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DEPARTMENT OF REVENUE

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

ARTHUR COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Arthur 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 Arthur County.

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

For the Tax Commissioner

Sincerely,

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

cc: Becky Swanson, Arthur County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

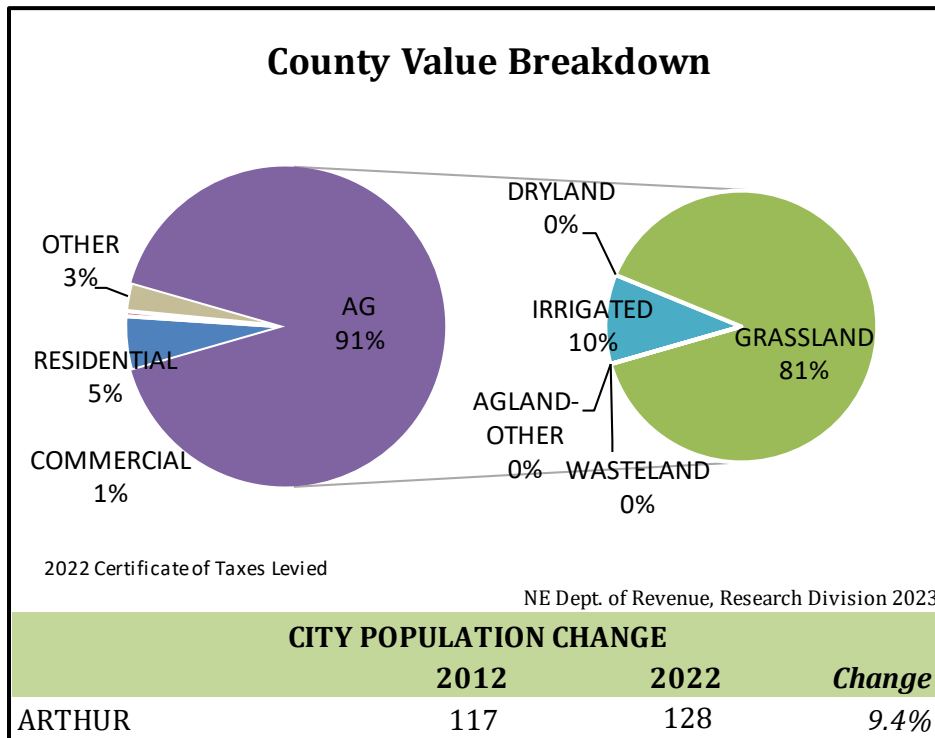
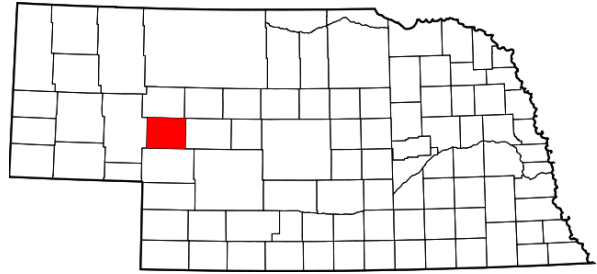
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 715 square miles, Arthur County has 439 residents, per the Census Bureau Quick Facts for 2021, a population decrease of 6% from the 2020 U.S. Census. Reports indicate that 73% of county residents are homeowners and 96% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$66,034 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Arthur County are located in and around Arthur, the county seat. According to the latest information available from the U.S. Census Bureau, there are 12 employer establishments with total employment of 65 for a slight decrease since 2019.

An overwhelming majority of the county's valuation

base comes from agricultural land. Grassland makes up the majority of the land in the county. Arthur County is included in the Twin Platte Natural Resource District (NRD).

2023 Residential Correlation for Arthur County

Assessment Actions

Pick-up and maintenance work was completed for the residential property as needed.

Assessment Practice Review

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

A review of the sales verification and qualification practices with the county assessor and an analysis of the sales roster demonstrates that all qualified arm's-length sales are being used for measurement purposes. The usability of sales within the residential class of property for Arthur County is above the statewide average.

Given the small number of residential parcels in the county, only one valuation group is used to analyze the residential parcels. It was determined in a review of the six-year inspection and review cycle that Arthur County is current with inspections. The costing and depreciation tables are from 2017 and will be updated for the 2024 assessment year. The lot value study was completed in 2013.

The county assessor has provided a three-year plan to the Property Assessment Division which provides detail into the planned assessment actions of the county. A written valuation methodology has not been developed; however, communication with the county assessor has been made in July, August, and December to work towards getting this completed.

Description of Analysis

Residential sales in Arthur County consisted of seven sales during the study period with a median of 103%, as well as a high COD and PRD. Because of the minimal sample size and the dispersion of the statistics the reliability of the statistics is questionable. Due to the lack of sales data available each year, the class is reappraised once every six year, with the last update occurring for assessment year 2018. A residential reappraisal will be completed for 2024.

Analysis of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL), shows values are consistent with the assessment actions performed by the county assessor.

Equalization and Quality of Assessment

Assessment practices were reviewed, and it was determined that residential property is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

2023 Residential Correlation for Arthur County

Level of Value

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

2023 Commercial Correlation for Arthur County

Assessment Actions

Pick-up and maintenance work 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.

A review of the sales qualification and verification process was conducted with the county assessor. It was determined that all arm's-length sales are made available for measurement. The usability rate for the commercial class is at 100% with only two sales during the study period being used for commercial measurement.

The commercial costing and depreciation for Arthur County is dated 2017 with a complete reappraisal to be done in 2024. The six-year review and inspection cycle is current.

Description of Analysis

The two qualified sales in Arthur County during the study period did not provide enough statistical information to evaluate the measures of central tendency. The limited number of commercial parcels and the low number of reliable sales dictates that determinations regarding the level of value must be based on the assessment practices of the county assessor.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows little change in value consistent with the minimal assessment actions of the assessor.

Equalization and Quality of Assessment

The review of the assessment practices by the county assessor, determined that commercial property assessment in Arthur County 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 Arthur County is determined to be at the statutory level of 100% of market value.

2023 Agricultural Correlation for Arthur County

Assessment Actions

Pick-up work and routine maintenance were completed as necessary.

A sales analysis was performed for agricultural land, no adjustments to the land tables were made.

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 sales verification and qualification review was performed on the agricultural class for Arthur County and found that the usability rate is toward the higher threshold of the statewide average. All non-qualified sales show sufficient reasons for disqualification.

Arthur County consists of over 80% grassland; therefore, only one market area is necessary to value the agricultural land. Land use is accurately classified. Home and farm site values are the same for agricultural parcels and rural residential. A complete reappraisal of agricultural homes and outbuildings was last completed in 2017. An update of costing and depreciation will be completed for 2024.

Aerial imagery was last updated in 2020 and the assessor utilizes this tool and information from the public to maintain her agricultural parcel information in between her six-year reappraisal.

Description of Analysis

The three-year study period consisted of seven qualified sales in the agricultural class. Six of the qualified sales are 80% Majority Land Use (MLU) grassland, with one irrigated land sale. The COD and two of the three measures of central tendency are within the acceptable range.

A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report, reflects the minimal actions of the county assessor for the current study period.

Equalization and Quality of Assessment

The assessment practice review of Arthur County and the analysis of sales in the county indicates that land values are assessed uniformly and according to generally accepted mass appraisal techniques.

2023 Agricultural Correlation for Arthur County

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 1 | 70.51 | 70.51 | 70.51 | 00.00 | 100.00 |
| 1 | 1 | 70.51 | 70.51 | 70.51 | 00.00 | 100.00 |
| <u>Grass</u> | | | | | | |
| County | 6 | 68.79 | 72.54 | 68.24 | 12.79 | 106.30 |
| 1 | 6 | 68.79 | 72.54 | 68.24 | 12.79 | 106.30 |
| <u>ALL</u> | | | | | | |
| | 7 | 70.51 | 72.25 | 68.39 | 10.71 | 105.64 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Arthur County is 71%.

2023 Opinions of the Property Tax Administrator for Arthur 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 | 71 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Arthur County

Residential Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 7 | Median | 103.20 |
| Total Sales Price | \$390,800 | Mean | 127.21 |
| Total Adj. Sales Price | \$390,800 | Wgt. Mean | 81.52 |
| Total Assessed Value | \$318,597 | Average Assessed Value of the Base | \$47,568 |
| Avg. Adj. Sales Price | \$55,829 | Avg. Assessed Value | \$45,514 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 42.28 to 264.25 |
| 95% Wgt. Mean C.I | 59.84 to 103.21 |
| 95% Mean C.I | 49.96 to 204.46 |
| % of Value of the Class of all Real Property Value in the County | 2.49 |
| % of Records Sold in the Study Period | 5.19 |
| % of Value Sold in the Study Period | 4.96 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 5 | 100 | 100.00 |
| 2021 | 3 | 100 | 105.82 |
| 2020 | 2 | 100 | 89.60 |
| 2019 | 2 | 100 | 94.78 |

2023 Commission Summary for Arthur County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 2 | Median | 134.21 |
| Total Sales Price | \$137,000 | Mean | 134.21 |
| Total Adj. Sales Price | \$137,000 | Wgt. Mean | 127.69 |
| Total Assessed Value | \$174,930 | Average Assessed Value of the Base | \$29,747 |
| Avg. Adj. Sales Price | \$68,500 | Avg. Assessed Value | \$87,465 |

Confidence Interval - Current

| | |
|--|-------------------|
| 95% Median C.I | N/A |
| 95% Wgt. Mean C.I | N/A |
| 95% Mean C.I | -107.47 to 375.89 |
| % of Value of the Class of all Real Property Value in the County | 0.52 |
| % of Records Sold in the Study Period | 4.44 |
| % of Value Sold in the Study Period | 13.07 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 2 | 100 | 114.93 |
| 2021 | 2 | 100 | 109.87 |
| 2020 | 1 | 100 | 107.67 |
| 2019 | 0 | 100 | 00.00 |

**03 Arthur
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 7
 Total Sales Price : 390,800
 Total Adj. Sales Price : 390,800
 Total Assessed Value : 318,597
 Avg. Adj. Sales Price : 55,829
 Avg. Assessed Value : 45,514

MEDIAN : 103
 WGT. MEAN : 82
 MEAN : 127
 COD : 57.34
 PRD : 156.05

COV : 65.66
 STD : 83.52
 Avg. Abs. Dev : 59.17
 MAX Sales Ratio : 264.25
 MIN Sales Ratio : 42.28

95% Median C.I. : 42.28 to 264.25
 95% Wgt. Mean C.I. : 59.84 to 103.21
 95% Mean C.I. : 49.96 to 204.46

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-MAR-21 | 1 | 264.25 | 264.25 | 264.25 | 00.00 | 100.00 | 264.25 | 264.25 | N/A | 6,000 | 15,855 |
| 01-APR-21 To 30-JUN-21 | 1 | 103.20 | 103.20 | 103.20 | 00.00 | 100.00 | 103.20 | 103.20 | N/A | 24,200 | 24,975 |
| 01-JUL-21 To 30-SEP-21 | 1 | 71.97 | 71.97 | 71.97 | 00.00 | 100.00 | 71.97 | 71.97 | N/A | 150,000 | 107,953 |
| 01-OCT-21 To 31-DEC-21 | 2 | 93.23 | 93.23 | 80.77 | 22.46 | 115.43 | 72.29 | 114.17 | N/A | 81,550 | 65,865 |
| 01-JAN-22 To 31-MAR-22 | 1 | 222.30 | 222.30 | 222.30 | 00.00 | 100.00 | 222.30 | 222.30 | N/A | 10,000 | 22,230 |
| 01-APR-22 To 30-JUN-22 | | | | | | | | | | | |
| 01-JUL-22 To 30-SEP-22 | 1 | 42.28 | 42.28 | 42.28 | 00.00 | 100.00 | 42.28 | 42.28 | N/A | 37,500 | 15,855 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 3 | 103.20 | 146.47 | 82.57 | 62.10 | 177.39 | 71.97 | 264.25 | N/A | 60,067 | 49,594 |
| 01-OCT-21 To 30-SEP-22 | 4 | 93.23 | 112.76 | 80.63 | 59.51 | 139.85 | 42.28 | 222.30 | N/A | 52,650 | 42,454 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 5 | 103.20 | 125.18 | 81.71 | 45.38 | 153.20 | 71.97 | 264.25 | N/A | 68,660 | 56,102 |
| <u>ALL</u> | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |
| <u>ALL</u> | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |

**03 Arthur
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

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 95% Wgt. Mean C.I. : 59.84 to 103.21
 95% Mean C.I. : 49.96 to 204.46

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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 |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Low \$ Ranges</u> | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 2 | 243.28 | 243.28 | 238.03 | 08.62 | 102.21 | 222.30 | 264.25 | N/A | 8,000 | 19,043 |
| Less Than 30,000 | 3 | 222.30 | 196.58 | 156.87 | 24.15 | 125.31 | 103.20 | 264.25 | N/A | 13,400 | 21,020 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |
| Greater Than 14,999 | 5 | 72.29 | 80.78 | 74.84 | 28.52 | 107.94 | 42.28 | 114.17 | N/A | 74,960 | 56,102 |
| Greater Than 29,999 | 4 | 72.13 | 75.18 | 72.89 | 25.02 | 103.14 | 42.28 | 114.17 | N/A | 87,650 | 63,884 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 2 | 243.28 | 243.28 | 238.03 | 08.62 | 102.21 | 222.30 | 264.25 | N/A | 8,000 | 19,043 |
| 15,000 TO 29,999 | 1 | 103.20 | 103.20 | 103.20 | 00.00 | 100.00 | 103.20 | 103.20 | N/A | 24,200 | 24,975 |
| 30,000 TO 59,999 | 2 | 78.23 | 78.23 | 75.93 | 45.95 | 103.03 | 42.28 | 114.17 | N/A | 35,250 | 26,765 |
| 60,000 TO 99,999 | | | | | | | | | | | |
| 100,000 TO 149,999 | 1 | 72.29 | 72.29 | 72.29 | 00.00 | 100.00 | 72.29 | 72.29 | N/A | 130,100 | 94,054 |
| 150,000 TO 249,999 | 1 | 71.97 | 71.97 | 71.97 | 00.00 | 100.00 | 71.97 | 71.97 | N/A | 150,000 | 107,953 |
| 250,000 TO 499,999 | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | 7 | 103.20 | 127.21 | 81.52 | 57.34 | 156.05 | 42.28 | 264.25 | 42.28 to 264.25 | 55,829 | 45,514 |

**03 Arthur
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 2
 Total Sales Price : 137,000
 Total Adj. Sales Price : 137,000
 Total Assessed Value : 174,930
 Avg. Adj. Sales Price : 68,500
 Avg. Assessed Value : 87,465

MEDIAN : 134
 WGT. MEAN : 128
 MEAN : 134
 COD : 14.17
 PRD : 105.11

COV : 20.04
 STD : 26.90
 Avg. Abs. Dev : 19.02
 MAX Sales Ratio : 153.23
 MIN Sales Ratio : 115.19

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -107.47 to 375.89

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | | | | | | | | | | | |
| 01-JAN-20 To 31-MAR-20 | | | | | | | | | | | |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | 1 | 115.19 | 115.19 | 115.19 | 00.00 | 100.00 | 115.19 | 115.19 | N/A | 92,000 | 105,975 |
| 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 | | | | | | | | | | | |
| 01-OCT-21 To 31-DEC-21 | | | | | | | | | | | |
| 01-JAN-22 To 31-MAR-22 | | | | | | | | | | | |
| 01-APR-22 To 30-JUN-22 | | | | | | | | | | | |
| 01-JUL-22 To 30-SEP-22 | 1 | 153.23 | 153.23 | 153.23 | 00.00 | 100.00 | 153.23 | 153.23 | N/A | 45,000 | 68,955 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 1 | 115.19 | 115.19 | 115.19 | 00.00 | 100.00 | 115.19 | 115.19 | N/A | 92,000 | 105,975 |
| 01-OCT-20 To 30-SEP-21 | | | | | | | | | | | |
| 01-OCT-21 To 30-SEP-22 | 1 | 153.23 | 153.23 | 153.23 | 00.00 | 100.00 | 153.23 | 153.23 | N/A | 45,000 | 68,955 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 1 | 115.19 | 115.19 | 115.19 | 00.00 | 100.00 | 115.19 | 115.19 | N/A | 92,000 | 105,975 |
| 01-JAN-21 To 31-DEC-21 | | | | | | | | | | | |
| <u>ALL</u> | 2 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |

| 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 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |
| <u>ALL</u> | 2 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |

| 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 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 2 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |

**03 Arthur
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 2
 Total Sales Price : 137,000
 Total Adj. Sales Price : 137,000
 Total Assessed Value : 174,930
 Avg. Adj. Sales Price : 68,500
 Avg. Assessed Value : 87,465

MEDIAN : 134
 WGT. MEAN : 128
 MEAN : 134
 COD : 14.17
 PRD : 105.11

COV : 20.04
 STD : 26.90
 Avg. Abs. Dev : 19.02
 MAX Sales Ratio : 153.23
 MIN Sales Ratio : 115.19

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -107.47 to 375.89

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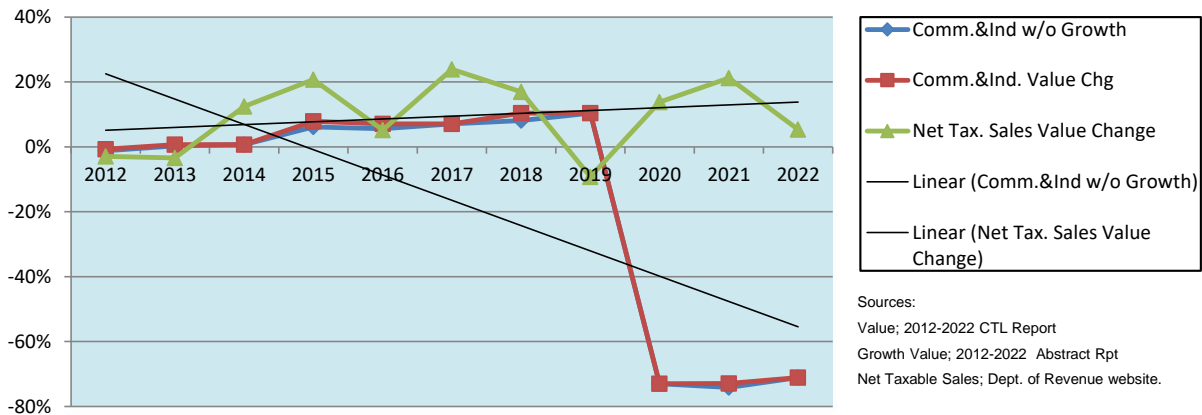
SALE PRICE *

| 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 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |
| Greater Than 14,999 | 2 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |
| Greater Than 29,999 | 2 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 1 | 153.23 | 153.23 | 153.23 | 00.00 | 100.00 | 153.23 | 153.23 | N/A | 45,000 | 68,955 |
| 60,000 TO 99,999 | 1 | 115.19 | 115.19 | 115.19 | 00.00 | 100.00 | 115.19 | 115.19 | N/A | 92,000 | 105,975 |
| 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 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|----------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|-----------------|----------------------|----------------|
| 343 | 1 | 153.23 | 153.23 | 153.23 | 00.00 | 100.00 | 153.23 | 153.23 | N/A | 45,000 | 68,955 |
| 442 | 1 | 115.19 | 115.19 | 115.19 | 00.00 | 100.00 | 115.19 | 115.19 | N/A | 92,000 | 105,975 |
| ALL | 2 | 134.21 | 134.21 | 127.69 | 14.17 | 105.11 | 115.19 | 153.23 | N/A | 68,500 | 87,465 |

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Sources:
 Value; 2012-2022 CTL Report
 Growth Value; 2012-2022 Abstract Rpt
 Net Taxable Sales; Dept. of Revenue website.

| 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 | \$ 4,568,906 | \$ - | 0.00% | \$ 4,568,906 | | \$ 1,364,346 | |
| 2012 | \$ 4,535,750 | \$ 19,890 | 0.44% | \$ 4,515,860 | -1.16% | \$ 1,324,427 | -2.93% |
| 2013 | \$ 4,600,220 | \$ 17,315 | 0.38% | \$ 4,582,905 | 1.04% | \$ 1,318,328 | -0.46% |
| 2014 | \$ 4,601,308 | \$ - | 0.00% | \$ 4,601,308 | 0.02% | \$ 1,534,862 | 16.42% |
| 2015 | \$ 4,928,166 | \$ 79,560 | 1.61% | \$ 4,848,606 | 5.37% | \$ 1,647,422 | 7.33% |
| 2016 | \$ 4,891,342 | \$ 67,480 | 1.38% | \$ 4,823,862 | -2.12% | \$ 1,435,129 | -12.89% |
| 2017 | \$ 4,894,202 | \$ - | 0.00% | \$ 4,894,202 | 0.06% | \$ 1,690,615 | 17.80% |
| 2018 | \$ 5,043,194 | \$ 103,510 | 2.05% | \$ 4,939,684 | 0.93% | \$ 1,595,650 | -5.62% |
| 2019 | \$ 5,044,194 | \$ - | 0.00% | \$ 5,044,194 | 0.02% | \$ 1,238,782 | -22.37% |
| 2020 | \$ 1,234,004 | \$ - | 0.00% | \$ 1,234,004 | -75.54% | \$ 1,552,324 | 25.31% |
| 2021 | \$ 1,237,082 | \$ 54,965 | 4.44% | \$ 1,182,117 | -4.20% | \$ 1,653,900 | 6.54% |
| 2022 | \$ 1,319,900 | \$ - | 0.00% | \$ 1,319,900 | 6.69% | \$ 1,437,318 | -13.10% |
| Ann %chg | -11.61% | | | Average | -6.26% | 0.82% | 1.46% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011 | - | - | - |
| 2012 | -1.16% | -0.73% | -2.93% |
| 2013 | 0.31% | 0.69% | -3.37% |
| 2014 | 0.71% | 0.71% | 12.50% |
| 2015 | 6.12% | 7.86% | 20.75% |
| 2016 | 5.58% | 7.06% | 5.19% |
| 2017 | 7.12% | 7.12% | 23.91% |
| 2018 | 8.12% | 10.38% | 16.95% |
| 2019 | 10.40% | 10.40% | -9.20% |
| 2020 | -72.99% | -72.99% | 13.78% |
| 2021 | -74.13% | -72.92% | 21.22% |
| 2022 | -71.11% | -71.11% | 5.35% |

| | |
|---------------|--------|
| County Number | 3 |
| County Name | Arthur |

03 Arthur
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 7
 Total Sales Price : 10,664,696
 Total Adj. Sales Price : 10,664,696
 Total Assessed Value : 7,293,659
 Avg. Adj. Sales Price : 1,523,528
 Avg. Assessed Value : 1,041,951

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 72
 COD : 10.71
 PRD : 105.64

COV : 16.12
 STD : 11.65
 Avg. Abs. Dev : 07.55
 MAX Sales Ratio : 96.33
 MIN Sales Ratio : 61.78

95% Median C.I. : 61.78 to 96.33
 95% Wgt. Mean C.I. : 60.37 to 76.41
 95% Mean C.I. : 61.48 to 83.02

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | | | | | | | | | | | |
| 01-JAN-20 To 31-MAR-20 | | | | | | | | | | | |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | | | | | | | | | | | |
| 01-OCT-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-MAR-21 | | | | | | | | | | | |
| 01-APR-21 To 30-JUN-21 | 2 | 64.71 | 64.71 | 64.51 | 00.43 | 100.31 | 64.43 | 64.99 | N/A | 2,503,750 | 1,615,227 |
| 01-JUL-21 To 30-SEP-21 | 2 | 66.15 | 66.15 | 67.20 | 06.61 | 98.44 | 61.78 | 70.51 | N/A | 563,750 | 378,865 |
| 01-OCT-21 To 31-DEC-21 | | | | | | | | | | | |
| 01-JAN-22 To 31-MAR-22 | 3 | 75.11 | 81.34 | 72.97 | 10.54 | 111.47 | 72.58 | 96.33 | N/A | 1,509,899 | 1,101,825 |
| 01-APR-22 To 30-JUN-22 | | | | | | | | | | | |
| 01-JUL-22 To 30-SEP-22 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 4 | 64.71 | 65.43 | 65.01 | 03.59 | 100.65 | 61.78 | 70.51 | N/A | 1,533,750 | 997,046 |
| 01-OCT-21 To 30-SEP-22 | 3 | 75.11 | 81.34 | 72.97 | 10.54 | 111.47 | 72.58 | 96.33 | N/A | 1,509,899 | 1,101,825 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 4 | 64.71 | 65.43 | 65.01 | 03.59 | 100.65 | 61.78 | 70.51 | N/A | 1,533,750 | 997,046 |
| <u>ALL</u> | 7 | 70.51 | 72.25 | 68.39 | 10.71 | 105.64 | 61.78 | 96.33 | 61.78 to 96.33 | 1,523,528 | 1,041,951 |

| AREA (MARKET) | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 7 | 70.51 | 72.25 | 68.39 | 10.71 | 105.64 | 61.78 | 96.33 | 61.78 to 96.33 | 1,523,528 | 1,041,951 |
| <u>ALL</u> | 7 | 70.51 | 72.25 | 68.39 | 10.71 | 105.64 | 61.78 | 96.33 | 61.78 to 96.33 | 1,523,528 | 1,041,951 |

03 Arthur
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 7
 Total Sales Price : 10,664,696
 Total Adj. Sales Price : 10,664,696
 Total Assessed Value : 7,293,659
 Avg. Adj. Sales Price : 1,523,528
 Avg. Assessed Value : 1,041,951

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 72
 COD : 10.71
 PRD : 105.64

COV : 16.12
 STD : 11.65
 Avg. Abs. Dev : 07.55
 MAX Sales Ratio : 96.33
 MIN Sales Ratio : 61.78

95% Median C.I. : 61.78 to 96.33
 95% Wgt. Mean C.I. : 60.37 to 76.41
 95% Mean C.I. : 61.48 to 83.02

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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 |
|------------------|----------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|-----------------------|----------------------|------------------|
| Irrigated | | | | | | | | | | | |
| County | 1 | 70.51 | 70.51 | 70.51 | 00.00 | 100.00 | 70.51 | 70.51 | N/A | 700,000 | 493,603 |
| 1 | 1 | 70.51 | 70.51 | 70.51 | 00.00 | 100.00 | 70.51 | 70.51 | N/A | 700,000 | 493,603 |
| Grass | | | | | | | | | | | |
| County | 5 | 64.99 | 67.78 | 68.06 | 06.62 | 99.59 | 61.78 | 75.11 | N/A | 1,980,139 | 1,347,680 |
| 1 | 5 | 64.99 | 67.78 | 68.06 | 06.62 | 99.59 | 61.78 | 75.11 | N/A | 1,980,139 | 1,347,680 |
| ALL | 7 | 70.51 | 72.25 | 68.39 | 10.71 | 105.64 | 61.78 | 96.33 | 61.78 to 96.33 | 1,523,528 | 1,041,951 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|----------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|-----------------------|----------------------|------------------|
| Irrigated | | | | | | | | | | | |
| County | 1 | 70.51 | 70.51 | 70.51 | 00.00 | 100.00 | 70.51 | 70.51 | N/A | 700,000 | 493,603 |
| 1 | 1 | 70.51 | 70.51 | 70.51 | 00.00 | 100.00 | 70.51 | 70.51 | N/A | 700,000 | 493,603 |
| Grass | | | | | | | | | | | |
| County | 6 | 68.79 | 72.54 | 68.24 | 12.79 | 106.30 | 61.78 | 96.33 | 61.78 to 96.33 | 1,660,783 | 1,133,343 |
| 1 | 6 | 68.79 | 72.54 | 68.24 | 12.79 | 106.30 | 61.78 | 96.33 | 61.78 to 96.33 | 1,660,783 | 1,133,343 |
| ALL | 7 | 70.51 | 72.25 | 68.39 | 10.71 | 105.64 | 61.78 | 96.33 | 61.78 to 96.33 | 1,523,528 | 1,041,951 |

Arthur County 2023 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Arthur | 1 | n/a | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 |
| Grant | 1 | n/a | n/a | n/a | 1,605 | 1,605 | 1,605 | 1,605 | 1,605 | 1,605 |
| Hooker | 1 | n/a | n/a | n/a | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 |
| McPherson | 1 | n/a | 2,100 | n/a | 2,100 | 2,100 | n/a | 2,100 | 2,100 | 2,100 |
| Keith | 1 | n/a | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 |
| Garden | 1 | 2,450 | 2,450 | n/a | 2,400 | 2,290 | 2,290 | 2,250 | 2,250 | 2,335 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Arthur | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Grant | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Hooker | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| McPherson | 1 | n/a | 725 | n/a | 725 | 725 | n/a | n/a | 725 | 725 |
| Keith | 1 | n/a | 625 | 625 | 625 | 600 | 600 | 600 | 600 | 608 |
| Garden | 1 | n/a | 700 | n/a | 700 | 680 | n/a | 680 | 680 | 697 |

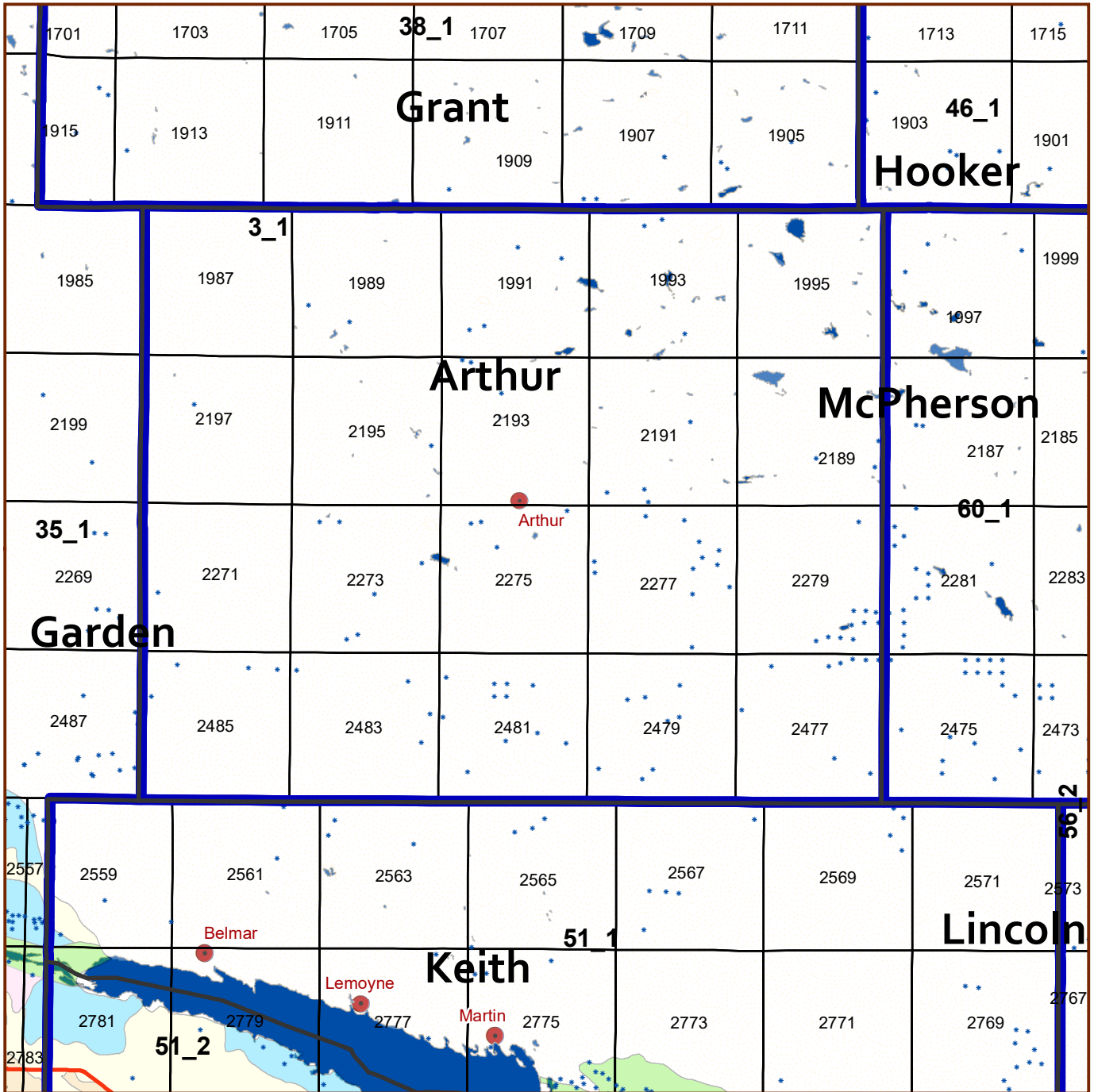
| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Arthur | 1 | 475 | 475 | 475 | 475 | 475 | 475 | n/a | 475 | 475 |
| Grant | 1 | 500 | 500 | 500 | 500 | 500 | 500 | n/a | 500 | 500 |
| Hooker | 1 | 535 | 535 | 535 | 535 | 535 | 535 | 535 | 535 | 535 |
| McPherson | 1 | 545 | 545 | 545 | 545 | 545 | 545 | 545 | 545 | 545 |
| Keith | 1 | 525 | 524 | n/a | 525 | 500 | 500 | 500 | 500 | 501 |
| Garden | 1 | 475 | n/a | 478 | 475 | 465 | 465 | 465 | 465 | 466 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|-----|--------|-------|
| Arthur | 1 | n/a | n/a | 10 |
| Grant | 1 | n/a | n/a | 10 |
| Hooker | 1 | n/a | n/a | 9 |
| McPherson | 1 | 725 | n/a | 10 |
| Keith | 1 | 710 | n/a | 326 |
| Garden | 1 | 680 | n/a | 50 |

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

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

ARTHUR COUNTY



Legend

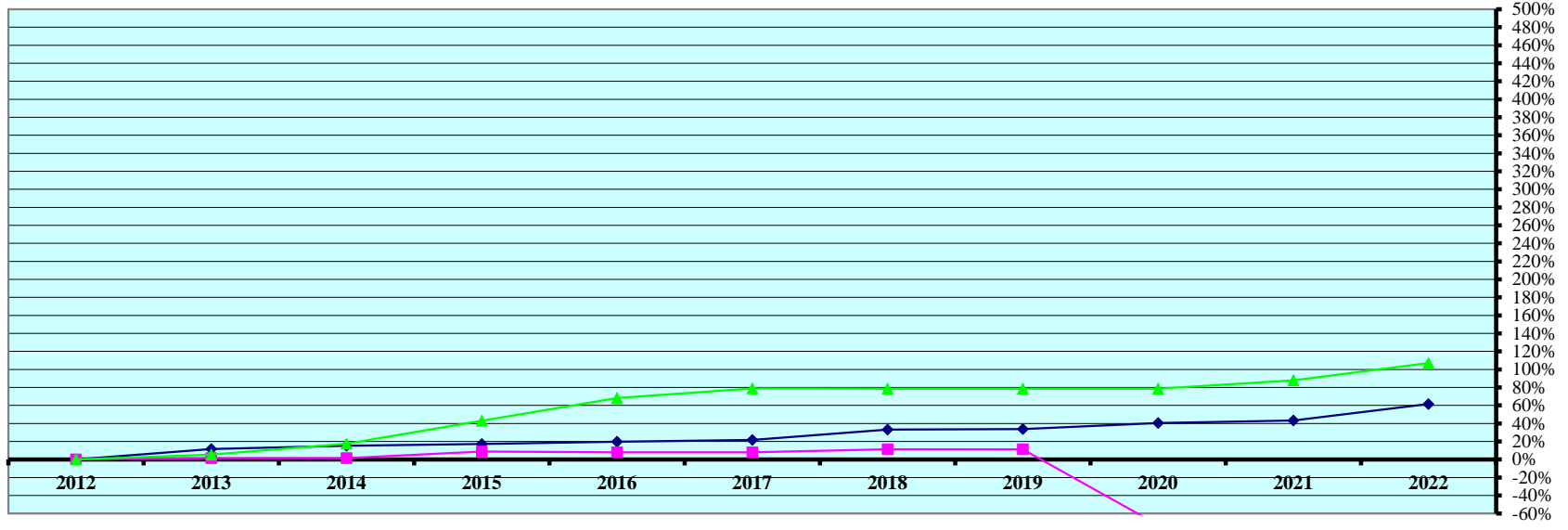
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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

ResRec
Comm&Indust
Total Agland



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2012 | 3,944,306 | - | - | - | 4,535,750 | - | - | - | 113,123,896 | - | - | - |
| 2013 | 4,400,315 | 456,009 | 11.56% | 11.56% | 4,600,220 | 64,470 | 1.42% | 1.42% | 119,118,735 | 5,994,839 | 5.30% | 5.30% |
| 2014 | 4,550,635 | 150,320 | 3.42% | 15.37% | 4,601,308 | 1,088 | 0.02% | 1.45% | 132,895,142 | 13,776,407 | 11.57% | 17.48% |
| 2015 | 4,625,503 | 74,868 | 1.65% | 17.27% | 4,928,166 | 326,858 | 7.10% | 8.65% | 161,725,380 | 28,830,238 | 21.69% | 42.96% |
| 2016 | 4,718,177 | 92,674 | 2.00% | 19.62% | 4,891,342 | -36,824 | -0.75% | 7.84% | 190,454,210 | 28,728,830 | 17.76% | 68.36% |
| 2017 | 4,800,443 | 82,266 | 1.74% | 21.71% | 4,894,202 | 2,860 | 0.06% | 7.90% | 202,231,879 | 11,777,669 | 6.18% | 78.77% |
| 2018 | 5,256,811 | 456,368 | 9.51% | 33.28% | 5,043,194 | 148,992 | 3.04% | 11.19% | 202,165,052 | -66,827 | -0.03% | 78.71% |
| 2019 | 5,271,326 | 14,515 | 0.28% | 33.64% | 5,044,194 | 1,000 | 0.02% | 11.21% | 202,166,802 | 1,750 | 0.00% | 78.71% |
| 2020 | 5,546,071 | 274,745 | 5.21% | 40.61% | 1,234,004 | -3,810,190 | -75.54% | -72.79% | 202,187,395 | 20,593 | 0.01% | 78.73% |
| 2021 | 5,653,372 | 107,301 | 1.93% | 43.33% | 1,237,082 | 3,078 | 0.25% | -72.73% | 212,375,635 | 10,188,240 | 5.04% | 87.74% |
| 2022 | 6,374,846 | 721,474 | 12.76% | 61.62% | 1,319,900 | 82,818 | 6.69% | -70.90% | 234,297,657 | 21,922,022 | 10.32% | 107.12% |

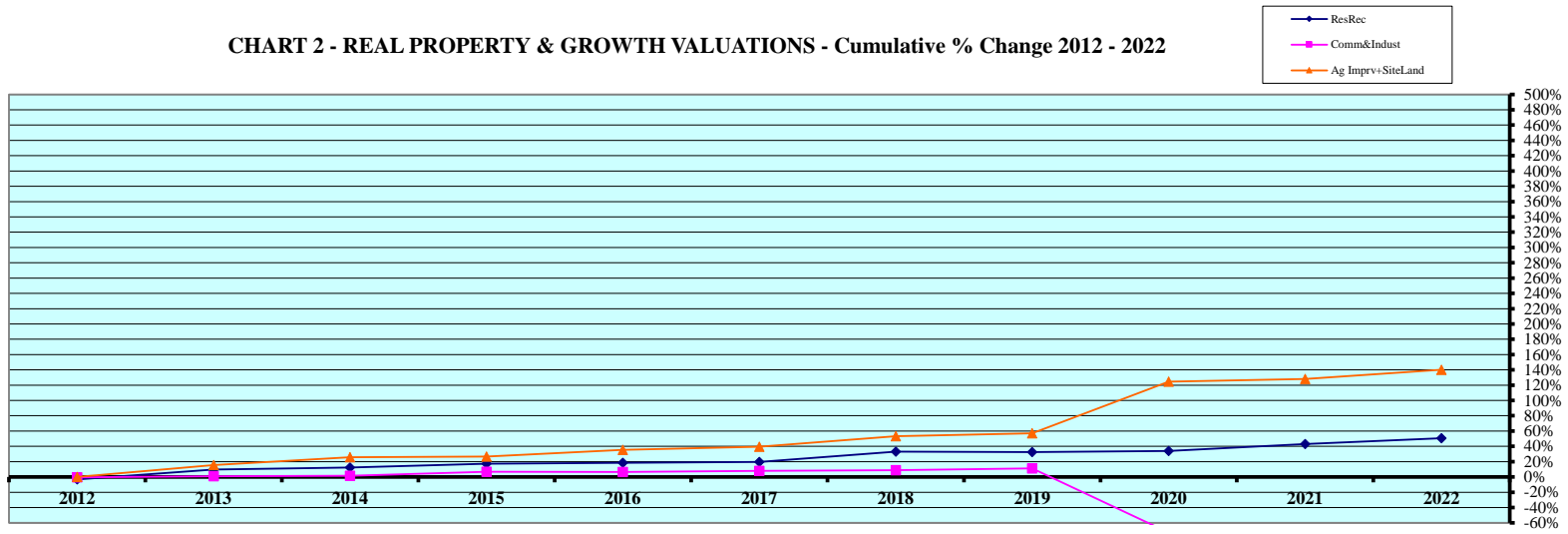
Rate Annual %chg: Residential & Recreational **4.92%** Commercial & Industrial **-11.61%** Agricultural Land **7.55%**

Cnty# **3**
County **ARTHUR**

CHART 1

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

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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | | | | | | | |
|--------------|---|--------------|-------------------|----------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|------------------|--|--|--------|--|--|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | | | | | | |
| 2012 | 3,944,306 | 127,530 | 3.23% | 3,816,776 | - | -3.23% | 4,535,750 | 19,890 | 0.44% | 4,515,860 | - | -0.44% | | | | | | |
| 2013 | 4,400,315 | 69,155 | 1.57% | 4,331,160 | 9.81% | 9.81% | 4,600,220 | 17,315 | 0.38% | 4,582,905 | 1.04% | 1.04% | | | | | | |
| 2014 | 4,550,635 | 122,540 | 2.69% | 4,428,095 | 0.63% | 12.27% | 4,601,308 | 0 | 0.00% | 4,601,308 | 0.02% | 1.45% | | | | | | |
| 2015 | 4,625,503 | 0 | 0.00% | 4,625,503 | 1.65% | 17.27% | 4,928,166 | 79,560 | 1.61% | 4,848,606 | 5.37% | 6.90% | | | | | | |
| 2016 | 4,718,177 | 40,955 | 0.87% | 4,677,222 | 1.12% | 18.58% | 4,891,342 | 67,480 | 1.38% | 4,823,862 | -2.12% | 6.35% | | | | | | |
| 2017 | 4,800,443 | 78,105 | 1.63% | 4,722,338 | 0.09% | 19.73% | 4,894,202 | 0 | 0.00% | 4,894,202 | 0.06% | 7.90% | | | | | | |
| 2018 | 5,256,811 | 12,210 | 0.23% | 5,244,601 | 9.25% | 32.97% | 5,043,194 | 103,510 | 2.05% | 4,939,684 | 0.93% | 8.91% | | | | | | |
| 2019 | 5,271,326 | 48,890 | 0.93% | 5,222,436 | -0.65% | 32.40% | 5,044,194 | 0 | 0.00% | 5,044,194 | 0.02% | 11.21% | | | | | | |
| 2020 | 5,546,071 | 266,780 | 4.81% | 5,279,291 | 0.15% | 33.85% | 1,234,004 | 0 | 0.00% | 1,234,004 | -75.54% | -72.79% | | | | | | |
| 2021 | 5,653,372 | 16,020 | 0.28% | 5,637,352 | 1.65% | 42.92% | 1,237,082 | 54,965 | 4.44% | 1,182,117 | -4.20% | -73.94% | | | | | | |
| 2022 | 6,374,846 | 433,385 | 6.80% | 5,941,461 | 5.10% | 50.63% | 1,319,900 | 0 | 0.00% | 1,319,900 | 6.69% | -70.90% | | | | | | |
| Rate Ann%chg | 4.92% | | | Resid & Recreat w/o growth | | | 2.88% | | | -11.61% | | | C & I w/o growth | | | -6.77% | | |

| 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 | | |
| 2012 | 4,434,670 | 1,850,317 | 6,284,987 | 294,666 | 4.69% | 5,990,321 | - | - | | |
| 2013 | 5,847,081 | 2,073,832 | 7,920,913 | 656,697 | 8.29% | 7,264,216 | 15.58% | 15.58% | | |
| 2014 | 5,874,831 | 2,087,399 | 7,962,230 | 55,910 | 0.70% | 7,906,320 | -0.18% | 25.80% | | |
| 2015 | 6,236,181 | 2,211,855 | 8,448,036 | 486,240 | 5.76% | 7,961,796 | -0.01% | 26.68% | | |
| 2016 | 6,375,261 | 2,354,707 | 8,729,968 | 213,450 | 2.45% | 8,516,518 | 0.81% | 35.51% | | |
| 2017 | 6,540,001 | 2,436,677 | 8,976,678 | 204,800 | 2.28% | 8,771,878 | 0.48% | 39.57% | | |
| 2018 | 7,034,615 | 2,836,379 | 9,870,994 | 232,510 | 2.36% | 9,638,484 | 0.73% | 53.36% | | |
| 2019 | 7,214,155 | 2,932,194 | 10,146,349 | 279,075 | 2.75% | 9,867,274 | -0.04% | 57.00% | | |
| 2020 | 7,277,410 | 7,003,209 | 14,280,619 | 157,140 | 1.10% | 14,123,479 | 39.20% | 124.72% | | |
| 2021 | 7,312,745 | 7,091,409 | 14,404,154 | 74,540 | 0.52% | 14,329,614 | 0.34% | 128.00% | | |
| 2022 | 7,723,855 | 7,446,064 | 15,169,919 | 75,060 | 0.49% | 15,094,859 | 4.80% | 140.17% | | |
| Rate Ann%chg | 5.71% | | 14.94% | | 9.21% | | Ag Imprv+Site w/o growth | | 6.84% | |

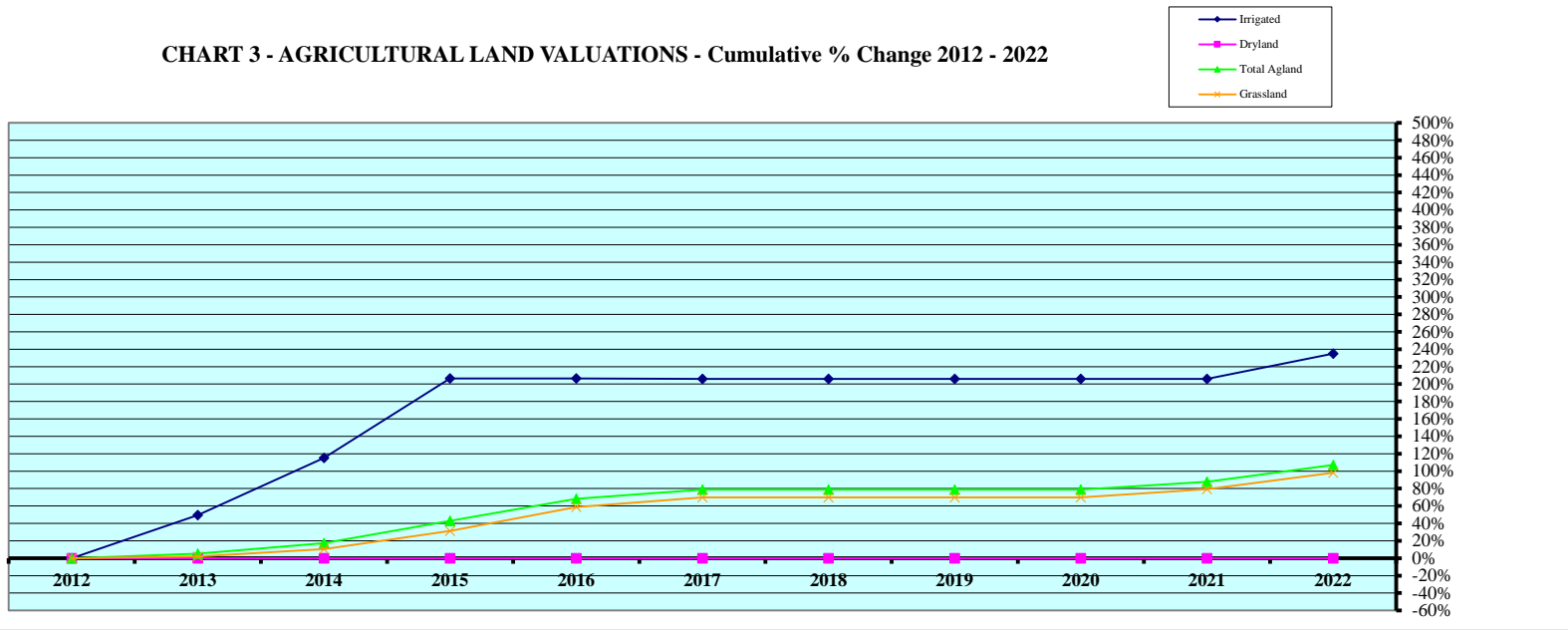
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2012 - 2022 CTL
Growth Value; 2012 - 2022 Abstract of Asmnt Rpt.
Prepared as of 12/29/2022

Cnty# 3
County ARTHUR

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



| Tax Year | Irrigated Land | | | | Dryland | | | | Grassland | | | |
|----------|----------------|-----------|---------|-----------|---------|-----------|---------|-----------|-------------|------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2012 | 7,453,887 | - | - | - | 0 | - | - | - | 105,630,888 | - | - | - |
| 2013 | 11,152,400 | 3,698,513 | 49.62% | 49.62% | 0 | 0 | - | - | 107,919,999 | 2,289,111 | 2.17% | 2.17% |
| 2014 | 16,046,658 | 4,894,258 | 43.89% | 115.28% | 0 | 0 | - | - | 116,802,148 | 8,882,149 | 8.23% | 10.58% |
| 2015 | 22,846,026 | 6,799,368 | 42.37% | 206.50% | 0 | 0 | - | - | 138,840,233 | 22,038,085 | 18.87% | 31.44% |
| 2016 | 22,846,026 | 0 | 0.00% | 206.50% | 0 | 0 | - | - | 167,569,063 | 28,728,830 | 20.69% | 58.64% |
| 2017 | 22,796,865 | -49,161 | -0.22% | 205.84% | 0 | 0 | - | - | 179,395,893 | 11,826,830 | 7.06% | 69.83% |
| 2018 | 22,796,865 | 0 | 0.00% | 205.84% | 0 | 0 | - | - | 179,329,066 | -66,827 | -0.04% | 69.77% |
| 2019 | 22,796,865 | 0 | 0.00% | 205.84% | 0 | 0 | - | - | 179,330,816 | 1,750 | 0.00% | 69.77% |
| 2020 | 22,796,865 | 0 | 0.00% | 205.84% | 0 | 0 | - | - | 179,351,324 | 20,508 | 0.01% | 69.79% |
| 2021 | 22,796,865 | 0 | 0.00% | 205.84% | 0 | 0 | - | - | 189,539,564 | 10,188,240 | 5.68% | 79.44% |
| 2022 | 24,967,995 | 2,171,130 | 9.52% | 234.97% | 0 | 0 | - | - | 209,290,541 | 19,750,977 | 10.42% | 98.13% |

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 |
| 2012 | 39,121 | - | - | - | 0 | - | - | - | 113,123,896 | - | - | - |
| 2013 | 39,121 | 0 | 0.00% | 0.00% | 7,215 | 7,215 | - | - | 119,118,735 | 5,994,839 | 5.30% | 5.30% |
| 2014 | 39,121 | 0 | 0.00% | 0.00% | 7,215 | 0 | 0.00% | - | 132,895,142 | 13,776,407 | 11.57% | 17.48% |
| 2015 | 39,121 | 0 | 0.00% | 0.00% | 0 | -7,215 | -100.00% | - | 161,725,380 | 28,830,238 | 21.69% | 42.96% |
| 2016 | 39,121 | 0 | 0.00% | 0.00% | 0 | 0 | - | - | 190,454,210 | 28,728,830 | 17.76% | 68.36% |
| 2017 | 39,121 | 0 | 0.00% | 0.00% | 0 | 0 | - | - | 202,231,879 | 11,777,669 | 6.18% | 78.77% |
| 2018 | 39,121 | 0 | 0.00% | 0.00% | 0 | 0 | - | - | 202,165,052 | -66,827 | -0.03% | 78.71% |
| 2019 | 39,121 | 0 | 0.00% | 0.00% | 0 | 0 | - | - | 202,166,802 | 1,750 | 0.00% | 78.71% |
| 2020 | 39,206 | 85 | 0.22% | 0.22% | 0 | 0 | - | - | 202,187,395 | 20,593 | 0.01% | 78.73% |
| 2021 | 39,206 | 0 | 0.00% | 0.22% | 0 | 0 | - | - | 212,375,635 | 10,188,240 | 5.04% | 87.74% |
| 2022 | 39,121 | -85 | -0.22% | 0.00% | 0 | 0 | - | - | 234,297,657 | 21,922,022 | 10.32% | 107.12% |

Cnty# County Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|--------|--------------------|---------------------|-----------------------|---------|-------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre |
| 2012 | 7,453,887 | 11,380 | 655 | | | 0 | 0 | | | | 105,754,800 | 440,645 | 240 | | |
| 2013 | 11,152,400 | 11,152 | 1,000 | 52.67% | 52.67% | 0 | 0 | | | | 107,910,340 | 440,450 | 245 | 2.08% | |
| 2014 | 16,046,658 | 10,879 | 1,475 | 47.50% | 125.19% | 0 | 0 | | | | 116,802,148 | 440,762 | 265 | 8.16% | |
| 2015 | 22,846,026 | 10,879 | 2,100 | 42.37% | 220.61% | 0 | 0 | | | | 138,840,233 | 440,762 | 315 | 18.87% | |
| 2016 | 22,846,026 | 10,879 | 2,100 | 0.00% | 220.61% | 0 | 0 | | | | 167,569,063 | 440,971 | 380 | 20.63% | |
| 2017 | 22,796,865 | 10,856 | 2,100 | 0.00% | 220.61% | 0 | 0 | | | | 179,395,893 | 440,776 | 407 | 7.11% | |
| 2018 | 22,796,865 | 10,856 | 2,100 | 0.00% | 220.61% | 0 | 0 | | | | 179,385,925 | 440,752 | 407 | 0.00% | |
| 2019 | 22,796,865 | 10,856 | 2,100 | 0.00% | 220.61% | 0 | 0 | | | | 179,330,818 | 440,616 | 407 | 0.00% | |
| 2020 | 22,796,865 | 10,856 | 2,100 | 0.00% | 220.61% | 0 | 0 | | | | 179,351,324 | 440,667 | 407 | 0.00% | |
| 2021 | 22,796,865 | 10,856 | 2,100 | 0.00% | 220.61% | 0 | 0 | | | | 189,540,751 | 440,666 | 430 | 5.68% | |
| 2022 | 24,967,995 | 10,856 | 2,300 | 9.52% | 251.14% | 0 | 0 | | | | 209,290,541 | 440,611 | 475 | 10.43% | |

Rate Annual %chg Average Value/Acre: 13.38%

7.07%

| Tax Year | WASTE LAND (2) | | | | | OTHER AGLAND (2) | | | | | TOTAL AGRICULTURAL LAND (1) | | | | |
|----------|----------------|-------|--------------------|---------------------|-----------------------|------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmlty%chg AvgVal/Acre |
| 2012 | 39,121 | 3,911 | 10 | | | 0 | 0 | | | | 113,247,808 | 455,936 | 248 | | |
| 2013 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 119,101,861 | 455,513 | 261 | 5.27% | 5.27% |
| 2014 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 132,887,927 | 455,552 | 292 | 11.57% | 17.44% |
| 2015 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 161,725,380 | 455,552 | 355 | 21.70% | 42.93% |
| 2016 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 190,454,210 | 455,761 | 418 | 17.71% | 68.24% |
| 2017 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 202,231,879 | 455,543 | 444 | 6.23% | 78.73% |
| 2018 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 202,221,911 | 455,518 | 444 | 0.00% | 78.73% |
| 2019 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 202,166,804 | 455,383 | 444 | 0.00% | 78.73% |
| 2020 | 39,206 | 3,919 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 202,187,395 | 455,442 | 444 | 0.00% | 78.73% |
| 2021 | 39,206 | 3,919 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 212,376,822 | 455,441 | 466 | 5.04% | 87.74% |
| 2022 | 39,121 | 3,911 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 234,297,657 | 455,377 | 515 | 10.34% | 107.14% |

3
ARTHUR

Rate Annual %chg Average Value/Acre: 7.55%

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

CHART 4

| | | | | |
|--|------------------------|----------------------------|-----------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 1,133 | Value : 257,463,927 | Growth 297,120 | Sum Lines 17, 25, & 41 |
|--|------------------------|----------------------------|-----------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-----------|----------|-----------|---------|-----------|---------|-----------|--------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 12 | 59,425 | 4 | 821 | 5 | 1,411 | 21 | 61,657 | |
| 02. Res Improve Land | 82 | 506,960 | 12 | 142,215 | 13 | 110,294 | 107 | 759,469 | |
| 03. Res Improvements | 83 | 3,225,375 | 15 | 1,033,215 | 16 | 1,342,025 | 114 | 5,600,615 | |
| 04. Res Total | 95 | 3,791,760 | 19 | 1,176,251 | 21 | 1,453,730 | 135 | 6,421,741 | 42,370 |
| % of Res Total | 70.37 | 59.05 | 14.07 | 18.32 | 15.56 | 22.64 | 11.92 | 2.49 | 14.26 |
| 05. Com UnImp Land | 11 | 58,750 | 1 | 5,625 | 2 | 18,719 | 14 | 83,094 | |
| 06. Com Improve Land | 21 | 125,000 | 3 | 19,282 | 1 | 5,000 | 25 | 149,282 | |
| 07. Com Improvements | 21 | 564,490 | 4 | 265,150 | 6 | 276,578 | 31 | 1,106,218 | |
| 08. Com Total | 32 | 748,240 | 5 | 290,057 | 8 | 300,297 | 45 | 1,338,594 | 20,005 |
| % of Com Total | 71.11 | 55.90 | 11.11 | 21.67 | 17.78 | 22.43 | 3.97 | 0.52 | 6.73 |
| 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 | 95 | 3,791,760 | 19 | 1,176,251 | 21 | 1,453,730 | 135 | 6,421,741 | 42,370 |
| % of Res & Rec Total | 70.37 | 59.05 | 14.07 | 18.32 | 15.56 | 22.64 | 11.92 | 2.49 | 14.26 |
| Com & Ind Total | 32 | 748,240 | 5 | 290,057 | 8 | 300,297 | 45 | 1,338,594 | 20,005 |
| % of Com & Ind Total | 71.11 | 55.90 | 11.11 | 21.67 | 17.78 | 22.43 | 3.97 | 0.52 | 6.73 |
| 17. Taxable Total | 127 | 4,540,000 | 24 | 1,466,308 | 29 | 1,754,027 | 180 | 7,760,335 | 62,375 |
| % of Taxable Total | 70.56 | 58.50 | 13.33 | 18.89 | 16.11 | 22.60 | 15.89 | 3.01 | 20.99 |

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 | 3 | 0 | 1 | 4 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|---------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 1 | 75,958 | 830 | 201,904,468 | 831 | 201,980,426 |
| 28. Ag-Improved Land | 0 | 0 | 3 | 94,467 | 117 | 33,257,199 | 120 | 33,351,666 |
| 29. Ag Improvements | 0 | 0 | 3 | 126,235 | 119 | 14,245,265 | 122 | 14,371,500 |

| | | | | | |
|--------------|--|--|--|-----|-------------|
| 30. Ag Total | | | | 953 | 249,703,592 |
|--------------|--|--|--|-----|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|-----------|------------|-----------------|-------------------|----------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 1 | 1.00 | 5,000 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 1 | 1.00 | 5,000 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 1 | 0.00 | 35,880 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 3 | 6.76 | 4,225 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 3 | 0.00 | 90,355 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 1 | 4.01 | 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 | 8 | 8.00 | 40,000 | 9 | 9.00 | 45,000 | |
| 32. HomeSite Improv Land | 98 | 141.00 | 705,000 | 99 | 142.00 | 710,000 | |
| 33. HomeSite Improvements | 98 | 0.00 | 6,988,745 | 99 | 0.00 | 7,024,625 | 234,745 |
| 34. HomeSite Total | | | | 108 | 151.00 | 7,779,625 | |
| 35. FarmSite UnImp Land | 7 | 28.00 | 17,500 | 7 | 28.00 | 17,500 | |
| 36. FarmSite Improv Land | 112 | 427.74 | 267,338 | 115 | 434.50 | 271,563 | |
| 37. FarmSite Improvements | 116 | 0.00 | 7,256,520 | 119 | 0.00 | 7,346,875 | 0 |
| 38. FarmSite Total | | | | 126 | 462.50 | 7,635,938 | |
| 39. Road & Ditches | 360 | 2,108.15 | 0 | 361 | 2,112.16 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 234 | 2,725.66 | 15,415,563 | 234,745 |

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 | 21.85 | 0.20% | 50,255 | 0.20% | 2,300.00 |
| 47. 2A1 | 37.06 | 0.34% | 85,238 | 0.34% | 2,300.00 |
| 48. 2A | 989.48 | 9.11% | 2,275,804 | 9.11% | 2,300.00 |
| 49. 3A1 | 1,103.13 | 10.16% | 2,537,199 | 10.16% | 2,300.00 |
| 50. 3A | 31.78 | 0.29% | 73,094 | 0.29% | 2,300.00 |
| 51. 4A1 | 4,123.77 | 37.99% | 9,484,671 | 37.99% | 2,300.00 |
| 52. 4A | 4,548.58 | 41.90% | 10,461,734 | 41.90% | 2,300.00 |
| 53. Total | 10,855.65 | 100.00% | 24,967,995 | 100.00% | 2,300.00 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 56. 2D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 57. 2D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 58. 3D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 61. 4D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 62. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Grass | | | | | |
| 63. 1G1 | 10,387.56 | 2.36% | 4,934,189 | 2.36% | 475.01 |
| 64. 1G | 1,239.81 | 0.28% | 588,916 | 0.28% | 475.01 |
| 65. 2G1 | 5,474.48 | 1.24% | 2,600,400 | 1.24% | 475.00 |
| 66. 2G | 6,731.63 | 1.53% | 3,197,548 | 1.53% | 475.00 |
| 67. 3G1 | 8,080.32 | 1.83% | 3,838,186 | 1.83% | 475.00 |
| 68. 3G | 408,507.33 | 92.72% | 194,041,317 | 92.72% | 475.00 |
| 69. 4G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 70. 4G | 169.17 | 0.04% | 80,357 | 0.04% | 475.01 |
| 71. Total | 440,590.30 | 100.00% | 209,280,913 | 100.00% | 475.00 |
| Irrigated Total | | | | | |
| | 10,855.65 | 2.38% | 24,967,995 | 10.66% | 2,300.00 |
| Dry Total | | | | | |
| | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Grass Total | | | | | |
| | 440,590.30 | 96.76% | 209,280,913 | 89.33% | 475.00 |
| 72. Waste | 3,911.00 | 0.86% | 39,121 | 0.02% | 10.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 455,356.95 | 100.00% | 234,288,029 | 100.00% | 514.52 |

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 | 10,855.65 | 24,967,995 | 10,855.65 | 24,967,995 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 78. Grass | 0.00 | 0 | 328.84 | 156,200 | 440,261.46 | 209,124,713 | 440,590.30 | 209,280,913 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 3,911.00 | 39,121 | 3,911.00 | 39,121 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 82. Total | 0.00 | 0 | 328.84 | 156,200 | 455,028.11 | 234,131,829 | 455,356.95 | 234,288,029 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 10,855.65 | 2.38% | 24,967,995 | 10.66% | 2,300.00 |
| Dry Land | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Grass | 440,590.30 | 96.76% | 209,280,913 | 89.33% | 475.00 |
| Waste | 3,911.00 | 0.86% | 39,121 | 0.02% | 10.00 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 455,356.95 | 100.00% | 234,288,029 | 100.00% | 514.52 |

Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 83.1 N/a Or Error | 0 | 0 | 0 | 0 | 1 | 13,650 | 1 | 13,650 | 0 |
| 83.2 Arthur | 12 | 59,425 | 82 | 506,960 | 83 | 3,225,375 | 95 | 3,791,760 | 41,315 |
| 83.3 Rural | 9 | 2,232 | 25 | 252,509 | 30 | 2,361,590 | 39 | 2,616,331 | 1,055 |
| 84 Residential Total | 21 | 61,657 | 107 | 759,469 | 114 | 5,600,615 | 135 | 6,421,741 | 42,370 |

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 N/a Or Error | 0 | 0 | 0 | 0 | 1 | 20,005 | 1 | 20,005 | 20,005 |
| 85.2 Arthur | 11 | 58,750 | 21 | 125,000 | 21 | 564,490 | 32 | 748,240 | 0 |
| 85.3 Rural | 3 | 24,344 | 4 | 24,282 | 9 | 521,723 | 12 | 570,349 | 0 |
| 86 Commercial Total | 14 | 83,094 | 25 | 149,282 | 31 | 1,106,218 | 45 | 1,338,594 | 20,005 |

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 | 10,387.56 | 2.36% | 4,934,189 | 2.36% | 475.01 |
| 88. 1G | 1,239.81 | 0.28% | 588,916 | 0.28% | 475.01 |
| 89. 2G1 | 5,474.48 | 1.24% | 2,600,400 | 1.24% | 475.00 |
| 90. 2G | 6,731.63 | 1.53% | 3,197,548 | 1.53% | 475.00 |
| 91. 3G1 | 8,080.32 | 1.83% | 3,838,186 | 1.83% | 475.00 |
| 92. 3G | 408,507.33 | 92.72% | 194,041,317 | 92.72% | 475.00 |
| 93. 4G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 94. 4G | 169.17 | 0.04% | 80,357 | 0.04% | 475.01 |
| 95. Total | 440,590.30 | 100.00% | 209,280,913 | 100.00% | 475.00 |
| 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 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 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 | 440,590.30 | 100.00% | 209,280,913 | 100.00% | 475.00 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 440,590.30 | 100.00% | 209,280,913 | 100.00% | 475.00 |

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

03 Arthur

| | 2022 CTL County Total | 2023 Form 45 County Total | Value Difference (2023 form 45 - 2022 CTL) | Percent Change | 2023 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 6,374,846 | 6,421,741 | 46,895 | 0.74% | 42,370 | 0.07% |
| 02. Recreational | 0 | 0 | 0 | | 0 | |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 7,723,855 | 7,779,625 | 55,770 | 0.72% | 234,745 | -2.32% |
| 04. Total Residential (sum lines 1-3) | 14,098,701 | 14,201,366 | 102,665 | 0.73% | 277,115 | -1.24% |
| 05. Commercial | 1,319,900 | 1,338,594 | 18,694 | 1.42% | 20,005 | -0.10% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 1,319,900 | 1,338,594 | 18,694 | 1.42% | 20,005 | -0.10% |
| 08. Ag-Farmsite Land, Outbuildings | 7,446,064 | 7,635,938 | 189,874 | 2.55% | 0 | 2.55% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 7,446,064 | 7,635,938 | 189,874 | 2.55% | 0 | 2.55% |
| 12. Irrigated | 24,967,995 | 24,967,995 | 0 | 0.00% | | |
| 13. Dryland | 0 | 0 | 0 | | | |
| 14. Grassland | 209,290,541 | 209,280,913 | -9,628 | 0.00% | | |
| 15. Wasteland | 39,121 | 39,121 | 0 | 0.00% | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 234,297,657 | 234,288,029 | -9,628 | 0.00% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 257,162,322 | 257,463,927 | 301,605 | 0.12% | 297,120 | 0.00% |

2023 Assessment Survey for Arthur County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 0 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 0 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$21,050 |
| 7. | Adopted budget, or granted budget if different from above: |
| | \$21,050 |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$10,000 |
| 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: |
| | \$7,100 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$1,300 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$14,526.86 |

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? |
| | No |
| 5. | If so, who maintains the Cadastral Maps? |
| | N/A |
| 6. | Does the county have GIS software? |
| | Yes, gWorks. |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes GIS is available to the public. www.arthur.gworks.com |
| 8. | Who maintains the GIS software and maps? |
| | gWorks |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | gWorks |
| 10. | When was the aerial imagery last updated? |
| | 2020 |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | No |
| | |

| | |
|-----------|---|
| 3. | What municipalities in the county are zoned? |
| | None |
| 4. | When was zoning implemented? |
| | Zoning was implemented in 1999. |

D. Contracted Services

| | |
|-----------|--|
| 1. | Appraisal Services: |
| | Stanard Appraisal Service is hired by the county for pickup work and for the six-year inspection and review cycle. |
| 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, Stanard Appraisal Service is hired by the county for appraisal and listing services. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | The county requires appraisal knowledge and experience, familiarity with CAMA system, and knowledge of the county itself. |
| 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? |
| | The appraiser will review all data obtained with the county assessor and may make recommendations; however, final value estimates are determined by the county assessor. The appraiser assists with the depreciation and valuation estimates. The county assessor is then responsible for final value estimates. |

2023 Residential Assessment Survey for Arthur County

| 1. | Valuation data collection done by: | | | | | | | | |
|------------------------|---|------------------------|--|---|---|-------|--|-------|--|
| | The county assessor and Stanard Appraisal | | | | | | | | |
| 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="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no unique definable characteristics that would warrant the use of more than one valuation grouping.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings - located on rural parcels throughout the county</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | There are no unique definable characteristics that would warrant the use of more than one valuation grouping. | AG DW | Dwellings - located on rural parcels throughout the county | AG OB | Outbuildings - structures located on rural parcels throughout the county |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | |
| 1 | There are no unique definable characteristics that would warrant the use of more than one valuation grouping. | | | | | | | | |
| AG DW | Dwellings - located on rural parcels throughout the county | | | | | | | | |
| AG OB | Outbuildings - structures located on rural parcels throughout the county | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | |
| | Residential property values are determined by the cost approach. Sales are used to develop a depreciation table for residential properties. With the lack of residential sales in the county other valuation approaches are not viable. | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | |
| | Depreciation tables are developed by Stanard Appraisal for the county. | | | | | | | | |
| 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 used for residential property in the county. | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | |
| | Residential lot values are set at \$5,000 per lot. On rural acreage lots with more than 1 acre are valued at \$5,000 for the first acre and \$600 per acre for the 2nd - 10th acre and then to grass value. For Farm site \$5000 for the first acre, \$600 per acre for 2-4 acres and then to grass values. | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | |
| | Rural residential site values are developed based on the lot value within the village of Arthur. | | | | | | | | |
| 8. | Are there form 191 applications on file? | | | | | | | | |
| | No | | | | | | | | |
| 9. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | |
| | There are no vacant lots being held for sale or resale in Arthur County. If there were they would be valued the same as the vacant lots. | | | | | | | | |

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 | 2017 | 2017 | 2013 | 2017 |
| AG DW | 2017 | 2017 | 2012 | 2017 |
| AG OB | 2017 | 2017 | 2012 | 2017 |

2023 Commercial Assessment Survey for Arthur County

| | | | | | |
|------------|--|---|------------------------|--------------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | | |
| | The county assessor and Stanard Appraisal | | | | |
| 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 no unique definable characteristics that would warrant the use of more than one valuation grouping. | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | |
| | Due to the lack of sales and meaningful income and expense information, a sales comparison approach can not be used. The county uses a cost approach to value commercial property. | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | |
| | A contract appraiser will be hired to properly value any unique commercial 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? | | | | |
| | Depreciation tables are developed based on local market experience and information provided by Stanard Appraisal. | | | | |
| 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 utilized to value commercial property. | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | |
| | There are not many commercial lot sales in Arthur. The assessor depends on Stanard Appraisal to help with the valuation methodology. | | | | |
| 7. | <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 | 2017 | 2017 | 2013 | 2017 |

2023 Agricultural Assessment Survey for Arthur County

| 1. | Valuation data collection done by: | | | | | | | |
|--------------------|--|--------------------------------|--------------------|--|--------------------------------|---|--|------|
| | The county assessor. | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres. | 2017 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | |
| 1 | Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres. | 2017 | | | | | | |
| | The county assessor works very closely with the local NRD annually to monitor irrigated acres throughout the county. | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | |
| | Only one market area is utilized due to the homogenous nature of the land countywide. | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | |
| | The county does not have any recreational land in the county. It is primarily ranch land. There are some rural residential sites near the Village of Arthur. Any small acreages that are not part of a larger ranch holding or adjoining another property are considered to be rural residential. | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | | |
| | The farm home site values are the same as rural residential home sites. | | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | | |
| | A hog facility is located in the county, but is not currently valued through intensive use. The assessor is going to look at other possible locations where intensive use may be involved. | | | | | | | |
| 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 |
| | <u>If your county recognizes a special value, please answer the following</u> |
| 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 |

2022 Plan of Assessment for Arthur County
Assessment Years 2023, 2024, 2025
June 15, 2022

Plan of Assessment Requirements

Pursuant to Neb Laws 2005, LB263, Section 9, on or before June 15 of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate 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 may amend the assessment 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 Property Assessment and Taxation by October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 69% to 75% of actual value for agricultural land and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Arthur County

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

| | Parcels | % of Total Parcels | % of Taxable Value Base |
|--------------|---------|--------------------|-------------------------|
| Residential | 135 | 12% | 2% |
| Commercial | 45 | 3% | 2% |
| Agricultural | 952 | 85% | 96% |

There is approximately 455,419 vacant acres in Arthur County and only about 3% of that is irrigated. I would estimate there will be approximately 2 building permits filed for new construction and additions.

Current Resources/Staff/Training

- A. The 2022-23 budget has not been prepared. I will probably ask for about more money this fiscal year as we may start on the 6 year physical inspection project. The cost of the software program seems to increase annually.

- B. I am required to get 60 hours of continuing education as set out in REG.71-0062A. Most of the hours are obtained at workshops and meetings. I am an ex-officio County Official. I have no office help right now. I have been in office since January 1981. Since I am the only one in the office, Arthur County hires Stanard Appraisal to assist with the appraisal work.
- C . I have contracted with GWorks to provide support services and maintenance for Arthur County. We have Assessor GIS and WebGIS services. GWorks has made county information more accessible to everyone since it is on the web. GWorks built out the Village of Arthur in 2018.
- D New property record cards for all classes of property were put into use in 2004. New record cards are not in place at this time but I will be replacing all record cards in the near future. The record cards contain information pertaining to the property.

Current Assessment Procedures for Real Property

- A. Discover, List & Inventory: I am also county clerk. I handle the real estate transfer statements that are filed with the deeds. So I am immediately able to change ownership on the record cards. Building permits are reviewed as well as phone calls made to the buyers or sellers. I also visit with real estate agents or an abstracter about some of the sales.
- B. Data Collection: I sometimes inspect the property that has been sold. More often I visit with the buyer to find the condition and quality of the property they purchased and make sure it is an arm's length transaction.
- C. Review assessment sales ratio studies before assessment actions: I consistently work with the field liaison, Alison Rauch, on the analysis of the assessment sales ratio studies. I review preliminary statistics to help me determine what the values should be.
- D. Approaches to Value: The cost approach to value is the only approach that seems feasible to use in Arthur County.

Notice of value changes were sent by the 1st of June, 2022. I publish in the local paper when homestead exemption and personal property schedules are due. I follow up with a reminder by phone. Real Estate Transfer Statements are usually sent monthly.

Level of Value, Quality and Uniformity for Assessment Year 2022:

| Property Class | Median | COD | PRD |
|----------------|--------|-------|--------|
| Residential | 100.00 | 44.47 | 151.47 |
| Commercial | 115.00 | .23 | 99.97 |
| Agriculture | 65 .00 | 19.76 | 93.76 |

Assessment Actions Planned for Assessment Year 2023

Residential: Sales will be reviewed. I plan on reviewing the properties that have been sold. All residential properties were reviewed by Stanard Appraisal in the fall of 2017. The data entry was completed and the new values were applied in 2018. I will continue to do the annual pick up work. I used the June 2017 cost tables for 2018 values.

Commercials: There are minimal commercial properties in Arthur County. I will continue to do the pick-up work with the help of an appraisal firm. We implemented the new cost table and depreciation tables in 2018. I plan on reviewing the commercial lot values.

Agricultural: Sales will be reviewed. The field liaison will help me gather information from surrounding counties to expand the sales base for Arthur County if necessary. GWorks will help Arthur County keep the agricultural parcels up to date.

I also hope to have Arthur County's Real Property Valuation Methodology in place in 2023. I plan on starting the physical inspection process the end of 2022 into 2023.

Assessment Actions Planned for Assessment Year 2024

Residential: The sales will be reviewed. Annual pick up work will be done by the county assessor and an appraisal firm. The county wide physical inspection will continue.

Commercials: Pick up work will be done by the assessor and an appraisal firm. The new cost tables and depreciation tables were in place in 2018. The county wide physical inspection process will begin.

Agricultural: Sales will be reviewed. Surrounding counties sales will be used if necessary to expand the sales base. GWorks will help keep the agricultural parcels updated and current as far as land splits, ownership and land use. The county wide physical inspection will continue.

Assessment Actions Planned for Assessment Year 2025

Residential: Sales will be reviewed. Pick up work will be done by the assessor and an appraisal firm. Building permits will be reviewed. Physical inspection information and updates will be applied .

Commercials: Pick up work will be done. Sales will be reviewed. Physical inspection data will be applied and ready for the 2024 abstract.

Agricultural: Sales will be reviewed. I will work with the field liaison to expand the sales files with sales from surrounding counties. GWorks will help keep the agricultural parcels updated and current.

Other functions performed by the Assessor's Office

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file the administrative reports required by law/regulation
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annually value update with abstract
 - d. Certification of value to political subdivisions

- e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied
 - h. Report exempt properties
 - i. Annual Plan of Assessment Report
3. Personal Property-administer annual filing of all personal property schedules.
 4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
 5. Homestead Exemptions-Administer the annual filings of applications of homesteads, notify taxpayers and assist taxpayers with the paperwork.
 6. Centrally Assessed-Review valuations as certified by PA&T for public service entities, establish assessment records and tax billing for tax list.
 7. Tax District and Tax Rates- Manage school district and other tax entity boundary changes as necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 8. Tax Lists-prepare and certify tax lists to county treasurer for real, personal and centrally assessed properties.
 9. Tax List Corrections-prepare tax list correction documents for county board approval.
 10. County Board of Equalization-attend board of equalization meetings for valuation protests; assemble and provide information.
 11. Education-Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain certification.

Conclusion

I have been using Stanard Appraisal to help with Arthur County's pick-up work and physical review of Arthur County. I have no office help at this time so it is difficult for me to get out in the field for any length of time.

Respectfully Submitted:

Becky Swanson
Arthur Co. Assessor
06/15/2022