%	339,399,995	1.72%	3.04%	95,871,540	2,182,705	2.28%	93,688,835	1.56%	6.87%		
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	4.55%	98,592,825	990,265	1.00%	97,602,560	1.81%	11.33%		
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	10.37%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	11.53%		
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	23.74%	107,873,128	857,120	0.79%	107,016,008	7.98%	22.07%		
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	31.15%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	42.18%		
2018	460,152,436	8,682,225	1.89%	451,470,211	2.78%	37.07%	130,345,150	2,449,165	1.88%	127,895,985	-0.37%	45.89%		
2019	516,332,990	9,474,572	1.83%	506,858,418	10.15%	53.88%	126,712,020	983,120	0.78%	125,728,900	-3.54%	43.42%		
2020	613,156,999	11,992,588	1.96%	601,164,411	16.43%	82.52%	137,010,450	4,379,690	3.20%	132,630,760	4.67%	51.29%		
2021	643,513,495	8,990,795	1.40%	634,522,700	3.48%	92.64%	148,321,785	1,750,060	1.18%	146,571,725	6.98%	67.19%		
Rate Ann%chg	6.93%			Resid & Recreat w/o growth			5.46%			C & I w/o growth			3.71%	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	33,011,130	17,112,960	50,124,090	1,445,390	2.88%	48,678,700	-	-		
2012	35,743,265	18,042,740	53,786,005	1,624,760	3.02%	52,161,245	4.06%	4.06%		
2013	36,824,515	17,617,475	54,441,990	1,661,988	3.05%	52,780,002	-1.87%	5.30%		
2014	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	5.52%	14.61%		
2015	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	18.05%		
2016	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	23.81%		
2017	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	24.88%		
2018	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	26.10%		
2019	39,903,544	24,040,580	63,944,124	779,615	1.22%	63,164,509	-1.55%	26.02%		
2020	49,916,840	36,920,685	86,837,525	768,915	0.89%	86,068,610	34.60%	71.71%		
2021	57,016,145	43,851,268	100,867,413	748,705	0.74%	100,118,708	15.29%	99.74%		
Rate Ann%chg	5.62%		9.87%		7.24%		Ag Imprv+Site w/o growth		5.21%	

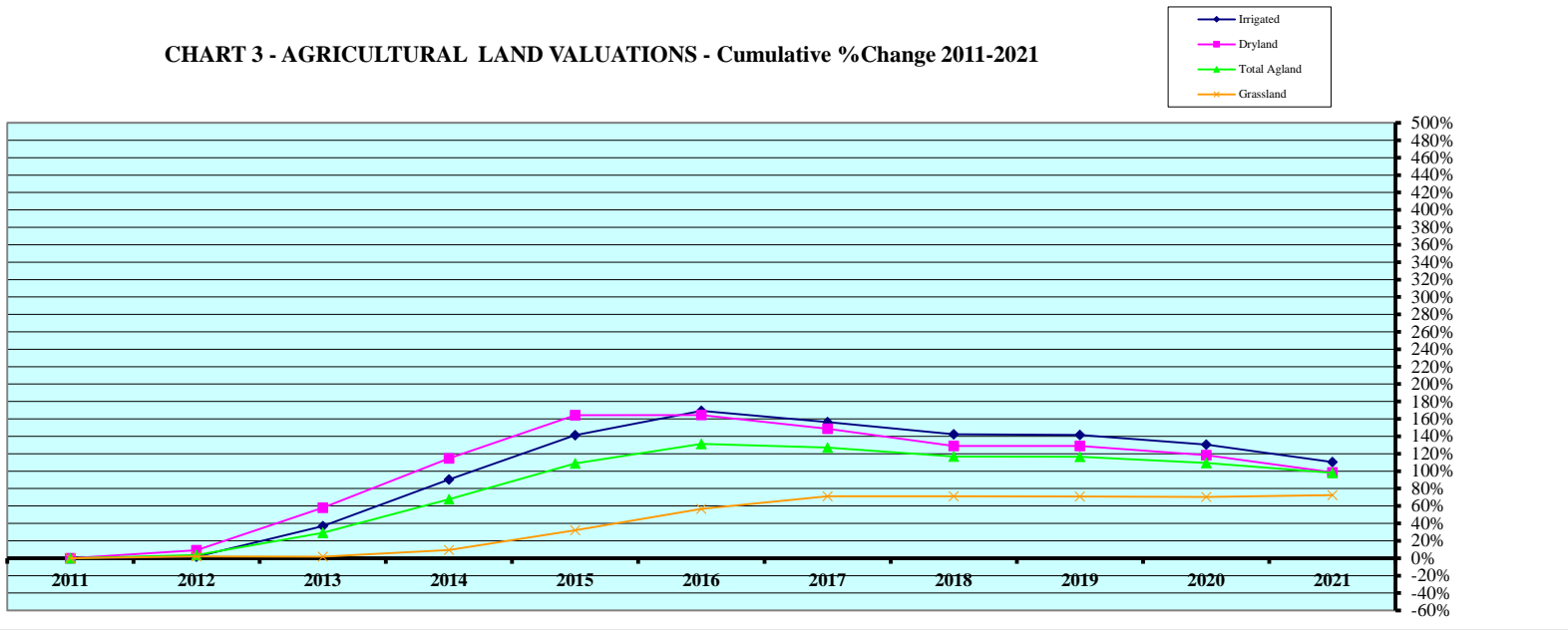
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

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County KEITH

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021



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
2011	170,224,510	-	-	-	54,046,205	-	-	-	110,464,590	-	-	-
2012	173,179,285	2,954,775	1.74%	1.74%	58,967,060	4,920,855	9.10%	9.10%	112,674,250	2,209,660	2.00%	2.00%
2013	232,814,915	59,635,630	34.44%	36.77%	85,414,165	26,447,105	44.85%	58.04%	112,333,770	-340,480	-0.30%	1.69%
2014	323,944,205	91,129,290	39.14%	90.30%	115,961,525	30,547,360	35.76%	114.56%	120,742,990	8,409,220	7.49%	9.30%
2015	410,673,885	86,729,680	26.77%	141.25%	142,814,790	26,853,265	23.16%	164.25%	145,830,570	25,087,580	20.78%	32.02%
2016	458,346,890	47,673,005	11.61%	169.26%	142,895,685	80,895	0.06%	164.40%	173,149,735	27,319,165	18.73%	56.75%
2017	436,577,015	-21,769,875	-4.75%	156.47%	134,464,255	-8,431,430	-5.90%	148.79%	189,079,125	15,929,390	9.20%	71.17%
2018	412,524,360	-24,052,655	-5.51%	142.34%	123,752,370	-10,711,885	-7.97%	128.98%	188,944,080	-135,045	-0.07%	71.04%
2019	411,377,910	-1,146,450	-0.28%	141.67%	123,654,105	-98,265	-0.08%	128.79%	188,776,715	-167,365	-0.09%	70.89%
2020	392,560,560	-18,817,350	-4.57%	130.61%	118,048,075	-5,606,030	-4.53%	118.42%	188,177,945	-598,770	-0.32%	70.35%
2021	358,428,030	-34,132,530	-8.69%	110.56%	107,343,450	-10,704,625	-9.07%	98.61%	190,534,460	2,356,515	1.25%	72.48%

Rate Ann.%chg: Irrigated **7.73%** Dryland **7.10%** Grassland **5.60%**

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
2011	3,509,585	-	-	-	0	-	-	-	338,244,890	-	-	-
2012	14,165	-3,495,420	-99.60%	-99.60%	5,695,645	5,695,645	-	-	350,530,405	12,285,515	3.63%	3.63%
2013	14,520	355	2.51%	-99.59%	6,051,920	356,275	6.26%	-	436,629,290	86,098,885	24.56%	29.09%
2014	6,139,905	6,125,385	42185.85%	74.95%	822,130	-5,229,790	-86.42%	-	567,610,755	130,981,465	30.00%	67.81%
2015	1,833,420	-4,306,485	-70.14%	-47.76%	5,538,775	4,716,645	573.71%	-	706,691,440	139,080,685	24.50%	108.93%
2016	2,011,925	178,505	9.74%	-42.67%	6,023,825	485,050	8.76%	-	782,428,060	75,736,620	10.72%	131.32%
2017	155,800	-1,856,125	-92.26%	-95.56%	7,900,715	1,876,890	31.16%	-	768,176,910	-14,251,150	-1.82%	127.11%
2018	155,800	0	0.00%	-95.56%	8,162,505	261,790	3.31%	-	733,539,115	-34,637,795	-4.51%	116.87%
2019	155,800	0	0.00%	-95.56%	8,389,260	226,755	2.78%	-	732,353,790	-1,185,325	-0.16%	116.52%
2020	401,515	245,715	157.71%	-88.56%	9,451,160	1,061,900	12.66%	-	708,639,255	-23,714,535	-3.24%	109.50%
2021	313,810	-87,705	-21.84%	-91.06%	13,735,255	4,284,095	45.33%	-	670,355,005	-38,284,250	-5.40%	98.19%

Cnty# **51**  
County **KEITH**

Rate Ann.%chg: Total Agric Land **7.08%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

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
2011	155,181,690	112,643	1,378			47,830,570	109,585	436			81,700,995	133,333	613		
2012	170,289,025	110,472	1,541	11.89%	11.89%	54,243,085	107,908	503	15.17%	15.17%	89,688,965	135,300	663	8.18%	9.46%
2013	172,801,045	110,522	1,563	1.43%	13.49%	58,794,685	107,209	548	9.10%	25.65%	89,574,800	130,628	686	3.44%	13.24%
2014	232,972,615	113,587	2,051	31.18%	48.88%	85,270,595	105,495	808	47.39%	85.19%	97,239,960	127,646	762	11.09%	25.80%
2015	323,756,345	113,685	2,848	38.85%	106.72%	116,131,510	105,668	1,099	35.97%	151.80%	128,539,130	127,483	1,008	32.36%	66.50%
2016	410,707,420	113,399	3,622	27.18%	162.90%	142,844,735	105,489	1,354	23.21%	210.24%	149,636,865	127,257	1,176	16.62%	94.17%
2017	458,346,380	113,475	4,039	11.52%	193.20%	142,915,300	105,462	1,355	0.07%	210.47%	164,929,515	127,713	1,291	9.83%	113.25%
2018	436,577,015	113,106	3,860	-4.44%	180.18%	134,578,625	105,740	1,273	-6.08%	191.60%	174,353,050	127,360	1,369	6.01%	126.06%
2019	412,542,325	112,876	3,655	-5.31%	165.30%	123,707,720	105,619	1,171	-7.97%	168.35%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	411,415,160	112,592	3,654	-0.02%	165.24%	123,614,365	105,547	1,171	-0.01%	168.33%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	392,650,730	112,583	3,488	-4.55%	153.16%	118,187,135	105,635	1,119	-4.47%	156.33%	188,257,985	402,973	467	-63.76%	-23.76%

Rate Annual %chg Average Value/Acre: 9.73%

9.87%

-2.68%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2011	2,501,010	14,487	173			100,085	125	798			316,963,750	636,358	498		
2012	2,475,940	14,344	173	-0.01%	-0.01%	0	0				338,132,640	637,872	530	6.43%	6.43%
2013	6,757,150	14,299	473	173.77%	173.73%	0	0				350,833,760	636,601	551	3.96%	10.64%
2014	14,520	579	25	-94.69%	-85.48%	6,096,625	14,377	424		-46.84%	350,833,760	638,136	684	24.17%	37.38%
2015	7,094,715	13,789	515	1952.35%	198.03%	1,081,045	884	1,223	188.36%	53.29%	568,940,045	638,031	892	30.31%	79.03%
2016	1,833,420	3,574	513	-0.30%	197.12%	5,740,435	10,556	544	-55.53%	-31.83%	706,925,590	637,360	1,109	24.38%	122.68%
2017	2,011,925	3,574	563	9.74%	226.05%	6,023,825	10,599	568	4.51%	-28.75%	782,380,520	637,291	1,228	10.69%	146.47%
2018	2,020,065	3,573	565	0.45%	227.51%	6,036,450	10,596	570	0.24%	-28.58%	768,234,440	637,294	1,205	-1.81%	142.02%
2019	155,800	562	277	-50.95%	60.65%	8,153,875	13,712	595	4.38%	-25.45%	733,558,015	637,001	1,152	-4.47%	131.20%
2020	155,800	562	277	0.00%	60.65%	8,349,095	14,126	591	-0.61%	-25.91%	732,350,265	636,711	1,150	-0.12%	130.92%
2021	400,150	1,219	328	18.38%	90.19%	9,944,110	14,316	695	17.52%	-12.92%	709,440,110	636,726	1,114	-3.13%	123.69%

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**KEITH**

Rate Annual %chg Average Value/Acre: 8.38%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 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
8,335	KEITH	64,200,726	47,680,271	234,300,882	619,309,450	139,998,625	8,323,160	24,204,045	670,355,005	59,481,480	51,584,410	136,935	1,919,574,989
cnty sectorvalue % of total value:		3.34%	2.48%	12.21%	32.26%	7.29%	0.43%	1.26%	34.92%	3.10%	2.69%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
326	BRULE	231,476	818,883	1,618,755	11,739,985	3,608,880	60,660	0	0	0	0	0	18,078,639
3.91%	%sector of county sector	0.36%	1.72%	0.69%	1.90%	2.58%	0.73%						0.94%
	%sector of municipality	1.28%	4.53%	8.95%	64.94%	19.96%	0.34%						100.00%
4,737	OGALLALA	11,340,966	6,622,306	8,533,995	204,920,125	95,525,930	7,334,380	0	0	0	0	0	334,277,702
56.83%	%sector of county sector	17.66%	13.89%	3.64%	33.09%	68.23%	88.12%						17.41%
	%sector of municipality	3.39%	1.98%	2.55%	61.30%	28.58%	2.19%						100.00%
523	PAXTON	1,350,768	947,695	3,131,723	18,716,390	7,107,455	669,795	0	167,520	0	0	0	32,091,346
6.27%	%sector of county sector	2.10%	1.99%	1.34%	3.02%	5.08%	8.05%		0.02%				1.67%
	%sector of municipality	4.21%	2.95%	9.76%	58.32%	22.15%	2.09%		0.52%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
5,586	Total Municipalities	12,923,210	8,388,884	13,284,473	235,376,500	106,242,265	8,064,835	0	167,520	0	0	0	384,447,687
67.02%	%all municip.sectors of cnty	20.13%	17.59%	5.67%	38.01%	75.89%	96.90%		0.02%				20.03%

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Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,289</b>	<b>Value : 1,739,459,335</b>	<b>Growth 21,928,977</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	188	2,434,165	48	1,509,425	396	16,903,145	632	20,846,735	
<b>02. Res Improve Land</b>	2,385	27,990,990	188	8,714,625	2,091	67,016,120	4,664	103,721,735	
<b>03. Res Improvements</b>	2,395	230,888,545	195	45,198,335	2,141	324,414,325	4,731	600,501,205	
<b>04. Res Total</b>	2,583	261,313,700	243	55,422,385	2,537	408,333,590	5,363	725,069,675	18,222,322
<b>% of Res Total</b>	48.16	36.04	4.53	7.64	47.31	56.32	57.73	41.68	83.10
<b>05. Com UnImp Land</b>	111	4,438,400	15	1,016,135	33	2,012,470	159	7,467,005	
<b>06. Com Improve Land</b>	402	15,486,145	33	2,197,200	77	5,209,005	512	22,892,350	
<b>07. Com Improvements</b>	414	99,064,870	38	12,293,340	88	24,409,255	540	135,767,465	
<b>08. Com Total</b>	525	118,989,415	53	15,506,675	121	31,630,730	699	166,126,820	2,294,970
<b>% of Com Total</b>	75.11	71.63	7.58	9.33	17.31	19.04	7.53	9.55	10.47
<b>09. Ind UnImp Land</b>	1	31,750	1	47,050	0	0	2	78,800	
<b>10. Ind Improve Land</b>	13	565,815	1	49,110	0	0	14	614,925	
<b>11. Ind Improvements</b>	13	8,371,395	1	228,380	0	0	14	8,599,775	
<b>12. Ind Total</b>	14	8,968,960	2	324,540	0	0	16	9,293,500	0
<b>% of Ind Total</b>	87.50	96.51	12.50	3.49	0.00	0.00	0.17	0.53	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	616	18,292,000	616	18,292,000	
<b>14. Rec Improve Land</b>	0	0	0	0	63	1,641,465	63	1,641,465	
<b>15. Rec Improvements</b>	0	0	0	0	63	8,959,670	63	8,959,670	
<b>16. Rec Total</b>	0	0	0	0	679	28,893,135	679	28,893,135	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	7.31	1.66	0.00
<b>Res &amp; Rec Total</b>	2,583	261,313,700	243	55,422,385	3,216	437,226,725	6,042	753,962,810	18,222,322
<b>% of Res &amp; Rec Total</b>	42.75	34.66	4.02	7.35	53.23	57.99	65.04	43.34	83.10
<b>Com &amp; Ind Total</b>	539	127,958,375	55	15,831,215	121	31,630,730	715	175,420,320	2,294,970
<b>% of Com &amp; Ind Total</b>	75.38	72.94	7.69	9.02	16.92	18.03	7.70	10.08	10.47
<b>17. Taxable Total</b>	3,122	389,272,075	298	71,253,600	3,337	468,857,455	6,757	929,383,130	20,517,292
<b>% of Taxable Total</b>	46.20	41.88	4.41	7.67	49.39	50.45	72.74	53.43	93.56



Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	8	82,255	1,231,670	0	0	0
19. Commercial	27	4,226,575	37,926,170	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	8	82,255	1,231,670
19. Commercial	0	0	0	27	4,226,575	37,926,170
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				35	4,308,830	39,157,840

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	64	136,935	64	136,935	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	64	136,935	64	136,935	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	235	80	366	681

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	169,265	125	27,919,260	1,818	514,001,200	1,945	542,089,725
28. Ag-Improved Land	0	0	40	7,790,345	459	160,887,930	499	168,678,275
29. Ag Improvements	0	0	42	6,193,495	481	92,977,775	523	99,171,270

30. Ag Total				2,468	809,939,270
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	60,000	
32. HomeSite Improv Land	0	0.00	0	22	23.01	690,300	
33. HomeSite Improvements	0	0.00	0	25	0.00	3,677,645	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	15	35.64	106,685	
36. FarmSite Improv Land	0	0.00	0	34	94.87	285,970	
37. FarmSite Improvements	0	0.00	0	41	0.00	2,515,850	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	92	208.53	0	
40. Other- Non Ag Use	0	0.00	0	3	3.17	71,315	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	22.02	660,600	25	24.02	720,600	
32. HomeSite Improv Land	285	316.02	9,480,600	307	339.03	10,170,900	
33. HomeSite Improvements	299	0.00	50,758,715	324	0.00	54,436,360	0
34. HomeSite Total				<b>349</b>	<b>363.05</b>	<b>65,327,860</b>	
35. FarmSite UnImp Land	65	148.88	501,505	80	184.52	608,190	
36. FarmSite Improv Land	424	1,723.20	4,403,355	458	1,818.07	4,689,325	
37. FarmSite Improvements	464	0.00	42,219,060	505	0.00	44,734,910	1,411,685
38. FarmSite Total				<b>585</b>	<b>2,002.59</b>	<b>50,032,425</b>	
39. Road & Ditches	1,448	4,986.85	0	1,540	5,195.38	0	
40. Other- Non Ag Use	4	58.99	43,655	7	62.16	114,970	
41. Total Section VI				<b>934</b>	<b>7,623.18</b>	<b>115,475,255</b>	<b>1,411,685</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	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.66	29,165	61	6,670.22	12,531,220
44. Market Value	1	26.66	47,860	61	6,670.22	18,220,655
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	219	40,578.17	46,419,215	281	47,275.05	58,979,600
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	6.93	0.07%	14,555	0.07%	2,100.29
46. 1A	85.31	0.85%	179,145	0.85%	2,099.93
47. 2A1	264.82	2.64%	556,125	2.64%	2,100.01
48. 2A	1,759.25	17.56%	3,694,430	17.56%	2,100.00
49. 3A1	169.73	1.69%	356,435	1.69%	2,100.01
50. 3A	1,299.53	12.97%	2,729,025	12.97%	2,100.01
51. 4A1	2,395.50	23.92%	5,030,535	23.92%	2,099.99
52. 4A	4,034.71	40.28%	8,472,880	40.28%	2,100.00
<b>53. Total</b>	<b>10,015.78</b>	<b>100.00%</b>	<b>21,033,130</b>	<b>100.00%</b>	<b>2,100.00</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	167.24	12.39%	104,530	12.74%	625.03
56. 2D1	152.75	11.32%	95,475	11.63%	625.04
57. 2D	115.69	8.57%	72,315	8.81%	625.08
58. 3D1	178.26	13.21%	106,945	13.03%	599.94
59. 3D	124.54	9.23%	74,730	9.11%	600.05
60. 4D1	36.86	2.73%	22,120	2.70%	600.11
61. 4D	574.22	42.55%	344,525	41.98%	599.99
<b>62. Total</b>	<b>1,349.56</b>	<b>100.00%</b>	<b>820,640</b>	<b>100.00%</b>	<b>608.08</b>
<b>Grass</b>					
63. 1G1	7,853.32	2.96%	4,132,590	3.10%	526.22
64. 1G	4.14	0.00%	2,515	0.00%	607.49
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	9,204.47	3.47%	4,832,370	3.63%	525.00
67. 3G1	1,637.60	0.62%	818,800	0.61%	500.00
68. 3G	245,343.51	92.47%	122,716,340	92.17%	500.18
69. 4G1	706.40	0.27%	361,070	0.27%	511.14
70. 4G	561.27	0.21%	281,640	0.21%	501.79
<b>71. Total</b>	<b>265,310.71</b>	<b>100.00%</b>	<b>133,145,325</b>	<b>100.00%</b>	<b>501.85</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>10,015.78</b>	<b>3.56%</b>	<b>21,033,130</b>	<b>13.33%</b>	<b>2,100.00</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>1,349.56</b>	<b>0.48%</b>	<b>820,640</b>	<b>0.52%</b>	<b>608.08</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>265,310.71</b>	<b>94.36%</b>	<b>133,145,325</b>	<b>84.39%</b>	<b>501.85</b>
72. Waste	382.46	0.14%	125,560	0.08%	328.30
73. Other	4,100.68	1.46%	2,657,305	1.68%	648.02
74. Exempt	17,518.86	6.23%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>281,159.19</b>	<b>100.00%</b>	<b>157,781,960</b>	<b>100.00%</b>	<b>561.18</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,016.97	11.03%	2,796,690	11.21%	2,750.02
46. 1A	4,099.51	44.47%	11,273,750	45.19%	2,750.02
47. 2A1	35.54	0.39%	97,740	0.39%	2,750.14
48. 2A	2,389.61	25.92%	6,332,470	25.38%	2,650.00
49. 3A1	814.76	8.84%	2,159,110	8.66%	2,650.00
50. 3A	228.67	2.48%	605,980	2.43%	2,650.02
51. 4A1	156.20	1.69%	413,930	1.66%	2,650.00
52. 4A	477.88	5.18%	1,266,400	5.08%	2,650.04
53. Total	9,219.14	100.00%	24,946,070	100.00%	2,705.90
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	34,394.84	70.86%	32,159,185	71.26%	935.00
56. 2D1	6.16	0.01%	5,760	0.01%	935.06
57. 2D	6,854.03	14.12%	6,408,510	14.20%	935.00
58. 3D1	1,535.52	3.16%	1,381,990	3.06%	900.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,438.68	7.08%	3,094,810	6.86%	900.00
61. 4D	2,311.32	4.76%	2,080,185	4.61%	900.00
62. Total	48,540.55	100.00%	45,130,440	100.00%	929.75
<b>Grass</b>					
63. 1G1	985.07	1.11%	517,185	1.14%	525.02
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	441.81	0.50%	248,785	0.55%	563.10
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	38,277.71	42.96%	19,608,005	43.29%	512.26
69. 4G1	29,278.27	32.86%	14,858,125	32.80%	507.48
70. 4G	20,111.71	22.57%	10,066,500	22.22%	500.53
71. Total	89,094.57	100.00%	45,298,600	100.00%	508.43
<b>Irrigated Total</b>					
Irrigated Total	9,219.14	6.13%	24,946,070	21.20%	2,705.90
<b>Dry Total</b>					
Dry Total	48,540.55	32.28%	45,130,440	38.36%	929.75
<b>Grass Total</b>					
Grass Total	89,094.57	59.25%	45,298,600	38.50%	508.43
72. Waste	373.67	0.25%	122,060	0.10%	326.65
73. Other	3,149.42	2.09%	2,158,470	1.83%	685.35
74. Exempt	14,306.01	9.51%	0	0.00%	0.00
75. Market Area Total	150,377.35	100.00%	117,655,640	100.00%	782.40

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,715.89	14.14%	44,887,120	14.37%	3,530.00
46. 1A	44,322.76	49.28%	156,459,415	50.09%	3,530.00
47. 2A1	955.27	1.06%	3,374,145	1.08%	3,532.14
48. 2A	20,603.97	22.91%	69,438,380	22.23%	3,370.15
49. 3A1	2,394.47	2.66%	8,069,385	2.58%	3,370.01
50. 3A	775.00	0.86%	2,614,020	0.84%	3,372.93
51. 4A1	6,921.18	7.70%	23,324,390	7.47%	3,370.00
52. 4A	1,251.03	1.39%	4,216,570	1.35%	3,370.48
53. Total	89,939.57	100.00%	312,383,425	100.00%	3,473.26
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	36,567.13	63.89%	44,809,760	65.55%	1,225.41
56. 2D1	189.97	0.33%	232,710	0.34%	1,224.98
57. 2D	10,968.69	19.17%	12,559,635	18.37%	1,145.04
58. 3D1	3,959.75	6.92%	4,549,335	6.65%	1,148.89
59. 3D	15.05	0.03%	17,230	0.03%	1,144.85
60. 4D1	1,899.30	3.32%	2,127,235	3.11%	1,120.01
61. 4D	3,630.34	6.34%	4,068,760	5.95%	1,120.77
62. Total	57,230.23	100.00%	68,364,665	100.00%	1,194.56
<b>Grass</b>					
63. 1G1	3,091.52	6.83%	2,090,215	7.20%	676.11
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	43.14	0.10%	28,670	0.10%	664.58
66. 2G	1,711.06	3.78%	1,095,080	3.77%	640.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	24,829.22	54.84%	16,069,880	55.37%	647.22
69. 4G1	12,544.61	27.71%	7,825,990	26.97%	623.85
70. 4G	3,057.00	6.75%	1,911,965	6.59%	625.44
71. Total	45,276.55	100.00%	29,021,800	100.00%	640.99
<b>Irrigated Total</b>					
Irrigated Total	89,939.57	44.41%	312,383,425	74.55%	3,473.26
<b>Dry Total</b>					
Dry Total	57,230.23	28.26%	68,364,665	16.32%	1,194.56
<b>Grass Total</b>					
Grass Total	45,276.55	22.36%	29,021,800	6.93%	640.99
72. Waste	197.24	0.10%	66,200	0.02%	335.63
73. Other	9,860.18	4.87%	9,190,325	2.19%	932.06
74. Exempt	4.06	0.00%	3,150	0.00%	775.86
75. Market Area Total	202,503.77	100.00%	419,026,415	100.00%	2,069.23

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	40.37	140,100	7,271.58	24,383,780	101,862.54	333,838,745	109,174.49	358,362,625
<b>77. Dry Land</b>	23.30	26,680	4,032.96	4,210,830	103,064.08	110,078,235	107,120.34	114,315,745
<b>78. Grass</b>	0.00	0	7,959.73	4,428,285	391,722.10	203,037,440	399,681.83	207,465,725
<b>79. Waste</b>	0.00	0	49.90	16,715	903.47	297,105	953.37	313,820
<b>80. Other</b>	3.36	2,485	1,804.57	1,455,725	15,302.35	12,547,890	17,110.28	14,006,100
<b>81. Exempt</b>	0.64	0	0.00	0	31,828.29	3,150	31,828.93	3,150
<b>82. Total</b>	<b>67.03</b>	<b>169,265</b>	<b>21,118.74</b>	<b>34,495,335</b>	<b>612,854.54</b>	<b>659,799,415</b>	<b>634,040.31</b>	<b>694,464,015</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	109,174.49	17.22%	358,362,625	51.60%	3,282.48
<b>Dry Land</b>	107,120.34	16.89%	114,315,745	16.46%	1,067.17
<b>Grass</b>	399,681.83	63.04%	207,465,725	29.87%	519.08
<b>Waste</b>	953.37	0.15%	313,820	0.05%	329.17
<b>Other</b>	17,110.28	2.70%	14,006,100	2.02%	818.58
<b>Exempt</b>	31,828.93	5.02%	3,150	0.00%	0.10
<b>Total</b>	<b>634,040.31</b>	<b>100.00%</b>	<b>694,464,015</b>	<b>100.00%</b>	<b>1,095.30</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 Brule	22	232,725	170	1,795,720	176	12,650,670	198	14,679,115	73,795
83.2 K-areas	0	0	122	8,585,000	122	30,337,890	122	38,922,890	415,375
83.3 Key/roscoe/sarben	37	219,745	113	784,045	115	7,148,690	152	8,152,480	116,770
83.4 Lake	814	25,459,090	1,622	42,515,755	1,654	240,212,525	2,468	308,187,370	10,599,806
83.5 Og Sub	42	1,309,265	169	7,779,495	171	39,686,500	213	48,775,260	1,620,600
83.6 Ogallala	144	1,790,830	1,987	22,142,225	1,991	198,941,315	2,135	222,874,370	1,962,701
83.7 Paxton	22	410,610	227	3,982,800	227	19,000,030	249	23,393,440	853,730
83.8 Rural	167	9,716,470	317	17,778,160	338	61,483,255	505	88,977,885	2,579,545
84 Residential Total	1,248	39,138,735	4,727	105,363,200	4,794	609,460,875	6,042	753,962,810	18,222,322



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	Brule	22	156,505	41	529,945	45	9,073,960	67	9,760,410	0
85.2	Key/roscoe/sarben	0	0	6	114,235	6	278,135	6	392,370	0
85.3	Lake	20	1,172,220	57	4,492,320	61	19,904,145	81	25,568,685	365,635
85.4	Og Sub	12	910,280	25	1,769,320	28	4,809,110	40	7,488,710	126,765
85.5	Ogallala	76	4,117,100	335	14,993,650	343	96,318,455	419	115,429,205	1,069,895
85.6	Paxton	14	165,690	40	655,625	41	5,154,345	55	5,975,660	43,640
85.7	Rural	17	1,024,010	22	952,180	30	8,829,090	47	10,805,280	689,035
86	Commercial Total	161	7,545,805	526	23,507,275	554	144,367,240	715	175,420,320	2,294,970

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	7,801.86	2.94%	4,096,050	3.08%	525.01
88. 1G	2.29	0.00%	1,200	0.00%	524.02
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	9,204.47	3.47%	4,832,370	3.64%	525.00
91. 3G1	1,637.60	0.62%	818,800	0.62%	500.00
92. 3G	245,133.79	92.50%	122,567,435	92.20%	500.00
93. 4G1	668.93	0.25%	334,465	0.25%	500.00
94. 4G	558.89	0.21%	279,950	0.21%	500.90
95. Total	265,007.83	100.00%	132,930,270	100.00%	501.61
<b>CRP</b>					
96. 1C1	51.46	16.99%	36,540	16.99%	710.07
97. 1C	1.85	0.61%	1,315	0.61%	710.81
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	209.72	69.24%	148,905	69.24%	710.02
102. 4C1	37.47	12.37%	26,605	12.37%	710.03
103. 4C	2.38	0.79%	1,690	0.79%	710.08
104. Total	302.88	100.00%	215,055	100.00%	710.03
<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	265,007.83	99.89%	132,930,270	99.84%	501.61
CRP Total	302.88	0.11%	215,055	0.16%	710.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	265,310.71	100.00%	133,145,325	100.00%	501.85

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	985.07	1.15%	517,185	1.21%	525.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	350.84	0.41%	184,200	0.43%	525.03
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	36,043.75	42.07%	18,021,875	42.04%	500.00
93. 4G1	28,235.43	32.96%	14,117,715	32.93%	500.00
94. 4G	20,061.04	23.41%	10,030,520	23.40%	500.00
95. Total	85,676.13	100.00%	42,871,495	100.00%	500.39
<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	90.97	2.66%	64,585	2.66%	709.96
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,233.96	65.35%	1,586,130	65.35%	710.01
102. 4C1	1,042.84	30.51%	740,410	30.51%	709.99
103. 4C	50.67	1.48%	35,980	1.48%	710.08
104. Total	3,418.44	100.00%	2,427,105	100.00%	710.00
<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	85,676.13	96.16%	42,871,495	94.64%	500.39
CRP Total	3,418.44	3.84%	2,427,105	5.36%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	89,094.57	100.00%	45,298,600	100.00%	508.43

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	2,934.29	6.99%	1,978,585	7.42%	674.30
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	27.90	0.07%	17,850	0.07%	639.78
90. 2G	1,711.06	4.08%	1,095,080	4.10%	640.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	22,329.45	53.19%	14,295,010	53.58%	640.19
93. 4G1	12,020.42	28.64%	7,453,805	27.94%	620.10
94. 4G	2,953.73	7.04%	1,838,640	6.89%	622.48
95. Total	41,976.85	100.00%	26,678,970	100.00%	635.56
<b>CRP</b>					
96. 1C1	157.23	4.76%	111,630	4.76%	709.98
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	15.24	0.46%	10,820	0.46%	709.97
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,499.77	75.76%	1,774,870	75.76%	710.01
102. 4C1	524.19	15.89%	372,185	15.89%	710.02
103. 4C	103.27	3.13%	73,325	3.13%	710.03
104. Total	3,299.70	100.00%	2,342,830	100.00%	710.01
<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	41,976.85	92.71%	26,678,970	91.93%	635.56
CRP Total	3,299.70	7.29%	2,342,830	8.07%	710.01
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	45,276.55	100.00%	29,021,800	100.00%	640.99

**2022 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

51 Keith

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	619,309,450	725,069,675	105,760,225	17.08%	18,222,322	14.13%
02. Recreational	24,204,045	28,893,135	4,689,090	19.37%	0	19.37%
03. Ag-Homesite Land, Ag-Res Dwelling	59,481,480	65,327,860	5,846,380	9.83%	0	9.83%
<b>04. Total Residential (sum lines 1-3)</b>	<b>702,994,975</b>	<b>819,290,670</b>	<b>116,295,695</b>	<b>16.54%</b>	<b>18,222,322</b>	<b>13.95%</b>
05. Commercial	139,998,625	166,126,820	26,128,195	18.66%	2,294,970	17.02%
06. Industrial	8,323,160	9,293,500	970,340	11.66%	0	11.66%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>148,321,785</b>	<b>175,420,320</b>	<b>27,098,535</b>	<b>18.27%</b>	<b>2,294,970</b>	<b>16.72%</b>
08. Ag-Farmsite Land, Outbuildings	51,486,215	50,032,425	-1,453,790	-2.82%	1,411,685	-5.57%
09. Minerals	136,935	136,935	0	0.00	0	0.00%
10. Non Ag Use Land	98,195	114,970	16,775	17.08%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>51,721,345</b>	<b>50,284,330</b>	<b>-1,437,015</b>	<b>-2.78%</b>	<b>1,411,685</b>	<b>-5.51%</b>
12. Irrigated	358,428,030	358,362,625	-65,405	-0.02%		
13. Dryland	107,343,450	114,315,745	6,972,295	6.50%		
14. Grassland	190,534,460	207,465,725	16,931,265	8.89%		
15. Wasteland	313,810	313,820	10	0.00%		
16. Other Agland	13,735,255	14,006,100	270,845	1.97%		
<b>17. Total Agricultural Land</b>	<b>670,355,005</b>	<b>694,464,015</b>	<b>24,109,010</b>	<b>3.60%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,573,393,110</b>	<b>1,739,459,335</b>	<b>166,066,225</b>	<b>10.55%</b>	<b>21,928,977</b>	<b>9.16%</b>

## 2022 Assessment Survey for Keith County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	2 appraisal clerks.
<b>3.</b>	<b>Other full-time employees:</b>
	1 assessment clerk.
<b>4.</b>	<b>Other part-time employees:</b>
	1 summer student.
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	423,235
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	364,500
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	5,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The data processing expenses are within a county data processing budget in County General. \$5,350 GIS contract.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,500: this amount includes appraisal classes, workshops and TERC hearing expenses.
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$50,043.64

## 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>
	Yes, as historic research work.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	These were maintained through December 31, 2012.
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="http://www.keith.gWorks.com">www.keith.gWorks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gworks imagery
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Ogallala, Brule, and Paxton are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	1975

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None.
<b>2.</b>	<b>GIS Services:</b>
	gWorks (f.k.a. GIS Workshop)
<b>3.</b>	<b>Other services:</b>
	None.

**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 at present.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county requires a credentialed real property appraiser.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A



## 2022 Residential Assessment Survey for Keith County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor and 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;">1</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy - recreational properties and "K' areas (IOLL's)</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings on rural residential and agricultural parcels.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	4	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).	5	Lake McConaughy - recreational properties and "K' areas (IOLL's)	8	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.	AG DW	Dwellings on rural residential and agricultural parcels.	AG OB	Outbuildings on rural residential and agricultural parcels.
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AG DW	Dwellings on rural residential and agricultural parcels.																		
AG OB	Outbuildings on rural residential and agricultural parcels.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	The cost approach is used for determining market value for residential property.																		
<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>																		
	Neighborhoods are reviewed and market data is used to develop depreciation models. Tables are then entered into the CAMA.																		
<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>																		
	Yes, and with the 6-year review and inspection cycle will be updating the depreciation models and the land tables in the CAMA system.																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	A sales analysis of the land is derived from the local market per neighborhood and valuation grouping.																		
<b>7.</b>	<b>How are rural residential site values developed?</b>																		

The assessor considers the cost of amenities to improve the site, such a well, septic system and leach field based on servicing the typical three-bedroom home. The cost of these amenities is considered to be 20,000. Thus a \$10,000 home site with above amenities would be \$30,000 (on a parcel with 1 acre only). In the country club area, the vacant first acre of land would be \$23,000.

**8. Are there form 191 applications on file?**

Yes

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

The methodology used to determine value for vacant lots being held for sale or resale requires a discounted cash flow analysis for the subdivision being developed. Things to look at are estimated time to sell off the lots, average sale price of the lots, expenses and developing a discount rate.

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2018	2018	2018	2015
2	2018	2018	2018	2016
3	2018	2018	2018	2016
4	2018	2018	2018-2019	2017-2018
5	2019	2019	2019	2019
8	2016	6/2016	2016	2016
AG DW	2018	2018	2018	2017/2018
AG OB	2018	2018	2018	2017-2018

## 2022 Commercial Assessment Survey for Keith County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor, staff and Tax Valuation Inc.														
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>														
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<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	City of Ogallala - the county seat and primary provider of services.														
2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.														
3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.														
4	Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.														
5	Lake McConaughy														
8	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>														
	The cost approach is primarily used for determining market value for commercial property.														
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>														
	The assessor has taken several classes and would value unique properties in house if possible. If needed, the assessor would hire an independent appraiser.														
<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>														
	Depreciation tables are developed from the market study during the six-year review.														
<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>														
	Ogallala is on their own depreciation table while the other valuation groups share a depreciation table. The land values vary by location to capture the differences in the market														
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>														
	Market data is used to establish the lot values.														

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2020	2021	2018
	2	2017	2020	2021	2018
	3	2017	2020	2021	2018
	4	2017	2020	2021	2018
	5	2017	2020	2021	2018
	8	2017	2020	2021	2018

## 2022 Agricultural Assessment Survey for Keith County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Assessor and 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: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> <td style="text-align: center;">2017-2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> <td style="text-align: center;">2017-2018</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> <td style="text-align: center;">2017-2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	2017-2021	2	Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	2017-2018	3	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.	2017-2018
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	Every two years the county reviews aerial imagery for land use. Additionally, the county physically inspects all parcels in the course of their six-year review.													
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>													
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.													
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>													
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.													
<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													
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>													
	Commercial feedlots were updated during the rural review. Buildings and structures were priced out in the same manner as ag and rural residential outbuildings. The assessor completed a market analysis and left the feedlot acres at the prior value of \$1,375.													

7.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.
7a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	NA
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
8a.	<b>How many parcels have a special valuation application on file?</b>
	346
8b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Market data of sales with similar influences are analyzed.
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
8c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	Recreational, primarily used for hunting.
8d.	<b>Where is the influenced area located within the county?</b>
	Primarily along the North and South Platte Rivers,
8e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	It is a sales comparison approach, the sales are verified and the market data is analyzed to arrive at a market value in the influenced area.

**2021 PLAN OF ASSESSMENT  
FOR  
KEITH COUNTY**

**Plan of Assessment Requirements**

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 of each year, the Assessor shall prepare a plan of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the Assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31 of each year.

**Real Property Assessment Requirements**

All property in the State of Nebraska is subject to property tax unless expressly exempt by the Nebraska Constitution, Article VIII, or permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is called actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (2003).

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

**General Description of Real Property in Keith County**

Per the 2021 Abstract, Keith County consists of the following real property types:

	<b>% of Total Parcels</b>	<b>Taxable Value Base</b>	<b>% of Value</b>
Residential	5,211	614,311,765	38.81%
Commercial	697	140,775,770	8.89%
Industrial	15	8,129,350	0.51%
Recreational	754	28,875,740	1.82%
Agricultural	2,451	790,668,440	49.95%
Minerals	64	136,935	0.01%
<b>Sub Total</b>	<b>9,192</b>	<b>1,582,898,000</b>	

Exempt	672	6.81%		
Game and Parks	5	0.05%		
<b>Total</b>	<b>9,869</b>		<b>1,582,898,000</b>	
Special Value	283			
Tax Increment Financing	33		34,272,830	

**Total Valuation excluding TIF Excess** **1,548,625,170.00**

**Agricultural Land**

Use	Acres	Value
Irrigated	109,283.34	359,030,005
Dry	107,235.29	107,357,610
Grass	400,069.60	190,468,450
Waste	954.48	314,850
Other (primarily Accretion)	17,008.55	14,017,075
<b>Sub-Total Land Only</b>	<b>634,551.26</b>	<b>671,187,990</b>
Ag Home Sites	359.07	59,625,315
Ag Farm Sites	1,968.94	59,797,485
Improvements		103,413,390
Public Road/Ditches	5,250.17	57,650
<b>Sub-Total Sites + IMPS</b>	<b>7,578.18</b>	<b>222,893,840.00</b>
<b>Total Agricultural Valuation</b>	<b>642,129.44</b>	<b>894,081,830</b>

*All of this and more information can be found in the 2021 County Abstract of Assessment for Real Property, Form 45*

While the Agricultural parcel count consists of less than half of the Residential parcel count, the Agricultural total valuations are only 11% higher in taxable value. This is showing that Residential sales in the county are increasing and Agricultural land sales are decreasing. The majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County, which is north of Lake McConaughy and the North Platte River in Area 1 and subclass market area 4. The Irrigated acres consist of approximately a fourth of the Grassland total acres. Irrigated Land Market total valuation are approximately 50% higher than the total Grassland valuation for 2021. However, we were able to lower some agricultural values this year due to the market. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. Dryland Acres were historically more than the Irrigated Acres. This change is due to the Well Moratorium and in 2011, there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium, producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. With the grain prices, Irrigated Acres were quite desirable, therefore, property owners requested transfer of acres from one location to another location so they are able to utilize their “right to irrigate” in a more



productive way. In some cases they transfer acres into a bank with the NRD and wait until they have banked enough acres to drop a new pivot in another location. Some property owners are also buying the Certified Irrigated Acres (CIA), without the land attached, from the land owner; which allows them to move the Certified Irrigated Acres to former Dry or Grass land. All transfers and new wells must be approved by the NRD. The NRD works well with the Keith County Assessor Office on all transfers to ensure accuracy of acre counts on correct parcels.

The first year that market value on Accretion was implemented in Keith County was in 2007. This was when all of the county was reviewed and then again in 2011. For 2021 all accretion land was reviewed and while using GWORKS (A Web based GIS service) acres use were sketched per data imagery and land use was corrected. We currently review properties with accretion and use the Special Value Methodology when reviewing accretion properties. The Special Valuation Methodology was rewritten for Assessment Year 2021 according to changes in the method that is being used at this time.

**New Property:** For the assessment year of 2021, there were approximately 1006 building permits; 495 building permits for new property/construction/additions, 473 parcels to be rechecked from the year before, 11 parcels to demolish, 25 listed as N/A, and 2 remodels. The re-checks could be from new homes not being finished at the first of the year the prior year, discovery, and interior inspections from property owners. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Keith County now does requires notification for new construction for Agricultural zoned parcels to be completed and filed with the zoning department. In the fall of 2017, GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas.

### **Current Resources**

- A. **Staff/Budget/Training:** 1 Assessor, 1 Deputy, 2 Appraisal Clerks, 1 Summer Fulltime & school year part-time Student Appraisal Clerk, 1 Assessment Clerk/office manager,

The current Assessor has her Appraiser license and Assessor Certificate. She is current with continuing education on both. The assessor and deputy attend workshops, classes, and meetings to further their knowledge of the assessment field and complete continuing education requirements. Our high school student just graduated this year and is returning for a second summer as a fulltime summer help appraisal clerk assistant. She will move in to a part-time employee for the school season and work 2 days a week. We have 2 full time Appraisal clerks with 1 year experience so far. Our office also has an Assessment Clerk/office manager whom stays busy with Homestead, 521's and sales letters and anything else needed done in the office.

The adopted budget for 2020-2021 was \$364,535. The actual budget used was as \$358,677.04. Proposed budget for 2021-2022 is \$443,351. The Accepted Budget for 2021-2022 is \$420,761.

- B. **Property Record Cards:** Our property record files are electronically generated. We haven't updated hard cards for years.
- C. **Software for CAMA, Assessment Administration, and GIS:** Keith County is on the MIPS CAMA system package. GWORKS provides the software for the web based GIS system.
- D. **Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** We are contracted with GWORKS and they help us to maintain our maps and mapping systems. We are in the process of implementing the annotations layer on our GWORKS website that will replace the use of cadastral maps in our office and all of that information will be available online. This project will be completed by the end of July 2021.
- E. **Web based – property record information access:**  
[www.keith.gworks.com](http://www.keith.gworks.com) and [nebraskaassessorsonline.us](http://nebraskaassessorsonline.us)

**Current Assessment Procedures for Real Property**

- A. **Discover, list & inventory all property.**
- B. **Data collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and public relations are completed by the County Assessor.**

**Level of Value, Quality, and Uniformity for Assessment Year 2021**

<b><u>PROPERTY CLASS</u></b>	<b><u>MEDIAN RATIO</u></b>	<b><u>COD*</u></b>	<b><u>PRD*</u></b>
Residential	95%	11.95%	102.15%
Commercial	99%	18.32%	122.86%
Agricultural	75%	13.10%	101.03%
Special Value Agricultural	71%		

*\*COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2021 Reports & Opinions.*

**Assessment Actions Planned for Assessment Year 2022**

**Residential (and/or subclasses):**

For Assessment year 2022, Paxton (Residential subclass 02), Brule (Residential subclass 03), Keystone, Roscoe, and Sarben (all Residential subclass 08) will be reviewed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 633 parcels. All other residential ratio studies will be reviewed by neighborhoods,

market area and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**Commercial (and/or subclasses):**

For the Assessment year of 2022 we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

**Agricultural Land (and/or subclasses):**

We will continue the analysis of Ag Land Market Areas and sales. Any adjustments will be made in price per acre if needed. Sales will determine if they need adjusted. We will continue to process all Irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File, identify and remap agricultural land use changes. If we have not completed the new home site and farm site layer this will continue for this year. All other market area ratio studies will be reviewed by neighborhoods, market area and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**Special Value – Agland:**

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology. All other area ratio studies will be reviewed by neighborhoods, market area and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**Exempt Properties**

For assessment year 2022 we are also measuring and taking new photographs of all exempt properties in the county. These will be entered into the CAMA system for the use that they are and an estimated value will be available if they were to sell to a non-exempt entity.

**New Construction/Building Permits:**

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed the previous year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2019 to September 30, 2021, Commercial and Ag from October 1, 2018 to September 30, 2021, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

**Assessment Actions Planned for Assessment Year 2023**

**Residential (Land/or subclasses):**

For Assessment year 2023, all residential ratio studies will be reviewed by neighborhoods, market area and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or land tables depending on the ratio study results.

**Commercial (and/or subclasses):**

For Assessment year 2023, Keith County Commercial neighborhoods will be reviewed. We might create a questionnaire for commercial property owners to fill out during our field work and hand back or mail back to us. Ogallala Commercial was last reviewed in 2017. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be updated into the CAMA system and new land and depreciation tables will be built and derived from current sales. This review will involve approximately 694 parcels.

**Agricultural Land (and/or subclasses):**

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes. FSA maps will again be requested for this year. All other subclasses will continue being reviewed by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

**Special Value – Agland:**

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

**New Construction/Building Permits:**

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2020 to September 30, 2022, Commercial and Ag from October 1, 2019 to September 30, 2022, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

**Assessment Actions Planned for Assessment Year 2024-2025**

**Residential (Land/or subclasses):**

For Assessment year 2024-2025, Rural Residential 04), Ogallala Suburban, Agricultural/horticultural properties will be reviewed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will

be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 2,477 parcels in market areas 1 through 6, 202 for Ogallala Suburban, 136 for Lake Rural Residential, 324 for Rural Residential, for a total of 3,139 parcels. This is usually a two year process and will continue for Assessment year 2025. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

**Commercial (and/or subclasses):**

For the assessment year of 2024 we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

**Agricultural Land (and/or subclasses):**

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes. FSA maps will again be requested for this year. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

**Special Value – Agland:**

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology. All other subclasses will continue to be studied by ratio studies of all county residential neighborhoods and sales. Adjustments may be applied to the costing tables, depreciation tables, and/or lane tables depending on the ratio study results.

**New Construction/Building Permits:**

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2021 to September 30, 2023, Commercial and Ag from October 1, 2020 to September 30, 2023, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

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

Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. All of our property record cards had appraisal information that supported the values of the property and are

completely generated by the computer system. The real estate and residential appraisal file balanced and were generated on all parcels in our CAMA system. With the reliance on computerized record maintenance we need to be assured that our CAMA system stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

In 2020 we were finally able to add the last area to the MIPS CAMA system to be all table driven while using costing and depreciation tables derived from the market. All information within the Appraisal File will continue to be verified for accuracy.

All agricultural sales and land values were reviewed for all market areas. There are now 6 market areas: 3 market areas and 3 sub market areas. Market area 1 also contains Sub market area 4. Market Area 2 contains sub market area 5 and Market Area 3 contains sub market area 6. Sub market areas 4, 5, and 6 are all parcels that are along the North and South Platte Rivers and involve accretion ground or in other terms our special valuation area. New land values were set by soil type if changes were needed. We continue to process any irrigation transfers of certified base acres approved by the Twin Platte Natural Resource District.

For Assessment year 2021 we did a complete desktop review of our Agland Areas. We used our web based GIS aerial imaging from GWORKS dated 2018 and 2020 to review use and acres for all agland properties in Keith County. Home and Farm sites were reviewed and re-sketched for accuracy, shelter belts were added, and also all parcels that were along the North and South Platte Rivers that involved accretion acres were corrected per our findings. If an FSA map was given to us that information was used first per what they are certifying and then we work with GWORKS for updating the land use or anything else on the property. The overall acres of the property didn't change, however, some legal descriptions may have changed from the data.

Currently we use the GIS website GWORKS for our acre counts per soil and use. Cadastral maps are used as a histrionic use. Beginning this summer 2021 we will have all Cadastral map capabilities on our GIS web service called GWORKS. Included in this will be the aerial picture and the ownership boundary lines, subdivision, lot, block, lot measurements, etc.

**1. Annually prepare and file Assessor Reports required by law/regulation**

- a. Assessor Survey
- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract
- c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
- d. Special Valuation Methodology
- e. Real Property Abstract
- f. Annual Plan of Assessment Report
- g. Certification of Value to Political Subdivisions
- h. School District Taxable Value Report
- i. Average Assessed Value Report for Homestead Exemption
- j. Generate Tax Roll

- k. Certificate of Taxes Levied Report
- l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

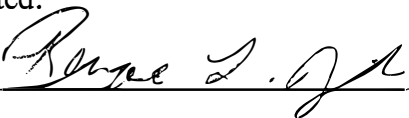
- 2. **Updating 521/Ownership Transfers**
- 3. **Permissive Exemption**
- 4. **Mobile Home Report**
- 5. **Personal Property**
- 6. **Notice of Taxable Status**
- 7. **Change of Value Notices**
- 8. **Homestead Exemptions**
- 9. **Centrally Assessed**
- 10. **Tax Increment Financing**
- 11. **Special Valuation**
- 12. **Tax Districts and Tax Rates**
- 13. **Tax Lists**
- 14. **Tax List Corrections**
- 15. **County Board of Equalization**
- 16. **TERC Appeals**
- 17. **TERC Statewide Equalization**
- 18. **Education**

**Conclusion**

With all the entities of county government that utilize the assessor's records in their operation, it is important for us to maintain the most accurate data as possible.

With the continual review of all properties and implementation of GIS, records will become more accurate and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. A sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessor signature: 

Date 4-29-21

## 2021 Special Valuation Methodology For Keith County

### Identification of the Recreation Influenced Area

The Special Valuation Areas in Keith County are the accretion land along the North & South Platte Rivers and Lake McConaughy and also any parcel that is less than 80 acres. These areas were first recognized in Assessment year 2007. The properties that are less than 80 acres consist of property in market areas 1, 2, and 3. For 2021 properties that have some form of accretion are now in market areas 4, 5, and 6. Area 4 has the same boundary lines as area 1, 5 the same as area 2, and 6 the same as area 3 the only difference is accretion.

### The highest and best use of Properties in the Accretion Influenced Area

The highest and best use of the accretion market area is for recreational use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold along either river have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was reviewed for 2021. If the parcel contained more accretion acres than deeded acres we then looked at adjoining parcels to identify adjoining parcels with the same ownership as the parcel with accretion. If the total acres of adjoining parcels contained more deeded acres *used for agricultural purpose*, than accretion acres; these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the total deeded acres *used for agricultural purpose*, is a small difference than the accretion acres, these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the Accretion Acres contain some acres used for agricultural purpose, then these acres are valued as all other land of similar use and considered agricultural purpose and added to the deeded acres to determine whether a parcel is primarily agricultural purpose. **Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County.** Parcels determined as not being primarily used for agricultural purposes were sent Disqualification Letters and were valued at 100% of market value.

### The highest and best use of smaller rural Properties in the Influenced Area

The highest and best use of smaller rural tracts in the Keith County market area is mostly for residential use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold in Keith County and have been purchased for residential living instead of agricultural/horticultural use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. For 2021 we started the study of working with gworks, gathering new FSA maps from property owners who certify their acres, and imagery to identify land use, and features within the parcel. These features are adding shelter belts, correcting the size of Home and



farm sites and any other use that if different from our MIPS CAMA system. Other documentation from the property owners were used also to determine the use of the parcel. Once these changes were sent in to gworks to correct, we then used their base tool to calculated acres from them on soil types and amounts. Parcels determined as not being **primarily used** for agricultural purposes were sent Disqualification Letters and were valued as rural residential properties.

### **Valuation Models Used for Value Estimates**

The valuation models used in these areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were influenced by other than agricultural use. This Special Valuation Area was selected because the sold properties were not reflecting the true agricultural market. This Special Valuation Area was developed to define a market trend for agricultural parcels being used for residential or recreational use within Keith County. This same study was used for the smaller rural tracts as well.

### **Market areas Analyzed-In County and out of County**

All seven market areas within Keith County area analyzed on an annual basis. Market trends are analyzed and sales within the Special Valuation area are used to determine the areas and market value. When necessary we have also reviewed adjoining counties, Garden and Lincoln, Special Valuation Areas and their Valuation Methodology.

### **Adjustments made to Sales to reflect current cash equivalency of typical market conditions**

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

### **Estimates of Economic Rent or Net Operating Income**

We have not studied rents for these properties. Typically actual income information is not readily available to our office.

### **Typical Expenses Allowed in Income Capitalization Approach**

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

### **Overall Capitalization Rate used in Income Capitalization Approach**

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

### **Other Supporting Information for the estimate of Special Value**

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to the close proximity of Lake McConaughy, the North Platte River and the South

Platte River. This area is primarily agricultural parcels. The Special Valuation Market Area is determined by current sales within Keith County. The Special Value Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The Keith County Assessment office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person. Our Special Valuation area is currently being reviewed. Special valuation properties as well as all vacant agland in the county is included in a three year project. In 2019, we physically took pictures of all of the vacant land and special valuation land in the county. In 2020, we started reviewing each parcel with our GIS website and are sketching out shelterbelts, trees, home sites, farm sites, and reviewing the acres by soil type. These are being compared with FSA maps that have been provided from the property owners or lessee's of the property. We are currently still working on this project and are hoping to be completed for Assessment Yrear2022half way through and this study will be finished for assessment year for 2021.

Submitted by  
Rena Zink  
Keith County Assessor