

NEBRASKA

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DEPARTMENT OF REVENUE

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

MCPHERSON 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 McPherson 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 McPherson 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: Kathy Hoberg, McPherson County Assessor

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Introduction

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.

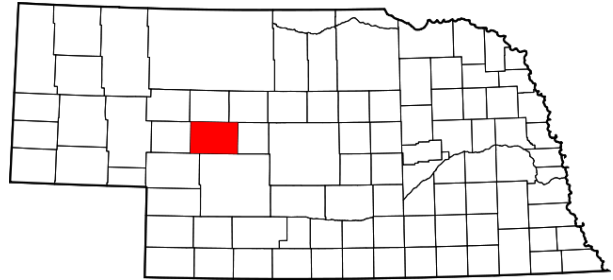
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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.

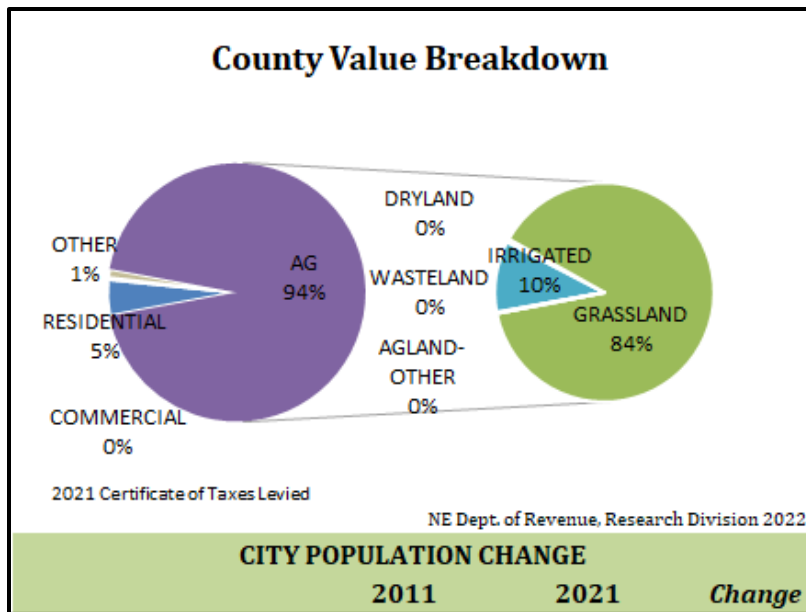
**Further information may be found in Exhibit 94*

County Overview

With a total area of 859 square miles, McPherson County has 399 residents, per the Census Bureau Quick Facts for 2020, reflecting a 30% decline in population from the 2010 U.S. Census. Reports indicate that 73% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$66,144 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in McPherson County are evenly disbursed throughout the county. According to the latest information available from the U.S. Census Bureau, there are six (6) employer establishments with total employment of 19, for a 14% decrease in employment since 2019.



Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. McPherson County is included in both the Upper Loup and Twin Platte Natural Resources Districts (NRD).

2022 Residential Correlation for McPherson County

Assessment Actions

New improvements were updated to the property record cards. Pick-up work was completed as needed.

Assessment Practice Review

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

During the assessment practice review with the county assessor, the comments regarding reasons for disqualification of sales was discussed. It was determined despite the low usability rate in comparison to the statewide average that the practices of the county assessor are appropriately using all qualified sales for analysis purposes.

A complete reappraisal was completed by Central Plains Valuation and will be implemented for 2023. Due to the low number of parcels in the county, only one valuation group is used for analysis purposes. Written descriptions of completed review work and depreciation tables used are kept in the office of the county assessor but no written valuation methodology has been developed or submitted to the Property Assessment Division (Division).

Description of Analysis

During the residential study period, five sales were deemed qualified for analysis purposes by the county assessor. All three measures of central tendency were below the range with the median at 85%, the weighted mean at 88%, and the mean at 90%. The COD and PRD were 10% and 102% respectively. However, despite the low qualitative measures, the range around the median ratio is 85-100%, indicated that the sample is too limited to be statistically relevant, the assessment practices of the county assessor were considered to determine the level of value in the county.

Residential property in McPherson County changed in a similar fashion to comparable residential properties in the Sandhills region over the last six years. A comparison of the value change in the 2022 County Abstract of Assessment for Real Property, Form 45, Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows values that are consistent with the assessment actions performed by the county assessor.

Equalization and Quality of Assessment

The regional comparison of residential patterns in conjunction with the review of the assessment practices in the county determined that residential property appear valued uniformly and is in compliance with generally accepted mass appraisal techniques.

2022 Residential Correlation for McPherson County

Level of Value

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

2022 Commercial Correlation for McPherson County

Assessment Actions

Pick-up work and general maintenance was completed as necessary.

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 verification and qualification processes was reviewed with the county assessor. Given the low number of sales, and the usability rate was slightly lower than the state-wide average; a review of the entire roster of sales was conducted which indicated that all arm's-length transactions were made available for measurement purposes.

Commercial lot values were last updated in 2015 while the costing tables were from 2014, and the depreciation tables were from 2015. The six-year review and inspection cycle is current. A reappraisal was recently performed by Central Plains Valuation and will be implemented for 2023. The patterns of valuation movement and growth are those expected of a low population county in the Sandhills region.

Description of Analysis

The median for the single valuation group in the commercial class in McPherson County is 96%. However, with only two qualified sales the assessment practices are the primary means of determining quality of assessment in the county.

The 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows only a very small increase in value and no growth in commercial value. The change in the sales value shows a similar pattern as the change in the abstract value. A level of value can only be achieved through analysis of the assessment practices of the county assessor.

Equalization and Quality of Assessment

The review of the county assessor's assessment practices for the commercial property in McPherson County determined that commercial property assessment complies with generally accepted mass appraisal techniques and is uniformly assessed.

Level of Value

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

2022 Agricultural Correlation for McPherson County

Assessment Actions

Grassland was raised 8% to \$535 per acre. Pick-up work was completed and entered on the appraisal record as needed.

Assessment Practice Review

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

A review of the nonqualified roster conducted with the McPherson County Assessor found that adequate documentation and justification for non-qualification was provided. The usability rate is lower than statewide averages although the sales qualification and verification practices reviewed with the county assessor indicate that all arm's-length sales are being used for measurement.

Grassland comprised of sandy soils is the dominant type of land in the county. One market area is considered sufficient for analysis of agricultural land in McPherson County. Land use throughout the county is reviewed by the county assessor and the classifications appears to be accurate. Property values are equitably determined.

A hog facility is located in the county but agricultural intensive use in the county has not been identified. Special valuation influences have not been recognized and no applications have been received.

Description of Analysis

Twelve qualified sales constituted the three-year study period. The overall median at 69% and the COD at 17% are in the acceptable range. Eleven of the sales were grassland sales with a median of 70%. The weighted mean and the mean of the grassland sales were 80% and 77% respectively. The removal of the highest ratio sale influencing the statistics reduce the weighted mean and mean to 76% and 74% while the median remains the same. The county assessor followed the pattern of others in the Sandhill region and increased grassland again this year. McPherson County raised grassland 8% to \$535 per acre following last years increase of 10%.

A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report reflects the 8% increase in grassland per acre.

Equalization and Quality of Assessment

The overall agricultural economy in the Sandhills and the assessment practice review analysis suggest that McPherson County land values appear to be assessed uniformly and according to generally accepted mass appraisal techniques. Agricultural outbuildings and improvements are valued using the same process as other improvements in the county and are equalized.

2022 Agricultural Correlation for McPherson County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in McPherson County is 69%.

2022 Opinions of the Property Tax Administrator for McPherson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for McPherson County

Residential Real Property - Current

Number of Sales	5	Median	85.43
Total Sales Price	\$347,910	Mean	89.99
Total Adj. Sales Price	\$347,910	Wgt. Mean	88.19
Total Assessed Value	\$306,827	Average Assessed Value of the Base	\$34,993
Avg. Adj. Sales Price	\$69,582	Avg. Assessed Value	\$61,365

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	76.04 to 103.94
% of Value of the Class of all Real Property Value in the County	1.32
% of Records Sold in the Study Period	3.97
% of Value Sold in the Study Period	6.96

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	2	100	94.25
2020	1	100	107.75
2019	5	100	102.63
2018	6	100	99.88

2022 Commission Summary for McPherson County

Commercial Real Property - Current

Number of Sales	2	Median	95.56
Total Sales Price	\$90,000	Mean	95.56
Total Adj. Sales Price	\$90,000	Wgt. Mean	94.37
Total Assessed Value	\$84,936	Average Assessed Value of the Base	\$35,193
Avg. Adj. Sales Price	\$45,000	Avg. Assessed Value	\$42,468

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-39.30 to 230.42
% of Value of the Class of all Real Property Value in the County	0.18
% of Records Sold in the Study Period	11.76
% of Value Sold in the Study Period	14.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	2	100	92.21
2020	1	100	102.45
2019	0	100	00.00
2018	0	100	00.00

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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 : 5
 Total Sales Price : 347,910
 Total Adj. Sales Price : 347,910
 Total Assessed Value : 306,827
 Avg. Adj. Sales Price : 69,582
 Avg. Assessed Value : 61,365

MEDIAN : 85
 WGT. MEAN : 88
 MEAN : 90
 COD : 09.93
 PRD : 102.04

COV : 12.49
 STD : 11.24
 Avg. Abs. Dev : 08.48
 MAX Sales Ratio : 103.45
 MIN Sales Ratio : 77.08

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 76.04 to 103.94

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	2	94.44	94.44	90.84	09.54	103.96	85.43	103.45	N/A	125,001	113,545
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	2	91.99	91.99	92.33	08.71	99.63	83.98	100.00	N/A	14,005	12,931
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	1	77.08	77.08	77.08	00.00	100.00	77.08	77.08	N/A	69,900	53,876
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	2	94.44	94.44	90.84	09.54	103.96	85.43	103.45	N/A	125,001	113,545
01-OCT-20 To 30-SEP-21	3	83.98	87.02	81.44	09.10	106.85	77.08	100.00	N/A	32,636	26,579
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	4	92.72	93.22	90.99	09.18	102.45	83.98	103.45	N/A	69,503	63,238
<u>ALL</u>	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365
<u>ALL</u>	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365
06											
07											
<u>ALL</u>	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365

**60 McPherson
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

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 Avg. Abs. Dev : 08.48
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 MIN Sales Ratio : 77.08

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 76.04 to 103.94

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	91.99	91.99	92.33	08.71	99.63	83.98	100.00	N/A	14,005	12,931
Less Than 30,000	2	91.99	91.99	92.33	08.71	99.63	83.98	100.00	N/A	14,005	12,931
Ranges Excl. Low \$											
Greater Than 4,999	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365
Greater Than 14,999	3	85.43	88.65	87.83	10.29	100.93	77.08	103.45	N/A	106,634	93,655
Greater Than 29,999	3	85.43	88.65	87.83	10.29	100.93	77.08	103.45	N/A	106,634	93,655
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	91.99	91.99	92.33	08.71	99.63	83.98	100.00	N/A	14,005	12,931
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	2	90.27	90.27	90.73	14.61	99.49	77.08	103.45	N/A	72,451	65,734
100,000 TO 149,999											
150,000 TO 249,999	1	85.43	85.43	85.43	00.00	100.00	85.43	85.43	N/A	175,000	149,498
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	5	85.43	89.99	88.19	09.93	102.04	77.08	103.45	N/A	69,582	61,365

60 McPherson

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 : 2
 Total Sales Price : 90,000
 Total Adj. Sales Price : 90,000
 Total Assessed Value : 84,936
 Avg. Adj. Sales Price : 45,000
 Avg. Assessed Value : 42,468

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 96
 COD : 11.11
 PRD : 101.26

COV : 15.71
 STD : 15.01
 Avg. Abs. Dev : 10.62
 MAX Sales Ratio : 106.17
 MIN Sales Ratio : 84.94

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -39.30 to 230.42

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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>Qtrts</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	1	84.94	84.94	84.94	00.00	100.00	84.94	84.94	N/A	50,000	42,468
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	1	106.17	106.17	106.17	00.00	100.00	106.17	106.17	N/A	40,000	42,468
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	1	84.94	84.94	84.94	00.00	100.00	84.94	84.94	N/A	50,000	42,468
01-OCT-19 To 30-SEP-20	1	106.17	106.17	106.17	00.00	100.00	106.17	106.17	N/A	40,000	42,468
01-OCT-20 To 30-SEP-21											
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	1	84.94	84.94	84.94	00.00	100.00	84.94	84.94	N/A	50,000	42,468
01-JAN-20 To 31-DEC-20	1	106.17	106.17	106.17	00.00	100.00	106.17	106.17	N/A	40,000	42,468
<u>ALL</u>	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
<u>ALL</u>	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
04											
<u>ALL</u>	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468

60 McPherson
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 : 2
Total Sales Price : 90,000
Total Adj. Sales Price : 90,000
Total Assessed Value : 84,936
Avg. Adj. Sales Price : 45,000
Avg. Assessed Value : 42,468

MEDIAN : 96
WGT. MEAN : 94
MEAN : 96
COD : 11.11
PRD : 101.26

COV : 15.71
STD : 15.01
Avg. Abs. Dev : 10.62
MAX Sales Ratio : 106.17
MIN Sales Ratio : 84.94

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -39.30 to 230.42

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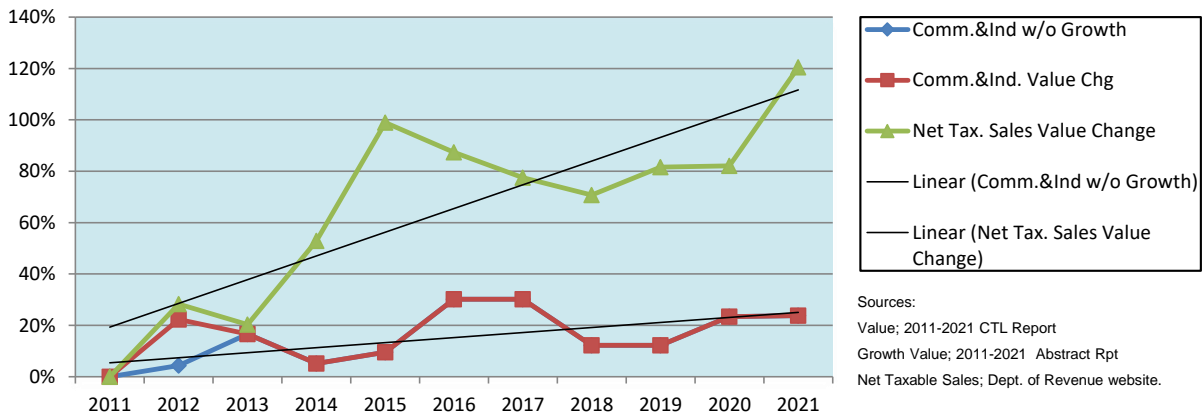
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
Greater Than 14,999	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
Greater Than 29,999	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
350	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468
ALL	2	95.56	95.56	94.37	11.11	101.26	84.94	106.17	N/A	45,000	42,468

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	\$ 483,005	\$ 336	0.07%	\$ 482,669		\$ 415,110	
2012	\$ 590,635	\$ 86,383	14.63%	\$ 504,252	4.40%	\$ 532,589	28.30%
2013	\$ 563,415	\$ -	0.00%	\$ 563,415	-4.61%	\$ 499,489	-6.21%
2014	\$ 508,084	\$ -	0.00%	\$ 508,084	-9.82%	\$ 634,591	27.05%
2015	\$ 528,919	\$ -	0.00%	\$ 528,919	4.10%	\$ 825,874	30.14%
2016	\$ 628,737	\$ -	0.00%	\$ 628,737	18.87%	\$ 777,834	-5.82%
2017	\$ 628,737	\$ -	0.00%	\$ 628,737	0.00%	\$ 736,971	-5.25%
2018	\$ 541,956	\$ -	0.00%	\$ 541,956	-13.80%	\$ 708,737	-3.83%
2019	\$ 541,956	\$ -	0.00%	\$ 541,956	0.00%	\$ 753,946	6.38%
2020	\$ 595,801	\$ -	0.00%	\$ 595,801	9.94%	\$ 755,992	0.27%
2021	\$ 597,750	\$ -	0.00%	\$ 597,750	0.33%	\$ 915,208	21.06%
Ann %chg	2.15%			Average	0.94%	8.23%	9.21%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	4.40%	22.28%	28.30%
2013	16.65%	16.65%	20.33%
2014	5.19%	5.19%	52.87%
2015	9.51%	9.51%	98.95%
2016	30.17%	30.17%	87.38%
2017	30.17%	30.17%	77.54%
2018	12.21%	12.21%	70.73%
2019	12.21%	12.21%	81.63%
2020	23.35%	23.35%	82.12%
2021	23.76%	23.76%	120.47%

County Number: 60
 County Name: McPherson

60 McPherson
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 : 12
Total Sales Price : 9,437,015
Total Adj. Sales Price : 9,437,015
Total Assessed Value : 7,389,427
Avg. Adj. Sales Price : 786,418
Avg. Assessed Value : 615,786

MEDIAN : 69
WGT. MEAN : 78
MEAN : 77
COD : 17.14
PRD : 97.74

COV : 21.49
STD : 16.45
Avg. Abs. Dev : 11.86
MAX Sales Ratio : 109.96
MIN Sales Ratio : 48.42

95% Median C.I. : 66.88 to 93.40
95% Wgt. Mean C.I. : 66.19 to 90.41
95% Mean C.I. : 66.08 to 86.98

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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	3	66.88	67.74	67.43	01.29	100.46	66.88	69.45	N/A	761,672	513,600
01-JAN-19 To 31-MAR-19	2	93.54	93.54	93.51	00.15	100.03	93.40	93.68	N/A	1,100,000	1,028,663
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	2	68.92	68.92	68.92	00.00	100.00	68.92	68.92	N/A	480,000	330,810
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	2	88.97	88.97	84.43	23.60	105.38	67.97	109.96	N/A	1,275,500	1,076,904
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	1	83.81	83.81	83.81	00.00	100.00	83.81	83.81	N/A	406,000	340,260
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	1	48.42	48.42	48.42	00.00	100.00	48.42	48.42	N/A	610,000	295,353
01-JUL-21 To 30-SEP-21	1	80.06	80.06	80.06	00.00	100.00	80.06	80.06	N/A	425,000	340,260
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	69.45	78.06	80.23	15.35	97.30	66.88	93.68	N/A	897,003	719,625
01-OCT-19 To 30-SEP-20	4	68.92	78.94	80.19	15.24	98.44	67.97	109.96	N/A	877,750	703,857
01-OCT-20 To 30-SEP-21	3	80.06	70.76	67.72	14.74	104.49	48.42	83.81	N/A	480,333	325,291
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	4	81.16	81.23	86.04	15.17	94.41	68.92	93.68	N/A	790,000	679,737
01-JAN-20 To 31-DEC-20	3	83.81	87.25	84.34	16.70	103.45	67.97	109.96	N/A	985,667	831,356
<u>ALL</u>	12	69.19	76.53	78.30	17.14	97.74	48.42	109.96	66.88 to 93.40	786,418	615,786

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	12	69.19	76.53	78.30	17.14	97.74	48.42	109.96	66.88 to 93.40	786,418	615,786
<u>ALL</u>	12	69.19	76.53	78.30	17.14	97.74	48.42	109.96	66.88 to 93.40	786,418	615,786

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
<u>Grass</u>											
County	10	69.19	74.04	76.03	14.51	97.38	48.42	93.68	66.88 to 93.40	688,602	523,562
1	10	69.19	74.04	76.03	14.51	97.38	48.42	93.68	66.88 to 93.40	688,602	523,562
<u>ALL</u>	12	69.19	76.53	78.30	17.14	97.74	48.42	109.96	66.88 to 93.40	786,418	615,786

60 McPherson
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 : 12
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 Total Assessed Value : 7,389,427
 Avg. Adj. Sales Price : 786,418
 Avg. Assessed Value : 615,786

MEDIAN : 69
 WGT. MEAN : 78
 MEAN : 77
 COD : 17.14
 PRD : 97.74

COV : 21.49
 STD : 16.45
 Avg. Abs. Dev : 11.86
 MAX Sales Ratio : 109.96
 MIN Sales Ratio : 48.42

95% Median C.I. : 66.88 to 93.40
 95% Wgt. Mean C.I. : 66.19 to 90.41
 95% Mean C.I. : 66.08 to 86.98

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____ Grass ____											
County	11	69.45	77.31	80.33	18.44	96.24	48.42	109.96	66.88 to 93.68	716,910	575,925
1	11	69.45	77.31	80.33	18.44	96.24	48.42	109.96	66.88 to 93.68	716,910	575,925
____ ALL ____	12	69.19	76.53	78.30	17.14	97.74	48.42	109.96	66.88 to 93.40	786,418	615,786

60 McPherson County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Hooker	1	n/a	n/a	n/a	1,800	1,800	1,800	1,800	1,800	1,800
Thomas	1	n/a	2,250	n/a	2,250	2,250	2,250	2,250	2,250	2,250
Logan	1	3,820	3,820	3,600	3,600	3,055	3,055	2,700	2,700	3,297
Lincoln	2	2,625	2,611	2,625	2,624	2,515	2,533	2,613	2,595	2,604
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Arthur	1	n/a	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Logan	1	n/a	1,440	1,440	1,440	1,350	1,350	1,210	1,210	1,363
Lincoln	2	n/a	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365
Keith	1	n/a	625	625	625	600	600	600	600	608
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

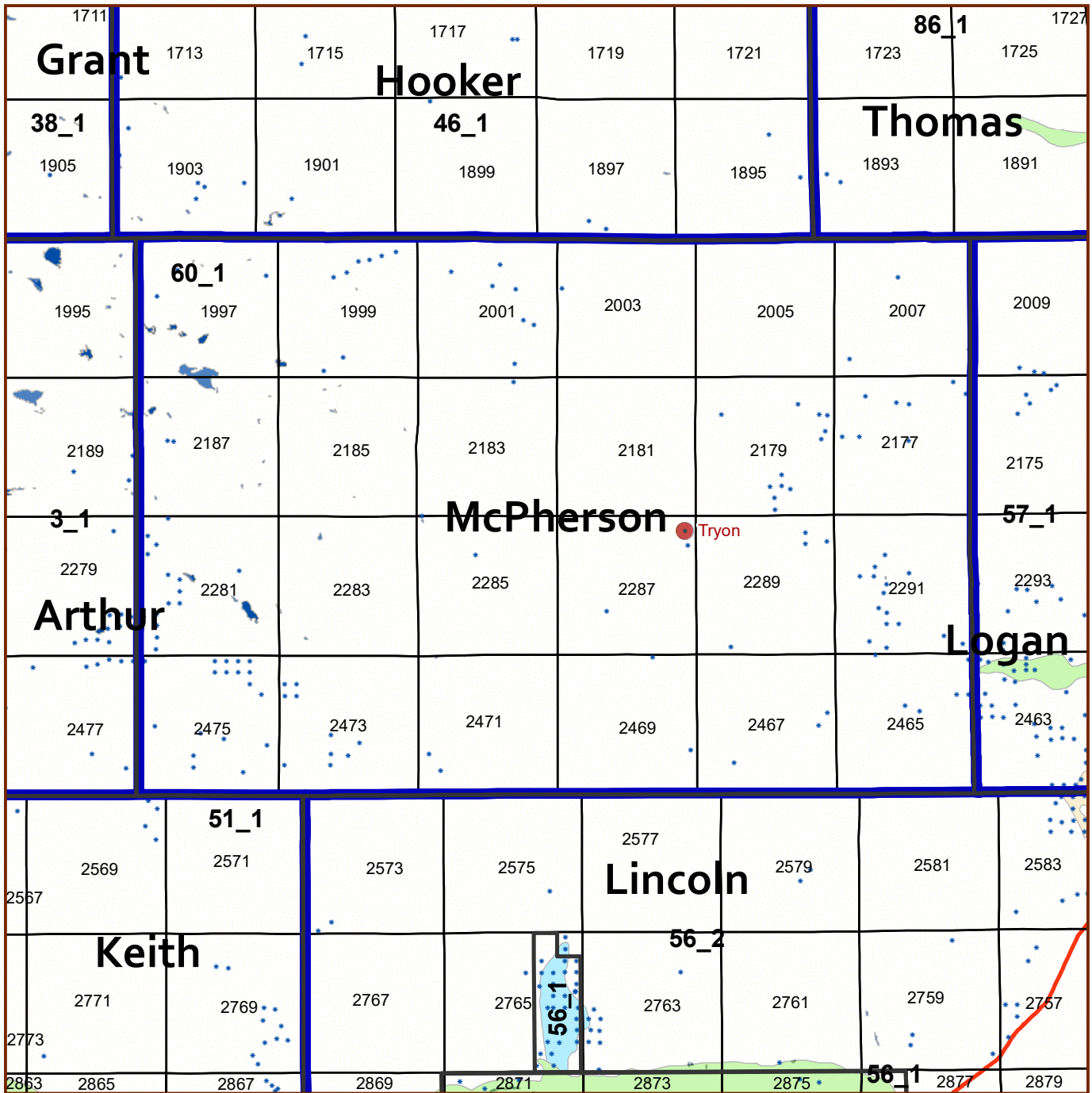
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
McPherson	1	535	535	535	535	535	535	535	535	535
Hooker	1	450	450	450	450	450	450	450	450	450
Thomas	1	535	535	535	535	535	535	535	535	535
Logan	1	612	610	610	610	606	610	610	n/a	610
Lincoln	2	640	630	640	640	639	610	610	601	612
Keith	1	525	524	n/a	525	500	500	500	500	501
Arthur	1	475	475	475	475	475	475	n/a	475	475

County	Mkt Area	CRP	TIMBER	WASTE
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9
Thomas	1	n/a	n/a	150
Logan	1	610	n/a	15
Lincoln	2	n/a	n/a	313
Keith	1	710	n/a	326
Arthur	1	n/a	n/a	10

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.

McPHERSON



Legend

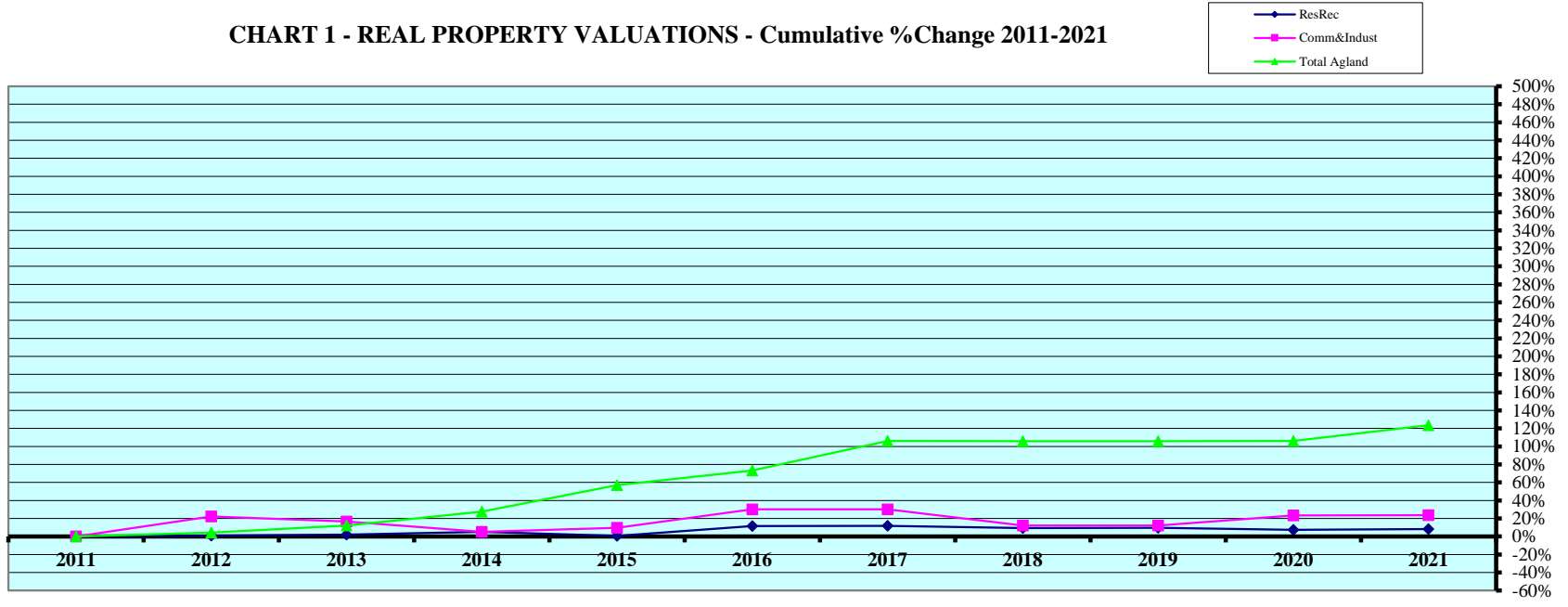
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	4,065,845	-	-	-	483,005	-	-	-	131,824,344	-	-	-
2012	4,099,805	33,960	0.84%	0.84%	590,635	107,630	22.28%	22.28%	137,372,380	5,548,036	4.21%	4.21%
2013	4,147,884	48,079	1.17%	2.02%	563,415	-27,220	-4.61%	16.65%	147,696,342	10,323,962	7.52%	12.04%
2014	4,271,814	123,930	2.99%	5.07%	508,084	-55,331	-9.82%	5.19%	168,164,749	20,468,407	13.86%	27.57%
2015	4,095,618	-176,196	-4.12%	0.73%	528,919	20,835	4.10%	9.51%	207,087,300	38,922,551	23.15%	57.09%
2016	4,532,717	437,099	10.67%	11.48%	628,737	99,818	18.87%	30.17%	228,583,973	21,496,673	10.38%	73.40%
2017	4,545,037	12,320	0.27%	11.79%	628,737	0	0.00%	30.17%	271,632,594	43,048,621	18.83%	106.06%
2018	4,441,752	-103,285	-2.27%	9.25%	541,956	-86,781	-13.80%	12.21%	271,179,564	-453,030	-0.17%	105.71%
2019	4,461,858	20,106	0.45%	9.74%	541,956	0	0.00%	12.21%	271,407,589	228,025	0.08%	105.89%
2020	4,371,836	-90,022	-2.02%	7.53%	595,801	53,845	9.94%	23.35%	271,665,181	257,592	0.09%	106.08%
2021	4,396,324	24,488	0.56%	8.13%	597,750	1,949	0.33%	23.76%	294,757,230	23,092,049	8.50%	123.60%

Rate Annual %chg: Residential & Recreational **0.78%**

Commercial & Industrial **2.15%**

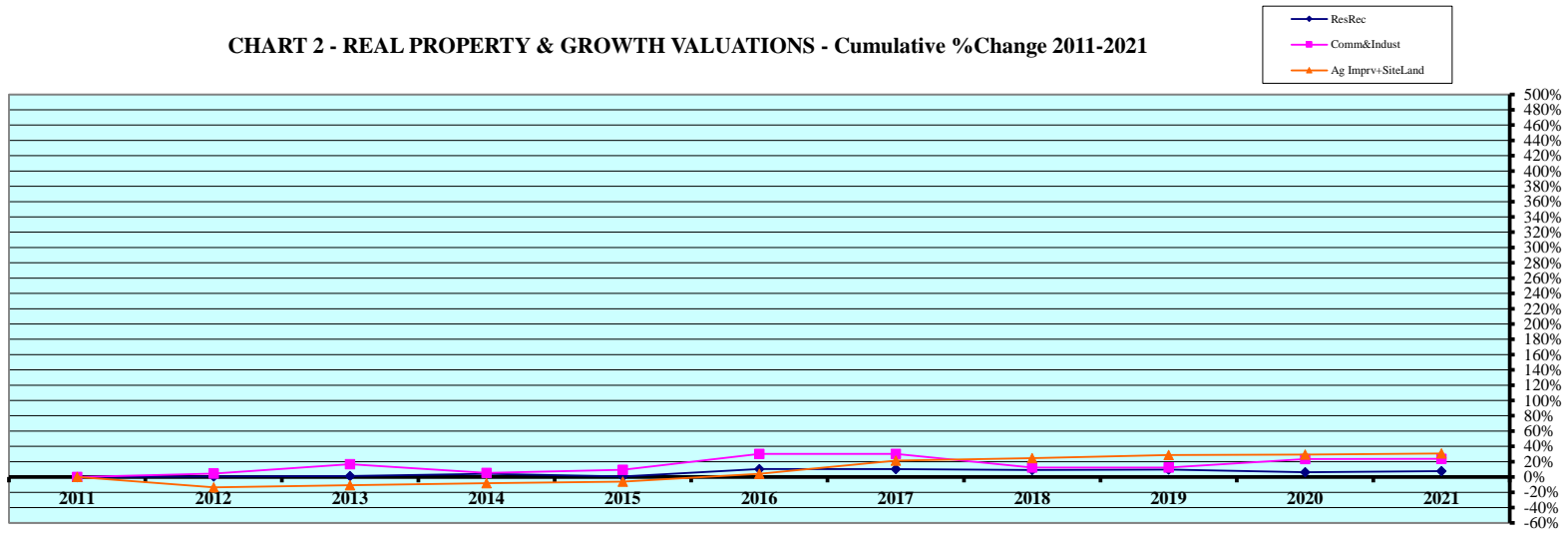
Agricultural Land **8.38%**

Cnty# **60**
County **MCPHERSON**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	4,065,845	4,453	0.11%	4,061,392	-	-0.11%	483,005	336	0.07%	482,669	-	-0.07%		
2012	4,099,805	10,990	0.27%	4,088,815	0.56%	0.56%	590,635	86,383	14.63%	504,252	4.40%	4.40%		
2013	4,147,884	26,580	0.64%	4,121,304	0.52%	1.36%	563,415	0	0.00%	563,415	-4.61%	16.65%		
2014	4,271,814	40,800	0.96%	4,231,014	2.00%	4.06%	508,084	0	0.00%	508,084	-9.82%	5.19%		
2015	4,095,618	1,873	0.05%	4,093,745	-4.17%	0.69%	528,919	0	0.00%	528,919	4.10%	9.51%		
2016	4,532,717	43,248	0.95%	4,489,469	9.62%	10.42%	628,737	0	0.00%	628,737	18.87%	30.17%		
2017	4,545,037	61,927	1.36%	4,483,110	-1.09%	10.26%	628,737	0	0.00%	628,737	0.00%	30.17%		
2018	4,441,752	844	0.02%	4,440,908	-2.29%	9.22%	541,956	0	0.00%	541,956	-13.80%	12.21%		
2019	4,461,858	240	0.01%	4,461,618	0.45%	9.73%	541,956	0	0.00%	541,956	0.00%	12.21%		
2020	4,371,836	52,420	1.20%	4,319,416	-3.19%	6.24%	595,801	0	0.00%	595,801	9.94%	23.35%		
2021	4,396,324	16,305	0.37%	4,380,019	0.19%	7.73%	597,750	0	0.00%	597,750	0.33%	23.76%		
Rate Ann%chg	0.78%					Resid & Recreat w/o growth	0.26%	2.15%					C & I w/o growth	0.94%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	7,733,977	2,104,642	9,838,619	269,822	2.74%	9,568,797	-	-
2012	6,722,688	2,280,785	9,003,473	497,367	5.52%	8,506,106	-13.54%	-13.54%
2013	6,762,316	2,162,487	8,924,803	153,752	1.72%	8,771,051	-2.58%	-10.85%
2014	7,020,480	2,268,503	9,288,983	261,872	2.82%	9,027,111	1.15%	-8.25%
2015	7,206,684	2,432,029	9,638,713	404,223	4.19%	9,234,490	-0.59%	-6.14%
2016	7,725,890	2,599,596	10,325,486	85,143	0.82%	10,240,343	6.24%	4.08%
2017	8,977,741	3,364,278	12,342,019	407,138	3.30%	11,934,881	15.59%	21.31%
2018	9,205,886	3,356,280	12,562,166	307,884	2.45%	12,254,282	-0.71%	24.55%
2019	9,385,686	3,337,699	12,723,385	54,258	0.43%	12,669,127	0.85%	28.77%
2020	9,392,091	3,375,920	12,768,011	41,085	0.32%	12,726,926	0.03%	29.36%
2021	9,507,897	3,376,706	12,884,603	26,447	0.21%	12,858,156	0.71%	30.69%
Rate Ann%chg	2.09%	4.84%	2.73%	Ag Imprv+Site w/o growth			0.71%	

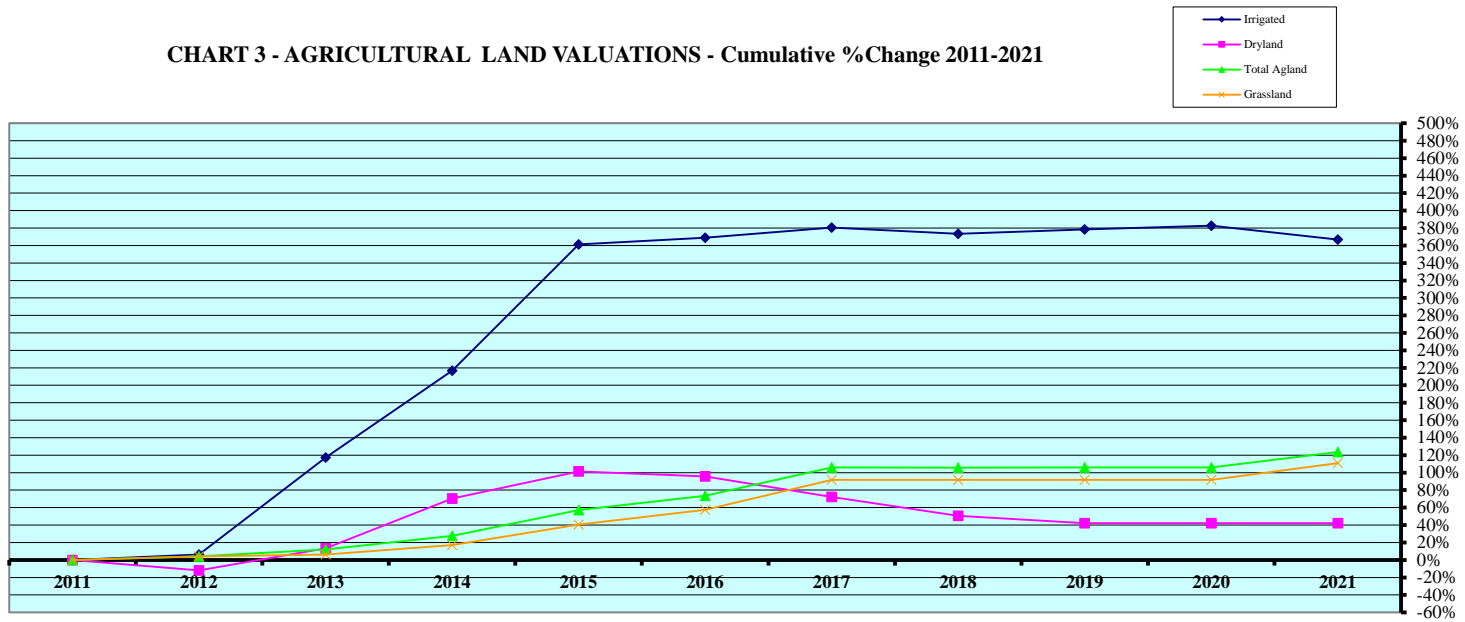
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 60
County MCPHERSON

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	6,669,436	-	-	-	961,987	-	-	-	124,152,652	-	-	-
2012	7,096,113	426,677	6.40%	6.40%	847,614	-114,373	-11.89%	-11.89%	129,388,384	5,235,732	4.22%	4.22%
2013	14,497,430	7,401,317	104.30%	117.37%	1,090,621	243,007	28.67%	13.37%	132,068,022	2,679,638	2.07%	6.38%
2014	21,125,389	6,627,959	45.72%	216.75%	1,638,543	547,922	50.24%	70.33%	145,360,548	13,292,526	10.06%	17.08%
2015	30,757,083	9,631,694	45.59%	361.16%	1,937,368	298,825	18.24%	101.39%	174,352,580	28,992,032	19.94%	40.43%
2016	31,272,423	515,340	1.68%	368.89%	1,881,543	-55,825	-2.88%	95.59%	195,388,550	21,035,970	12.07%	57.38%
2017	32,051,061	778,638	2.49%	380.57%	1,656,351	-225,192	-11.97%	72.18%	237,883,725	42,495,175	21.75%	91.61%
2018	31,573,710	-477,351	-1.49%	373.41%	1,449,716	-206,635	-12.48%	50.70%	238,114,491	230,766	0.10%	91.79%
2019	31,909,710	336,000	1.06%	378.45%	1,366,283	-83,433	-5.76%	42.03%	238,089,837	-24,654	-0.01%	91.77%
2020	32,195,310	285,600	0.90%	382.73%	1,366,283	0	0.00%	42.03%	238,052,829	-37,008	-0.02%	91.74%
2021	31,133,508	-1,061,802	-3.30%	366.81%	1,366,283	0	0.00%	42.03%	261,821,690	23,768,861	9.98%	110.89%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	40,269	-	-	-	0	-	-	-	131,824,344	-	-	-
2012	40,269	0	0.00%	0.00%	0	0	-	-	137,372,380	5,548,036	4.21%	4.21%
2013	40,269	0	0.00%	0.00%	0	0	-	-	147,696,342	10,323,962	7.52%	12.04%
2014	40,269	0	0.00%	0.00%	0	0	-	-	168,164,749	20,468,407	13.86%	27.57%
2015	40,269	0	0.00%	0.00%	0	0	-	-	207,087,300	38,922,551	23.15%	57.09%
2016	41,457	1,188	2.95%	2.95%	0	0	-	-	228,583,973	21,496,673	10.38%	73.40%
2017	41,457	0	0.00%	2.95%	0	0	-	-	271,632,594	43,048,621	18.83%	106.06%
2018	41,647	190	0.46%	3.42%	0	0	-	-	271,179,564	-453,030	-0.17%	105.71%
2019	41,759	112	0.27%	3.70%	0	0	-	-	271,407,589	228,025	0.08%	105.89%
2020	41,759	0	0.00%	3.70%	9,000	9,000	-	-	271,665,181	257,592	0.09%	106.08%
2021	41,759	0	0.00%	3.70%	393,990	384,990	4277.67%	-	294,757,230	23,092,049	8.50%	123.60%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	6,669,436	13,895	480			961,987	3,498	275			81,700,995	133,333	613		
2012	6,669,436	13,895	480	0.00%	0.00%	961,987	3,498	275	0.00%	0.00%	89,688,965	135,300	663	8.18%	9.46%
2013	7,096,113	14,482	490	2.08%	2.08%	847,614	3,082	275	0.00%	0.00%	89,574,800	130,628	686	3.44%	13.24%
2014	14,541,940	14,542	1,000	104.08%	108.33%	1,090,621	2,908	375	36.36%	36.36%	97,239,960	127,646	762	11.09%	25.80%
2015	21,707,425	14,717	1,475	47.50%	207.29%	1,756,033	2,903	605	61.33%	120.00%	128,539,130	127,483	1,008	32.36%	66.50%
2016	30,757,083	14,646	2,100	42.37%	337.50%	1,937,368	2,672	725	19.83%	163.63%	149,636,865	127,257	1,176	16.62%	94.17%
2017	31,272,423	14,892	2,100	0.00%	337.50%	1,937,368	2,672	725	0.00%	163.63%	164,929,515	127,713	1,291	9.83%	113.25%
2018	31,623,711	15,059	2,100	0.00%	337.50%	1,656,351	2,285	725	0.00%	163.64%	174,353,050	127,360	1,369	6.01%	126.06%
2019	31,572,660	15,035	2,100	0.00%	337.50%	1,692,447	2,334	725	0.00%	163.63%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	31,909,710	15,195	2,100	0.00%	337.50%	1,366,283	1,885	725	0.00%	163.63%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	32,195,310	15,331	2,100	0.00%	337.50%	1,366,283	1,885	725	0.00%	163.63%	238,058,840	528,841	450	-65.08%	-26.54%

Rate Annual %chg Average Value/Acre: **15.90%**

10.18%

-3.04%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	40,269	4,027	10			0	0				150,320,535	549,749	273		
2012	40,269	4,027	10	0.00%	0.00%	0	0				131,824,323	549,729	240	-12.30%	-12.30%
2013	40,269	4,027	10	0.00%	0.00%	0	0				137,372,624	549,708	250	4.21%	-8.61%
2014	40,269	4,027	10	0.00%	0.00%	0	0				137,372,624	549,705	269	7.54%	-1.72%
2015	40,269	4,027	10	0.00%	0.00%	0	0				168,713,629	549,682	307	14.21%	12.25%
2016	40,269	4,027	10	0.00%	0.00%	0	0				207,091,094	549,698	377	22.74%	37.78%
2017	41,019	4,102	10	0.00%	0.00%	0	0				228,628,918	549,715	416	10.40%	52.10%
2018	41,457	4,146	10	0.00%	0.00%	0	0				271,289,133	550,128	493	18.57%	80.35%
2019	41,497	4,150	10	0.00%	0.00%	0	0				271,274,206	550,157	493	-0.01%	80.33%
2020	41,759	4,176	10	0.00%	0.00%	0	0				271,407,589	550,165	493	0.05%	80.42%
2021	41,759	4,176	10	0.00%	0.00%	9,000	3	3,000			271,671,192	550,236	494	0.08%	80.57%

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MCPHERSON

Rate Annual %chg Average Value/Acre: **6.09%**

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 1,628	Value : 334,483,606	Growth 25,840	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	0	0	0	0	40	217,397	40	217,397	
02. Res Improve Land	0	0	0	0	82	313,064	82	313,064	
03. Res Improvements	0	0	0	0	86	3,878,683	86	3,878,683	
04. Res Total	0	0	0	0	126	4,409,144	126	4,409,144	0
% of Res Total	0.00	0.00	0.00	0.00	100.00	100.00	7.74	1.32	0.00
05. Com UnImp Land	0	0	0	0	6	15,125	6	15,125	
06. Com Improve Land	0	0	0	0	8	16,938	8	16,938	
07. Com Improvements	0	0	0	0	11	566,222	11	566,222	
08. Com Total	0	0	0	0	17	598,285	17	598,285	0
% of Com Total	0.00	0.00	0.00	0.00	100.00	100.00	1.04	0.18	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	0	0	0	0	126	4,409,144	126	4,409,144	0
% of Res & Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.74	1.32	0.00
Com & Ind Total	0	0	0	0	17	598,285	17	598,285	0
% of Com & Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.04	0.18	0.00
17. Taxable Total	0	0	0	0	143	5,007,429	143	5,007,429	0
% of Taxable Total	0.00	0.00	0.00	0.00	100.00	100.00	8.78	1.50	0.00

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	0	1	41	42

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,293	269,015,492	1,293	269,015,492
28. Ag-Improved Land	0	0	0	0	188	47,890,991	188	47,890,991
29. Ag Improvements	0	0	0	0	192	12,569,694	192	12,569,694

30. Ag Total				1,485	329,476,177
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	3.00	12,000	3	3.00	12,000	
32. HomeSite Improv Land	125	141.00	564,000	125	141.00	564,000	
33. HomeSite Improvements	126	0.00	9,211,211	126	0.00	9,211,211	25,840
34. HomeSite Total				129	144.00	9,787,211	
35. FarmSite UnImp Land	2	2.00	1,300	2	2.00	1,300	
36. FarmSite Improv Land	179	186.00	121,950	179	186.00	121,950	
37. FarmSite Improvements	187	0.00	3,358,483	187	0.00	3,358,483	0
38. FarmSite Total				189	188.00	3,481,733	
39. Road & Ditches	297	1,627.60	0	297	1,627.60	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				318	1,959.60	13,268,944	25,840

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	427.07	2.84%	896,847	2.84%	2,100.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	1,993.32	13.26%	4,185,972	13.26%	2,100.00
49. 3A1	1,092.28	7.26%	2,293,788	7.26%	2,100.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	5,500.44	36.58%	11,550,924	36.58%	2,100.00
52. 4A	6,021.87	40.05%	12,645,927	40.05%	2,100.00
53. Total	15,034.98	100.00%	31,573,458	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	86.00	4.72%	62,350	4.72%	725.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	81.50	4.47%	59,088	4.47%	725.01
58. 3D1	149.80	8.22%	108,605	8.22%	725.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	1,506.07	82.60%	1,091,907	82.60%	725.00
62. Total	1,823.37	100.00%	1,321,950	100.00%	725.00
Grass					
63. 1G1	7,862.45	1.49%	4,206,411	1.49%	535.00
64. 1G	2,943.05	0.56%	1,574,532	0.56%	535.00
65. 2G1	16,975.07	3.21%	9,081,665	3.21%	535.00
66. 2G	11,052.69	2.09%	5,913,190	2.09%	535.00
67. 3G1	3,544.05	0.67%	1,896,067	0.67%	535.00
68. 3G	476,470.01	90.13%	254,966,968	90.13%	535.12
69. 4G1	8,951.22	1.69%	4,788,913	1.69%	535.00
70. 4G	838.00	0.16%	448,330	0.16%	535.00
71. Total	528,636.54	100.00%	282,876,076	100.00%	535.11
Irrigated Total	15,034.98	2.73%	31,573,458	9.99%	2,100.00
Dry Total	1,823.37	0.33%	1,321,950	0.42%	725.00
Grass Total	528,636.54	96.08%	282,876,076	89.46%	535.11
72. Waste	4,175.81	0.76%	41,759	0.01%	10.00
73. Other	534.02	0.10%	393,990	0.12%	737.78
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	550,204.72	100.00%	316,207,233	100.00%	574.71

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	15,034.98	31,573,458	15,034.98	31,573,458
77. Dry Land	0.00	0	0.00	0	1,823.37	1,321,950	1,823.37	1,321,950
78. Grass	0.00	0	0.00	0	528,636.54	282,876,076	528,636.54	282,876,076
79. Waste	0.00	0	0.00	0	4,175.81	41,759	4,175.81	41,759
80. Other	0.00	0	0.00	0	534.02	393,990	534.02	393,990
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	550,204.72	316,207,233	550,204.72	316,207,233

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,034.98	2.73%	31,573,458	9.99%	2,100.00
Dry Land	1,823.37	0.33%	1,321,950	0.42%	725.00
Grass	528,636.54	96.08%	282,876,076	89.46%	535.11
Waste	4,175.81	0.76%	41,759	0.01%	10.00
Other	534.02	0.10%	393,990	0.12%	737.78
Exempt	0.00	0.00%	0	0.00%	0.00
Total	550,204.72	100.00%	316,207,233	100.00%	574.71

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 Rural (1)	40	217,397	82	313,064	86	3,878,683	126	4,409,144	0
84 Residential Total	40	217,397	82	313,064	86	3,878,683	126	4,409,144	0

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Rural (1)	6	15,125	8	16,938	11	566,222	17	598,285	0
86 Commercial Total	6	15,125	8	16,938	11	566,222	17	598,285	0

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	7,862.45	1.49%	4,206,411	1.49%	535.00
88. 1G	2,943.05	0.56%	1,574,532	0.56%	535.00
89. 2G1	16,975.07	3.21%	9,081,665	3.21%	535.00
90. 2G	11,052.69	2.09%	5,913,190	2.09%	535.00
91. 3G1	3,544.05	0.67%	1,896,067	0.67%	535.00
92. 3G	476,178.01	90.13%	254,755,267	90.13%	535.00
93. 4G1	8,951.22	1.69%	4,788,913	1.69%	535.00
94. 4G	838.00	0.16%	448,330	0.16%	535.00
95. Total	528,344.54	100.00%	282,664,375	100.00%	535.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	292.00	100.00%	211,701	100.00%	725.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	292.00	100.00%	211,701	100.00%	725.00
Timber					
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	528,344.54	99.94%	282,664,375	99.93%	535.00
CRP Total	292.00	0.06%	211,701	0.07%	725.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	528,636.54	100.00%	282,876,076	100.00%	535.11

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

60 McPherson

	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	4,396,324	4,409,144	12,820	0.29%	0	0.29%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	9,830,152	9,787,211	-42,941	-0.44%	25,840	-0.70%
04. Total Residential (sum lines 1-3)	14,226,476	14,196,355	-30,121	-0.21%	25,840	-0.39%
05. Commercial	597,750	598,285	535	0.09%	0	0.09%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	597,750	598,285	535	0.09%	0	0.09%
08. Ag-Farmsite Land, Outbuildings	3,455,893	3,481,733	25,840	0.75%	0	0.75%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	3,455,893	3,481,733	25,840	0.75%	0	0.75%
12. Irrigated	31,133,508	31,573,458	439,950	1.41%		
13. Dryland	1,366,283	1,321,950	-44,333	-3.24%		
14. Grassland	261,821,690	282,876,076	21,054,386	8.04%		
15. Wasteland	41,759	41,759	0	0.00%		
16. Other Agland	393,990	393,990	0	0.00%		
17. Total Agricultural Land	294,757,230	316,207,233	21,450,003	7.28%		
18. Total Value of all Real Property (Locally Assessed)	313,037,349	334,483,606	21,446,257	6.85%	25,840	6.84%

2022 Assessment Survey for McPherson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$79,650
7.	Adopted budget, or granted budget if different from above:
	\$79,650
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$26,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$950
12.	Amount of last year's assessor's budget not used:
	\$16,285

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Uses GIS Maps, has one large map that is updated.
5.	If so, who maintains the Cadastral Maps?
	GIS
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.mcpherson.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS is used for land use and improvements (which are physically reviewed by assessor)
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation, LLC.
2.	GIS Services:
	Gworks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, Central Plains Valuation did the pickup work.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be a certified appraiser that is knowledgeable in all phases of appraisal work.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	County makes final decision based on Central Plains Valuation, LLC. suggestions.

2022 Residential Assessment Survey for McPherson County

1.	Valuation data collection done by:								
	Central Plains Valuation, LLC.								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings located on rural parcels</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - Structures located on rural parcels</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.	AG DW	Dwellings located on rural parcels	AG OB	Outbuildings - Structures located on rural parcels
<u>Valuation Group</u>	<u>Description of unique characteristics</u>								
1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.								
AG DW	Dwellings located on rural parcels								
AG OB	Outbuildings - Structures located on rural parcels								
3.	List and describe the approach(es) used to estimate the market value of residential properties.								
	Due to the low number of sales, a cost approach is used to estimate the market value of residential properties.								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?								
	Local market information is used to develop depreciation tables.								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.								
	Only one valuation group is necessary for residential property in the county.								
6.	Describe the methodology used to determine the residential lot values?								
	A per square foot cost was developed from the few sales and information provided in the analysis.								
7.	How are rural residential site values developed?								
	Rural residential home sites are valued at \$4,000 for the first acre, which is the same for farm home sites.								
8.	Are there form 191 applications on file?								
	None								
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?								
	There are no lots being held for sale or resale.								

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	2015	6/2014	2015	2021
AG DW	2015	6/2014	2015	2021
AG OB	2015	NA	2015	2021

2022 Commercial Assessment Survey for McPherson County

1.	Valuation data collection done by:				
	Central Plains Valuation				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are seldom any commercial sales in McPherson County.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The cost approach is used due to the few number of commercial properties and rare sales in McPherson County. Limited income and expense data makes the income approach unreliable.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	There are currently no unique commercial properties at this time. Central Plains Valuation would be relied upon to determine the value of a unique commercial property.				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	Depreciation is based on local market information and sales in the immediate region.				
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.				
	There is only one valuation group for commercial property.				
6.	Describe the methodology used to determine the commercial lot values.				
	Commercial lot values will be at \$.09/square foot. The same rate as residential 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	2015	6/2014	2015	2015

2022 Agricultural Assessment Survey for McPherson County

1.	Valuation data collection done by:						
	Central Plains Valuation provides the data on the improvements while the County Assessor does the land portion.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2016					
	The GIS system was implemented late in 2017. The county assessor works closely with the local NRDs to track and monitor irrigated acres and also uses the websoil survey as a discovery tool. The contract appraisers hired by the county also physically inspected the land for land use changes during their rural inspection process in 2015. GIS mapping was added to each real estate file folder.						
3.	Describe the process used to determine and monitor market areas.						
	There is little distinction in the land in the county with no varying characteristics. There has been no difference in the sales within the county noted to merit more than one market area at this time.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes, farm home sites are priced comparably to the residential home sites in the Village of Tryon.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	No intensive use has been identified in the county; however, two hog facility are located in the county.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	No						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						

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

McPHERSON COUNTY
2021 PLAN OF ASSESSMENT
FOR THE YEARS 2022, 2023, 2024

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated. Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the 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, 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 amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County

McPherson County has 1617 parcels of taxable real property and 43 parcels of exempt property. The Residential parcel count is approximately 6% of the total taxable parcels, commercial is 1% and agricultural is 93%. Exempt parcels represent 2% of the total county parcels. The taxable value of real property in the County for the 2021 year was \$295,703,440 with approximately .014% attributed to residential, .002% to commercial and 99.98% to agricultural.

McPherson County has 552,164.32 acres of taxable agricultural land. Of that, 96.14% consists primarily of grassland. For assessment year 2021, there was 1 building permit and/or information statement filed for new property construction and additions to existing improvements in the county.

Staff/Training Budget

Due to the population of the county, the McPherson County Clerk is required to be an ex-officio County Official, who must also hold the office of Assessor, Register of Deeds, Clerk of

District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also require the completion of 60 hours of continuing education within the four-year term, in order to hold the Assessor's Certificate.

This is the third year of the first term for the McPherson County Clerk/Assessor. The office has one full-time employee who helps with the many duties of the County Clerk's position. McPherson County contracted with Central Plains Valuation, LLC. to assist the assessor with the 2020-2021 pick-up work in the county. Central Plains Valuation, LLC, provided pictures and measurements of new improvements, additions to existing improvements and church buildings. The county will be contracting with Central Plains Valuation, LLC. to assist the assessor in the 2021 county-wide re-appraisal of all county improvements and commercial properties, including the compilation of a new depreciation schedule which will be used on all residential properties in the county. They will review all McPherson County sold property, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment and Taxation and provide opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property. Therefore, McPherson County will remain within the state law guidelines. Normal office hours are 35 hours per week. The Clerk/Assessor has attended the IAAO Course 101 and 300. She has also attended assessor workshops and training provided by the Department of Property Assessment and Taxation. The general budget for the Assessor in 2021-2022 is \$79,650 which includes \$26,000 for Appraisal fees.

Responsibilities

Record Maintenance and Procedure Manual

The record cards are in hard copy format. They contain the required information, such as ownership, legal description, parcel identification number, classification codes, building site descriptions and measurements, size, value and annual value posting. The record cards also show splits or sales of the parcel, including the book and page of the transferring deed and prior owner. Current pictures and land summary are included on each record. All record cards are also kept in electronic format.

Mapping/Software

The county has contracted with MIPS for their CAMA computer services for all real and personal property assessments. All residential improvements have been entered into the CAMA program. The office has begun to utilize the sketching program, with the goal of having all improvements sketched on the record cards before the re-appraisal process begins. Sales have been entered onto the sales file on the system and statistical information is received from the Department of Revenue. The county has a set of cadastral maps dated 1955 which are not currently utilized. There are two large wall maps which are kept current with ownership and splits. McPherson County has entered into a contract with GIS

Workshop and the GIS system was implemented in 2019. This has proved to be very beneficial for keeping the land records updated with accurate acre counts, current land use and the ability to have an aerial view of all improvements. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan.

Reports

The Assessor is responsible for the timely filings of the additional following schedules and reports:

Personal Property	Certificate of Taxes Levied
County Abstract	Generate the County Tax Roll
Certification of Values to Subdivisions	Tax List Corrections as needed
School District Taxable Value Report	Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. We have incorporated a sales verification letter which is sent to each buyer and seller when a sale is completed. The Assessor is also the Register of Deeds, so any special financing arrangements are known to her at the time the Deeds and Mortgages are filed in the office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable range. The Real Estate Transfer Statements are completed on a monthly basis and are downloaded onto the sales file with the Department of Revenue, as part of the month-end process.

County Process for the Three Property Classes

Residential: A county wide inspection, review and reappraisal was conducted in 2015, on all residential properties, mobile homes, out buildings and lot values. The review consisted of data collection and pictures and was conducted by Tax Valuation, Inc. A new depreciation schedule was derived from the sales, using the June 2014 Marshall Swift Costing Index. The appropriate depreciation and new values were applied to those properties for the 2016 year. All real estate records and property record cards were updated during the reappraisal process. Market studies are completed each year on Residential Property Sales. Adjustments are made, if needed, or a county wide revaluation will be implemented if warranted.

Commercial: There are a total of 12 Commercial properties in McPherson County. A reappraisal of all commercial property in the county was conducted by Tax Valuation Inc. in 2015. New values were applied to all commercial property for the 2016 year. New listings were made with re-measuring, new data and pictures taken. Property record cards were updated. Market studies are completed each year on any Commercial Property Sales

and values are adjusted if warranted. There was one commercial sale in 2020. No value adjustments were made.

Agricultural: Soil types and land valuation groups are entered and captured on the MIPS Computer System. One new soil type was added in 2017. The LCG conversion was completed in 2019 and was implemented for assessment year 2020. The conversion did not change McPherson County Agricultural land values. Market studies are done on all agricultural sales each year. Land usage for all Ag parcels was reviewed and updated as needed. Land values were set based on market value. New reappraisal values have been applied to all rural and residential outbuildings in the county. A county wide inspection and review was completed on all ag residences and mobile homes in 2015. It consisted of new data collection and pictures as needed. Property Record Cards were updated.

Pick-up Work: New improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-ag improvements. Information Statements are also received by the Assessor's office for new improvements. Values for all new improvements are established each year prior to the March 19th deadline.

Future Appraisal Plans

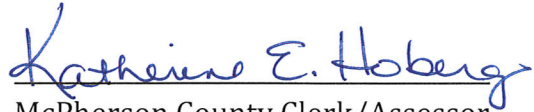
2022: Add new improvements to the property record cards. Complete the process of county wide review and reappraisal for residential, commercial and agricultural residences and outbuildings. The county will contract with Central Plains Valuation, LLC. to conduct this reappraisal. This process will begin in 2021 and be completed in 2022. Data collection and new pictures will be applied to records and record cards. New values will be calculated based on a new depreciation schedule. Conduct a market study on all classes of agricultural land and set the values to be within the required statistical measures. Review sales study on mobile homes, residential and commercial property. Conduct ongoing visual inspection of McPherson County property when picking up new improvements.

2023: Add new improvements to the property record cards. Add new data and pictures to property record cards. Calculate new values using new depreciation schedule. Review sales and statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study on Agricultural land (dryland, grassland and irrigated) and set values accordingly. These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates.

2024: Add new improvements to the property record cards. Add any new data and pictures to property record cards. Review sales and statistical measures to determine if any adjustments are needed to bring county values into the required range of value.

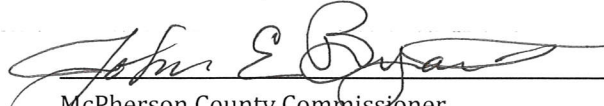
This plan of assessment was prepared and completed June 15, 2021.

Katherine E. Hoberg


Katherine E. Hoberg
McPherson County Clerk/Assessor



McPherson County Commissioner



McPherson County Commissioner



McPherson County Commissioner