

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BANNER COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Banner 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 Banner County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Kacy Krakow, Banner 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.

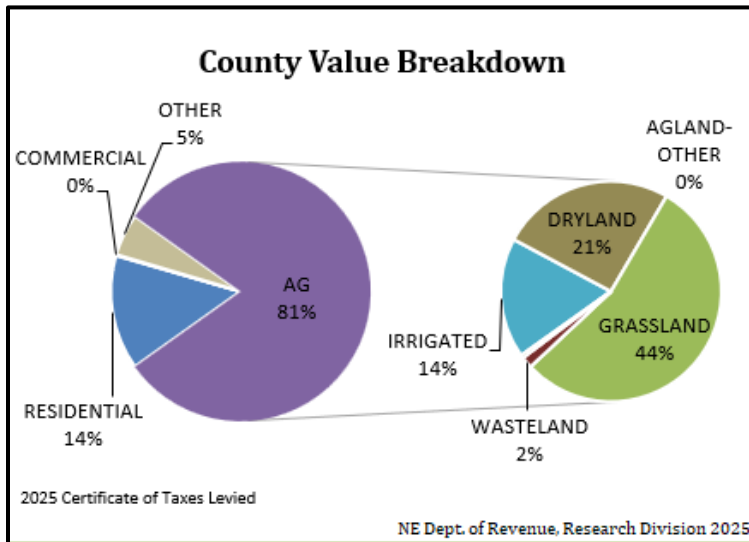
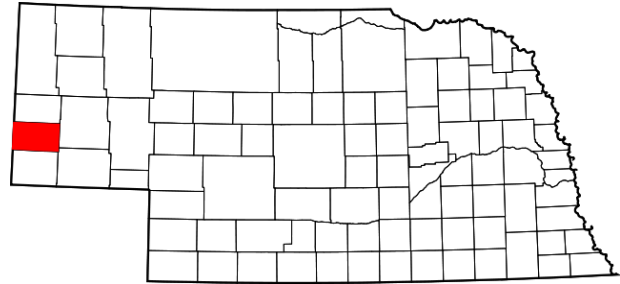
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 746 square miles, Banner County has 665 residents, a 2% decrease over the 2020 US Census.¹ The report indicates that 68% of county housings is owner occupied and 91% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$141,751.²



The majority of the commercial properties in Banner County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 6 employer establishments with a total employment figure of 44. This represents no change in total employment from 2022-2023.¹

Agricultural land contributes the majority of value to the county, with grassland making up the majority of the land agricultural in the county. Banner County is included in the North Platte Natural Resources District (NRD).

¹ *QuickFacts Banner County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/bannercountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Banner County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the residential class is above the statewide average. A review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

Two valuation groups define residential property within Banner County and are based solely on location. Valuation Group 10 consists of all property within the Village of Harrisburg and the remaining residential property outside of the Village falls into the Rural Valuation Group 80.

An on-site physical review of all improvements in the county was conducted by the county assessor and Cardinal Assessment Group in the previous assessment year. The county assessor is in compliance with the six-year inspection and review cycle.

The county assessor does not have a valuation methodology on file; to improve the transparency in the valuation process one should be written for the current assessment year.

2026 Residential Assessment Details for BANNER County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
10	Harrisburg Village	2024	2023	2024	2024	
80	Rural	2024	2023	2024	2024	Site values increased on excess land
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

Examination of the statistical profile shows that the median is within the acceptable range while the mean and weighted mean are low. The qualitative statistics are within the IAAO parameters.

Perusal of the sales sample by valuation group shows that, while neither valuation group has a large sample, the majority of sales occurred in Valuation Group 80 which is in the acceptable range.

2026 Residential Correlation for Banner County

The sales and the population both increased 5-6% as shown in both the preliminary to final statistics and the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL).

Further analysis of sales by quarter shows erratic statistics but the new year of sales dropped 20 points. The county assessor should begin making plans for revaluation next year if sales continue to be low.

Equalization and Quality of Assessment

Analysis of the assessment practices in conjunction with the statistical profile indicate that the residential property class in Banner County is equalized and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
10	3	79.21	89.01	82.95	16.68	107.31
80	11	94.71	91.14	89.62	13.64	101.70
____ALL____	14	91.75	90.68	88.74	15.36	102.19

Level of Value

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

2026 Commercial Correlation for Banner County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The county assessor’s sales verification and qualification process consists of a review of all sales that occur as they are provided by the Register of Deeds, and data entered on a monthly basis. The 2026 County Abstract of Assessment for Real Property indicates eleven total records that are classified as commercial, with only five commercial improvements.

The county has only one valuation group for the entire county. With the completion of on-site physical review of all vacant and improved commercial parcels in the past two assessment years, the county assessor is in compliance with the six-year inspection and review cycle.

2026 Commercial Assessment Details for BANNER County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
10	Entire county	2024	2023	2024	2024	
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

There are no sales of commercial properties for the statistical study period. There were also no assessment actions for this assessment year.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reveals no significant changes, which is reflective of no stated assessment actions.

Equalization and Quality of Assessment

Consideration of the assessment practices and all available information indicates that commercial property in Banner County complies with generally accepted mass appraisal techniques.

2026 Commercial Correlation for Banner County

Level of Value

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

2026 Agricultural Correlation for Banner County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The sales usability rate for the agricultural class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

The Banner County Assessor only utilizes one agricultural market area. Market activity within the county has not shown the necessity of more than one agricultural market area. With the recent land use study and inspection of agricultural outbuildings and dwellings, the county assessor is in compliance with the statutorily required six-year review of agricultural land.

Intensive use land was reviewed; in the county this primarily consists of feedlots. A number of acres were reclassified that were not feedlot acres.

2026 Agricultural Assessment Details for BANNER County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2024	2023	2024	2024	
AB DW	Agricultural dwellings	2024	2023	2024	2024	
Additional comments: Pick-up work completed.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2024-2025	Dryland increased 6% and Grassland and CRP increased 7%.
Additional comments: Land use review.			
* = assessment action for current year			

2026 Agricultural Correlation for Banner County

Description of Analysis

Analysis of the sales sample shows that two of the measures of central tendency are within the acceptable range and the weighted mean is low. The COD supports the median as an indicator of the level of value.

When stratified by 80% Majority Land Use, the sales are split equally between dryland and grassland. Both have medians within the range.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflects the percentage increases reported by the county assessor, indicating that adjustments were applied uniformly.

Equalization and Quality of Assessment

The reviewed assessment practices of the county assessor indicate that agricultural land values in Banner County are assessed uniformly using generally accepted mass appraisal techniques.

Agricultural homes and outbuildings are valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	8	74.51	79.52	77.43	13.10	102.70
1	8	74.51	79.52	77.43	13.10	102.70
____ Grass ____						
County	8	72.44	77.05	64.96	20.84	118.61
1	8	72.44	77.05	64.96	20.84	118.61
____ ALL ____	24	70.02	71.68	54.26	20.44	132.10

Level of Value

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

2026 Opinions of the Property Tax Administrator for Banner 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Banner County

Residential Real Property - Current

Number of Sales	14	Median	91.75
Total Sales Price	\$3,636,907	Mean	90.68
Total Adj. Sales Price	\$3,636,907	Wgt. Mean	88.74
Total Assessed Value	\$3,227,250	Average Assessed Value of the Base	\$81,839
Avg. Adj. Sales Price	\$259,779	Avg. Assessed Value	\$230,518

Confidence Interval - Current

95% Median C.I	76.19 to 109.93
95% Wgt. Mean C.I	79.31 to 98.16
95% Mean C.I	80.84 to 100.52
% of Value of the Class of all Real Property Value in the County	4.39
% of Records Sold in the Study Period	7.53
% of Value Sold in the Study Period	21.20

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	10	97	97.28
2024	7	75	75.18
2023	3	100	82.66
2022	3	100	87.54

2026 Commission Summary for Banner County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$32,618
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.10
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

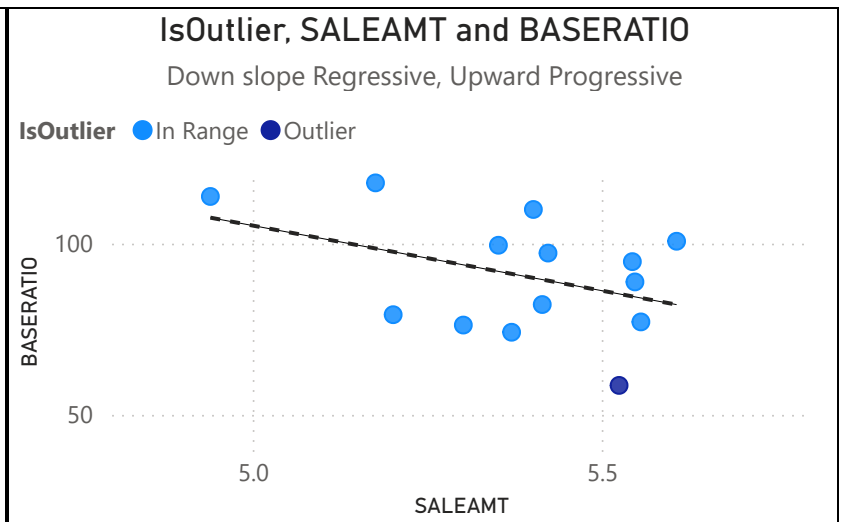
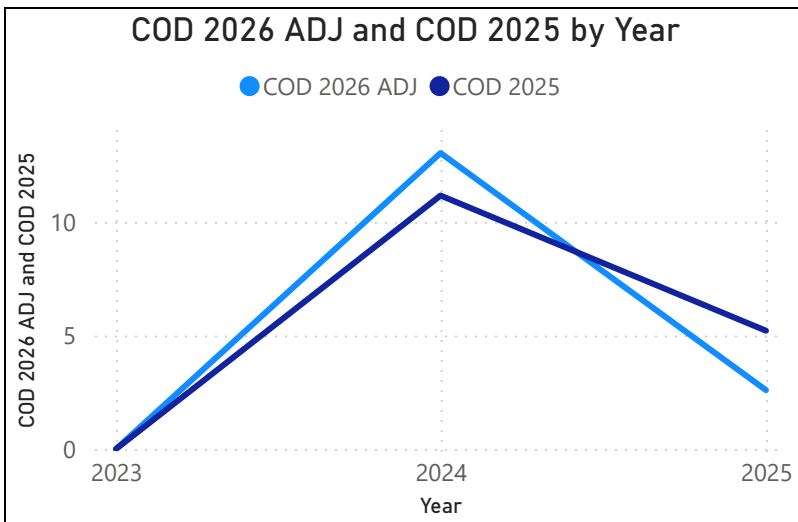
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	0	100	00.00
2024	0	100	00.00
2023	0	100	00.00
2022	0	100	00.00

Banner Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
10	3	79.21	78.81	0.51%	89.01	88.88	0.15%	82.95	82.82	0.16%
80	11	94.71	92.01	2.93%	91.14	85.17	7.01%	89.62	84.56	5.98%
Total	14	91.74	88.42	3.77%	90.68	85.96	5.49%	88.74	84.33	5.22%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
10	3	16.68	16.77	-0.51%	107.30	107.31	-0.01%	74.09	74.09	0.00%	113.73	113.73	0.00%
80	11	13.65	12.01	13.66%	101.70	100.71	0.98%	58.57	55.67	5.20%	117.70	99.82	17.91%
Total	14	15.36	14.09	9.05%	102.19	101.93	0.26%	58.57	55.67	5.20%	117.70	113.73	3.49%



04 Banner
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 14
 Total Sales Price : 3,636,907
 Total Adj. Sales Price : 3,636,907
 Total Assessed Value : 3,227,250
 Avg. Adj. Sales Price : 259,779
 Avg. Assessed Value : 230,518

MEDIAN : 92
 WGT. MEAN : 89
 MEAN : 91
 COD : 15.36
 PRD : 102.19

COV : 18.79
 STD : 17.04
 Avg. Abs. Dev : 14.09
 MAX Sales Ratio : 117.70
 MIN Sales Ratio : 58.57

95% Median C.I. : 76.19 to 109.93
 95% Wgt. Mean C.I. : 79.31 to 98.16
 95% Mean C.I. : 80.84 to 100.52

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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-23 To 31-DEC-23	1	79.21	79.21	79.21	00.00	100.00	79.21	79.21	N/A	159,000	125,946	
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	3	109.93	109.43	106.72	05.17	102.54	100.66	117.70	N/A	269,167	287,262	
01-JUL-24 To 30-SEP-24	2	98.35	98.35	98.25	01.16	100.10	97.21	99.49	N/A	245,000	240,724	
01-OCT-24 To 31-DEC-24	5	88.78	85.98	81.92	17.08	104.96	58.57	113.73	N/A	272,000	222,827	
01-JAN-25 To 31-MAR-25												
01-APR-25 To 30-JUN-25	3	77.11	78.49	78.49	02.59	100.00	76.19	82.18	N/A	273,469	214,644	
01-JUL-25 To 30-SEP-25												
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	6	100.08	100.70	100.87	08.72	99.83	79.21	117.70	79.21 to 117.70	242,750	244,864	
01-OCT-24 To 30-SEP-25	8	79.65	83.17	80.63	14.66	103.15	58.57	113.73	58.57 to 113.73	272,551	219,759	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	10	98.35	95.49	92.47	13.04	103.27	58.57	117.70	74.09 to 113.73	265,750	245,737	
<u>ALL</u>	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	3	79.21	89.01	82.95	16.68	107.31	74.09	113.73	N/A	160,333	133,001	
80	11	94.71	91.14	89.62	13.64	101.70	58.57	117.70	76.19 to 109.93	286,901	257,113	
<u>ALL</u>	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518	
06												
07												
<u>ALL</u>	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518	

**04 Banner
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 14
 Total Sales Price : 3,636,907
 Total Adj. Sales Price : 3,636,907
 Total Assessed Value : 3,227,250
 Avg. Adj. Sales Price : 259,779
 Avg. Assessed Value : 230,518

MEDIAN : 92
 WGT. MEAN : 89
 MEAN : 91
 COD : 15.36
 PRD : 102.19

COV : 18.79
 STD : 17.04
 Avg. Abs. Dev : 14.09
 MAX Sales Ratio : 117.70
 MIN Sales Ratio : 58.57

95% Median C.I. : 76.19 to 109.93
 95% Wgt. Mean C.I. : 79.31 to 98.16
 95% Mean C.I. : 80.84 to 100.52

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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	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518
Greater Than 14,999	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518
Greater Than 29,999	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	113.73	113.73	113.73	00.00	100.00	113.73	113.73	N/A	87,000	98,946
100,000 TO 149,999											
150,000 TO 249,999	5	79.21	89.34	88.01	16.89	101.51	74.09	117.70	N/A	193,881	170,628
250,000 TO 499,999	8	91.75	88.64	88.17	13.06	100.53	58.57	109.93	58.57 to 109.93	322,563	284,396
500,000 TO 999,999											
1,000,000 +											
ALL	14	91.75	90.68	88.74	15.36	102.19	58.57	117.70	76.19 to 109.93	259,779	230,518

04 Banner
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

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

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24											
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25											
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23											
01-OCT-23 To 30-SEP-24											
01-OCT-24 To 30-SEP-25											
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23											
01-JAN-24 To 31-DEC-24											
<u>ALL</u>											

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03											
04											
<u>ALL</u>											

**04 Banner
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

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

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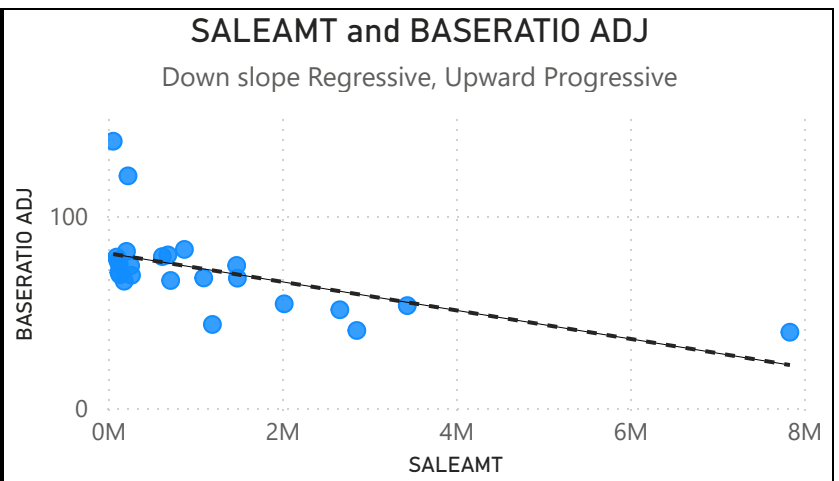
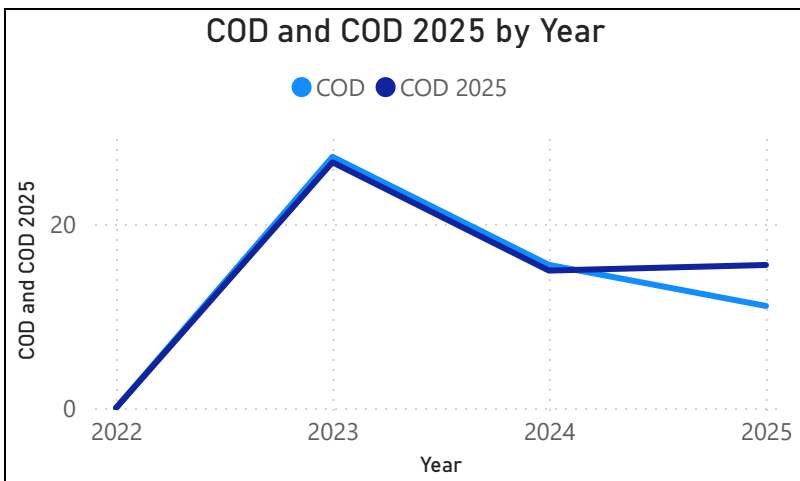
SALE PRICE *

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											
Greater Than 14,999											
Greater Than 29,999											
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
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											

Banner Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	24	70.02	65.22	7.36%	71.68	66.18	8.31%	54.26	51.11	6.17%
Total	24	70.02	65.22	7.36%	71.68	66.18	8.31%	54.26	51.11	6.17%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	24	20.44	21.27	-3.92%	132.10	129.49	2.02%
Total	24	20.44	21.27	-3.92%	132.10	129.49	2.02%



04 Banner
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 24
 Total Sales Price : 28,826,478
 Total Adj. Sales Price : 28,826,478
 Total Assessed Value : 15,642,377
 Avg. Adj. Sales Price : 1,201,103
 Avg. Assessed Value : 651,766

MEDIAN : 70
 WGT. MEAN : 54
 MEAN : 72
 COD : 20.44
 PRD : 132.10

COV : 31.00
 STD : 22.22
 Avg. Abs. Dev : 14.31
 MAX Sales Ratio : 138.95
 MIN Sales Ratio : 39.47

95% Median C.I. : 66.05 to 78.60
 95% Wgt. Mean C.I. : 44.39 to 64.14
 95% Mean C.I. : 62.30 to 81.06

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	1	39.47	39.47	39.47	00.00	100.00	39.47	39.47	N/A	7,838,006	3,093,888
01-JAN-23 To 31-MAR-23	1	81.57	81.57	81.57	00.00	100.00	81.57	81.57	N/A	212,433	173,277
01-APR-23 To 30-JUN-23	4	65.96	77.81	48.78	46.94	159.51	40.38	138.95	N/A	1,615,000	787,762
01-JUL-23 To 30-SEP-23	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	128,000	95,880
01-OCT-23 To 31-DEC-23	2	58.81	58.81	48.96	26.02	120.12	43.51	74.10	N/A	730,000	357,391
01-JAN-24 To 31-MAR-24	3	66.41	62.80	60.39	06.76	103.99	54.26	67.73	N/A	1,281,733	774,036
01-APR-24 To 30-JUN-24	2	97.57	97.57	80.52	23.91	121.17	74.24	120.90	N/A	854,344	687,931
01-JUL-24 To 30-SEP-24	2	72.21	72.21	68.26	06.37	105.79	67.61	76.80	N/A	800,087	546,161
01-OCT-24 To 31-DEC-24	1	69.40	69.40	69.40	00.00	100.00	69.40	69.40	N/A	136,145	94,484
01-JAN-25 To 31-MAR-25	3	69.14	67.63	59.68	15.14	113.32	51.17	82.59	N/A	1,271,126	758,607
01-APR-25 To 30-JUN-25	2	72.89	72.89	76.81	09.38	94.90	66.05	79.73	N/A	437,275	335,889
01-JUL-25 To 30-SEP-25	2	74.75	74.75	77.49	05.51	96.46	70.63	78.87	N/A	374,953	290,565
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	7	74.91	72.46	44.50	31.65	162.83	39.47	138.95	39.47 to 138.95	2,091,206	930,585
01-OCT-23 To 30-SEP-24	9	67.73	71.73	63.91	18.74	112.24	43.51	120.90	54.26 to 76.80	957,118	611,675
01-OCT-24 To 30-SEP-25	8	70.02	70.95	65.00	10.01	109.15	51.17	82.59	51.17 to 82.59	696,747	452,902
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	8	74.51	73.17	50.06	27.30	146.16	40.38	138.95	40.38 to 138.95	1,032,554	516,873
01-JAN-24 To 31-DEC-24	8	68.57	74.67	67.00	15.56	111.45	54.26	120.90	54.26 to 120.90	911,276	610,597
<u>ALL</u>	24	70.02	71.68	54.26	20.44	132.10	39.47	138.95	66.05 to 78.60	1,201,103	651,766

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	70.02	71.68	54.26	20.44	132.10	39.47	138.95	66.05 to 78.60	1,201,103	651,766
<u>ALL</u>	24	70.02	71.68	54.26	20.44	132.10	39.47	138.95	66.05 to 78.60	1,201,103	651,766

04 Banner
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 24
 Total Sales Price : 28,826,478
 Total Adj. Sales Price : 28,826,478
 Total Assessed Value : 15,642,377
 Avg. Adj. Sales Price : 1,201,103
 Avg. Assessed Value : 651,766

MEDIAN : 70
 WGT. MEAN : 54
 MEAN : 72
 COD : 20.44
 PRD : 132.10

COV : 31.00
 STD : 22.22
 Avg. Abs. Dev : 14.31
 MAX Sales Ratio : 138.95
 MIN Sales Ratio : 39.47

95% Median C.I. : 66.05 to 78.60
 95% Wgt. Mean C.I. : 44.39 to 64.14
 95% Mean C.I. : 62.30 to 81.06

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	7	74.10	80.18	77.56	14.90	103.38	66.41	120.90	66.41 to 120.90	359,562	278,877
1	7	74.10	80.18	77.56	14.90	103.38	66.41	120.90	66.41 to 120.90	359,562	278,877
_____Grass_____											
County	6	75.52	83.71	72.26	19.08	115.85	66.05	138.95	66.05 to 138.95	570,842	412,511
1	6	75.52	83.71	72.26	19.08	115.85	66.05	138.95	66.05 to 138.95	570,842	412,511
_____ALL_____	24	70.02	71.68	54.26	20.44	132.10	39.47	138.95	66.05 to 78.60	1,201,103	651,766

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
_____Dry_____											
County	8	74.51	79.52	77.43	13.10	102.70	66.41	120.90	66.41 to 120.90	330,617	256,003
1	8	74.51	79.52	77.43	13.10	102.70	66.41	120.90	66.41 to 120.90	330,617	256,003
_____Grass_____											
County	8	72.44	77.05	64.96	20.84	118.61	43.51	138.95	43.51 to 138.95	593,745	385,677
1	8	72.44	77.05	64.96	20.84	118.61	43.51	138.95	43.51 to 138.95	593,745	385,677
_____ALL_____	24	70.02	71.68	54.26	20.44	132.10	39.47	138.95	66.05 to 78.60	1,201,103	651,766

Banner County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	2,200	2,200	2,090	1,980	1,980	1,980	1,760	1,427	1,980
ScottsBluff	1	3,300	3,200	3,100	2,600	2,500	2,200	2,200	2,100	3,089
Morrill	3	3,140	3,140	2,900	2,900	2,700	2,700	2,600	2,600	2,899
Cheyenne	3	2,862	2,857	n/a	2,849	2,843	2,674	2,597	2,551	2,837
Kimball	2	2,240	2,240	2,240	1,845	n/a	1,845	1,845	1,700	1,933

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	n/a	610	605	600	595	590	585	570	599
ScottsBluff	1	n/a	650	640	615	590	n/a	n/a	535	619
Morrill	3	n/a	625	625	605	625	605	600	600	611
Cheyenne	3	n/a	723	711	712	710	n/a	705	700	720
Kimball	2	n/a	655	610	585	480	n/a	410	405	534

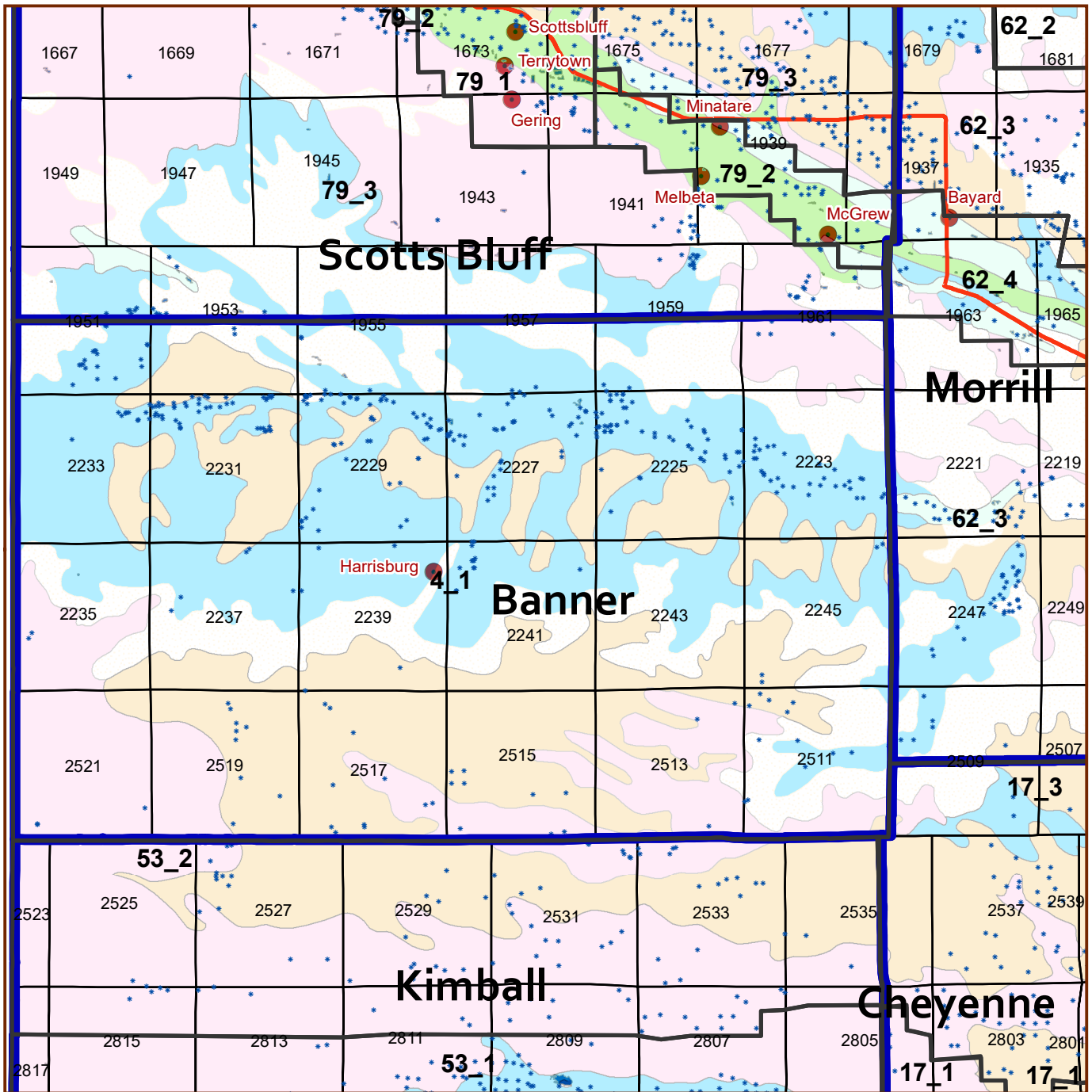
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	n/a	565	n/a	555	555	545	545	495	512
ScottsBluff	1	630	n/a	n/a	605	580	550	525	525	565
Morrill	3	600	600	n/a	600	600	580	550	550	557
Cheyenne	3	n/a	672	n/a	648	n/a	612	600	419	507
Kimball	2	n/a	n/a	n/a	n/a	n/a	475	475	475	475

County	Mkt Area	CRP	TIMBER	WASTE
Banner	1	542	n/a	310
ScottsBluff	1	530	n/a	216
Morrill	3	601	n/a	50
Cheyenne	3	561	n/a	100
Kimball	2	430	n/a	n/a

Source: 2026 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.

BANNER COUNTY



Legend

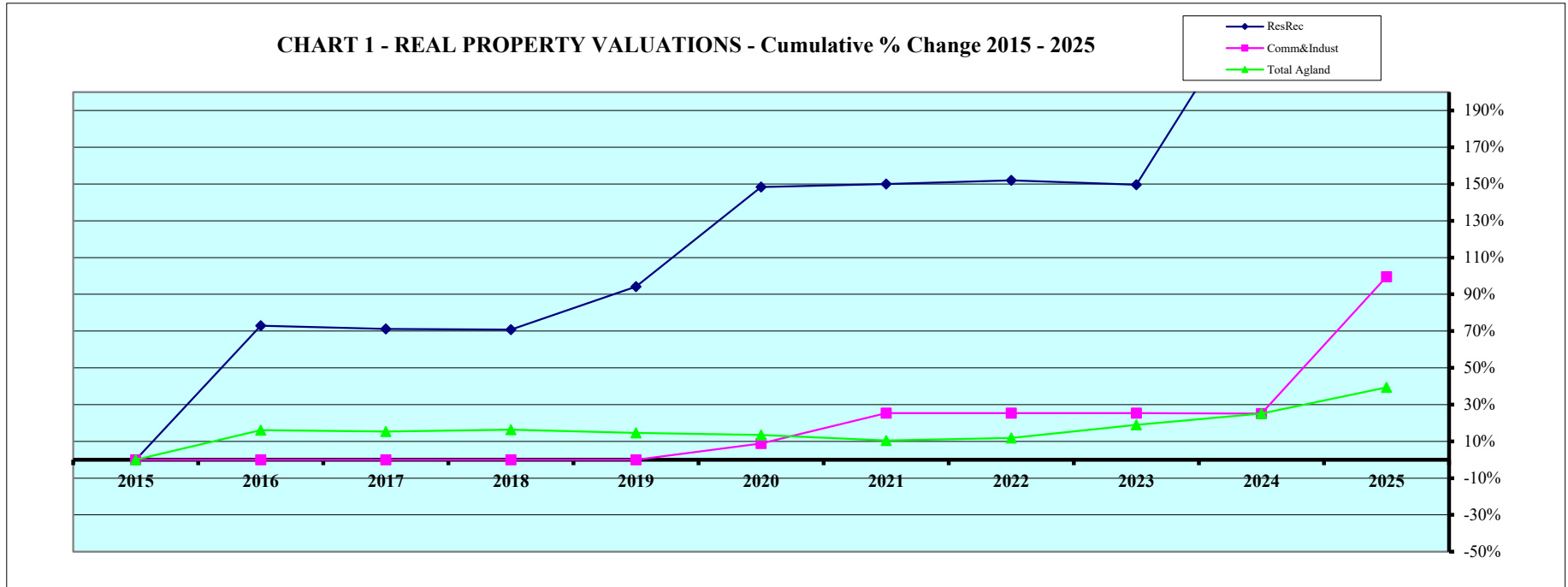
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2015 - 2025



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
2015	3,219,784	-	-	-	176,394	-	-	-	192,086,964	-	-	-
2016	5,565,849	2,346,065	72.86%	72.86%	176,394	0	0.00%	0.00%	222,929,331	30,842,367	16.06%	16.06%
2017	5,511,633	-54,216	-0.97%	71.18%	176,394	0	0.00%	0.00%	221,589,099	-1,340,232	-0.60%	15.36%
2018	5,497,229	-14,404	-0.26%	70.73%	176,364	-30	-0.02%	-0.02%	223,514,529	1,925,430	0.87%	16.36%
2019	6,251,425	754,196	13.72%	94.16%	176,364	0	0.00%	-0.02%	220,108,883	-3,405,646	-1.52%	14.59%
2020	7,997,519	1,746,094	27.93%	148.39%	192,022	15,658	8.88%	8.86%	217,975,149	-2,133,734	-0.97%	13.48%
2021	8,049,549	52,030	0.65%	150.00%	221,214	29,192	15.20%	25.41%	212,179,719	-5,795,430	-2.66%	10.46%
2022	8,114,607	65,058	0.81%	152.02%	221,214	0	0.00%	25.41%	214,901,287	2,721,568	1.28%	11.88%
2023	8,035,426	-79,181	-0.98%	149.56%	221,214	0	0.00%	25.41%	228,499,453	13,598,166	6.33%	18.96%
2024	11,521,514	3,486,088	43.38%	257.83%	220,759	-455	-0.21%	25.15%	240,220,726	11,721,273	5.13%	25.06%
2025	14,293,303	2,771,789	24.06%	343.92%	351,977	131,218	59.44%	99.54%	267,677,565	27,456,839	11.43%	39.35%

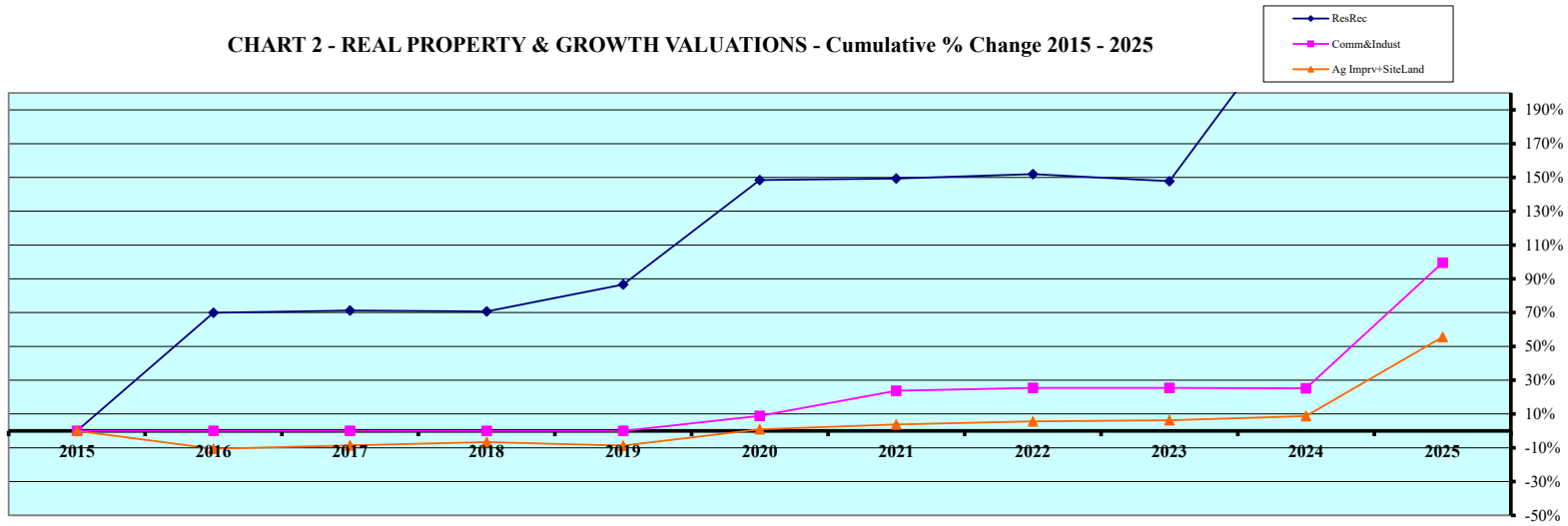
Rate Annual %chg: Residential & Recreational **16.07%** Commercial & Industrial **7.15%** Agricultural Land **3.37%**

Cnty# **4**
County **BANNER**

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 2015 - 2025



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
2015	3,219,784	37,290	1.16%	3,182,494	--	--	176,394	0	0.00%	176,394	--	--
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	69.97%	176,394	0	0.00%	176,394	0.00%	0.00%
2017	5,511,633	0	0.00%	5,511,633	-0.97%	71.18%	176,394	0	0.00%	176,394	0.00%	0.00%
2018	5,497,229	0	0.00%	5,497,229	-0.26%	70.73%	176,364	0	0.00%	176,364	-0.02%	-0.02%
2019	6,251,425	243,652	3.90%	6,007,773	9.29%	86.59%	176,364	0	0.00%	176,364	0.00%	-0.02%
2020	7,997,519	0	0.00%	7,997,519	27.93%	148.39%	192,022	0	0.00%	192,022	8.88%	8.86%
2021	8,049,549	21,709	0.27%	8,027,840	0.38%	149.33%	221,214	2,978	1.35%	218,236	13.65%	23.72%
2022	8,114,607	0	0.00%	8,114,607	0.81%	152.02%	221,214	0	0.00%	221,214	0.00%	25.41%
2023	8,035,426	58,340	0.73%	7,977,086	-1.69%	147.75%	221,214	0	0.00%	221,214	0.00%	25.41%
2024	11,521,514	30,053	0.26%	11,491,461	43.01%	256.90%	220,759	0	0.00%	220,759	-0.21%	25.15%
2025	14,293,303	471,748	3.30%	13,821,555	19.96%	329.27%	351,977	0	0.00%	351,977	59.44%	99.54%
Rate Ann%chg	16.07%		Resid & Recreat w/o growth			16.84%	7.15%		C & I w/o growth			8.17%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	--	--
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	-10.56%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	-8.54%
2018	19,343,680	6,521,604	25,865,284	0	0.00%	25,865,284	0.05%	-6.67%
2019	19,820,900	6,677,561	26,498,461	1,201,016	4.53%	25,297,445	-2.20%	-8.72%
2020	21,659,965	6,755,739	28,415,704	429,101	1.51%	27,986,603	5.62%	0.99%
2021	21,839,465	6,968,216	28,807,681	56,992	0.20%	28,750,689	1.18%	3.74%
2022	22,126,209	7,241,087	29,367,296	94,883	0.32%	29,272,413	1.61%	5.63%
2023	22,131,772	7,336,792	29,468,564	4,813	0.02%	29,463,751	0.33%	6.32%
2024	23,246,247	7,340,168	30,586,415	439,582	1.44%	30,146,833	2.30%	8.78%
2025	33,517,993	11,524,626	45,042,619	1,932,972	4.29%	43,109,647	40.94%	55.56%
Rate Ann%chg	4.95%	5.05%	4.98%	Ag Imprv+Site w/o growth			3.93%	

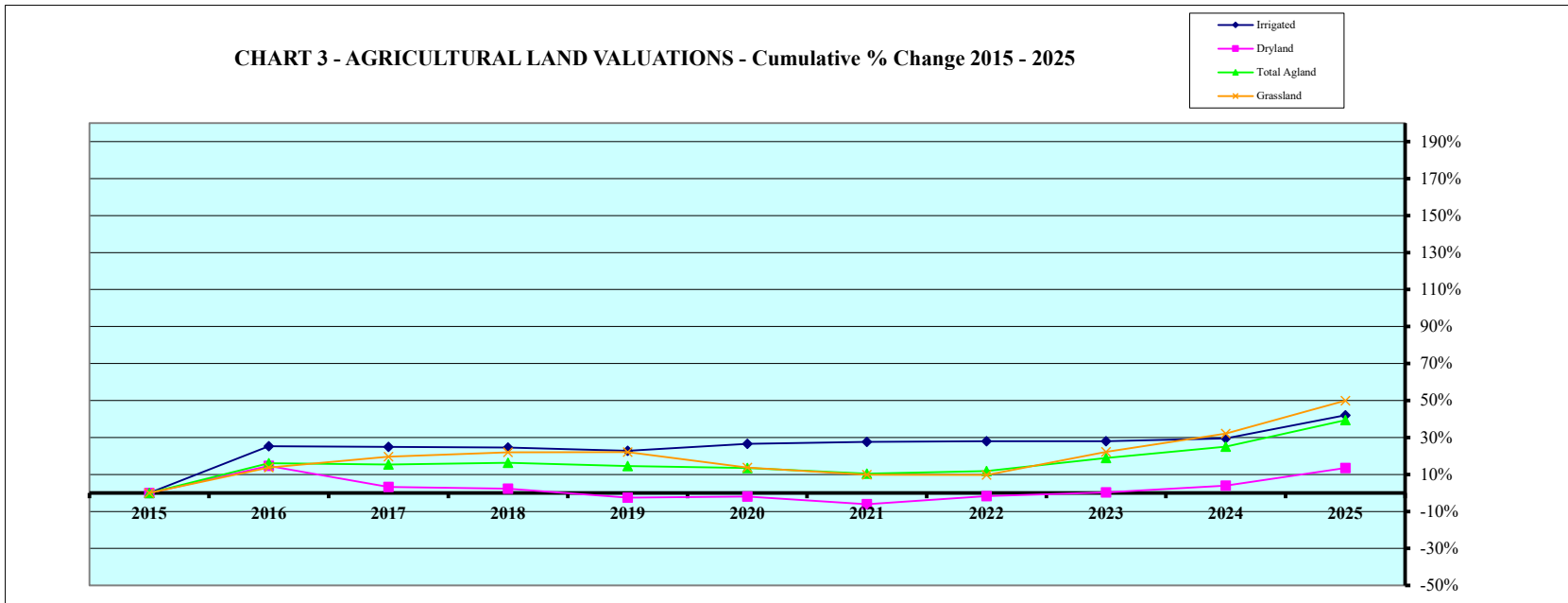
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 4
County BANNER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	33,314,960	-	-	-	60,327,110	-	-	-	97,510,024	-	-	-
2016	41,734,295	8,419,335	25.27%	25.27%	69,151,305	8,824,195	14.63%	14.63%	110,951,701	13,441,677	13.78%	13.78%
2017	41,619,279	-115,016	-0.28%	24.93%	62,278,931	-6,872,374	-9.94%	3.24%	116,601,826	5,650,125	5.09%	19.58%
2018	41,500,975	-118,304	-0.28%	24.57%	61,753,597	-525,334	-0.84%	2.36%	118,957,008	2,355,182	2.02%	21.99%
2019	40,915,029	-585,946	-1.41%	22.81%	58,840,363	-2,913,234	-4.72%	-2.46%	119,051,016	94,008	0.08%	22.09%
2020	42,182,615	1,267,586	3.10%	26.62%	59,181,252	340,889	0.58%	-1.90%	110,927,365	-8,123,651	-6.82%	13.76%
2021	42,524,035	341,420	0.81%	27.64%	56,653,023	-2,528,229	-4.27%	-6.09%	107,069,366	-3,857,999	-3.48%	9.80%
2022	42,646,239	122,204	0.29%	28.01%	59,307,053	2,654,030	4.68%	-1.69%	107,015,713	-53,653	-0.05%	9.75%
2023	42,646,687	448	0.00%	28.01%	60,540,899	1,233,846	2.08%	0.35%	119,220,721	12,205,008	11.40%	22.27%
2024	43,129,185	482,498	1.13%	29.46%	62,685,486	2,144,587	3.54%	3.91%	128,829,703	9,608,982	8.06%	32.12%
2025	47,315,708	4,186,523	9.71%	42.03%	68,457,205	5,771,719	9.21%	13.48%	146,201,948	17,372,245	13.48%	49.94%

Rate Ann.%chg: Irrigated **3.57%** Dryland **1.27%** Grassland **4.13%**

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
2015	260,936	-	-	-	673,934	-	-	-	192,086,964	-	-	-
2016	326,379	65,443	25.08%	25.08%	765,651	91,717	13.61%	13.61%	222,929,331	30,842,367	16.06%	16.06%
2017	323,005	-3,374	-1.03%	23.79%	766,058	407	0.05%	13.67%	221,589,099	-1,340,232	-0.60%	15.36%
2018	312,289	-10,716	-3.32%	19.68%	990,660	224,602	29.32%	47.00%	223,514,529	1,925,430	0.87%	16.36%
2019	312,076	-213	-0.07%	19.60%	990,399	-261	-0.03%	46.96%	220,108,883	-3,405,646	-1.52%	14.59%
2020	4,754,118	4,442,042	1423.38%	1721.95%	929,799	-60,600	-6.12%	37.97%	217,975,149	-2,133,734	-0.97%	13.48%
2021	4,754,377	259	0.01%	1722.05%	1,178,918	249,119	26.79%	74.93%	212,179,719	-5,795,430	-2.66%	10.46%
2022	4,753,645	-732	-0.02%	1721.77%	1,178,637	-281	-0.02%	74.89%	214,901,287	2,721,568	1.28%	11.88%
2023	4,912,568	158,923	3.34%	1782.67%	1,178,578	-59	-0.01%	74.88%	228,499,453	13,598,166	6.33%	18.96%
2024	4,651,714	-260,854	-5.31%	1682.70%	924,638	-253,940	-21.55%	37.20%	240,220,726	11,721,273	5.13%	25.06%
2025	4,547,096	-104,618	-2.25%	1642.61%	1,155,608	230,970	24.98%	71.47%	267,677,565	27,456,839	11.43%	39.35%

Cnty# **4**
County **BANNER**

Rate Ann.%chg: Total Agric Land **3.37%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	33,310,718	24,131	1,380			59,761,329	123,867	482			97,939,219	308,356	318		
2016	41,734,295	24,068	1,734	25.62%	25.62%	69,151,307	123,502	560	16.05%	16.05%	110,952,307	306,788	362	13.87%	13.87%
2017	41,775,509	24,091	1,734	0.00%	25.62%	62,172,998	123,471	504	-10.07%	4.37%	116,605,684	306,887	380	5.06%	19.63%
2018	41,501,332	23,938	1,734	-0.02%	25.59%	61,545,491	124,140	496	-1.54%	2.76%	119,412,721	306,776	389	2.44%	22.55%
2019	40,778,853	23,478	1,737	0.18%	25.82%	58,942,300	124,912	472	-4.82%	-2.20%	118,994,498	305,603	389	0.03%	22.59%
2020	42,283,772	23,669	1,786	2.85%	29.41%	58,954,669	124,379	474	0.45%	-1.76%	111,093,918	292,847	379	-2.57%	19.44%
2021	42,150,428	23,678	1,780	-0.35%	28.96%	56,797,214	124,685	456	-3.90%	-5.58%	107,019,853	292,535	366	-3.56%	15.18%
2022	42,646,239	23,942	1,781	0.06%	29.04%	59,305,445	124,449	477	4.61%	-1.23%	107,016,680	292,529	366	0.00%	15.18%
2023	42,646,687	23,942	1,781	0.00%	29.04%	60,542,412	124,455	486	2.08%	0.83%	119,217,413	292,481	408	11.42%	28.33%
2024	43,130,374	24,066	1,792	0.61%	29.83%	62,695,763	123,641	507	4.24%	5.10%	128,917,782	297,972	433	6.14%	36.22%
2025	47,315,647	23,919	1,978	10.38%	43.30%	68,459,672	121,363	564	11.24%	16.92%	146,199,751	302,822	483	11.59%	52.00%

Rate Annual %chg Average Value/Acre: 3.57%

1.37%

4.09%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	259,314	7,408	35			671,271	3,166	212			191,941,851	466,928	411		
2016	326,262	8,157	40	14.27%	14.27%	765,404	3,684	208	-2.03%	-2.03%	222,929,575	466,199	478	16.33%	16.33%
2017	323,806	8,095	40	0.00%	14.27%	766,358	3,690	208	-0.03%	-2.05%	221,644,355	466,233	475	-0.58%	15.65%
2018	321,198	8,030	40	0.00%	14.27%	860,063	3,788	227	9.31%	7.07%	223,640,805	466,672	479	0.81%	16.58%
2019	312,077	7,802	40	0.00%	14.27%	990,399	4,131	240	5.59%	13.06%	220,018,127	465,927	472	-1.46%	14.87%
2020	4,754,284	20,941	227	467.58%	548.60%	929,799	3,968	234	-2.27%	10.49%	218,016,442	465,805	468	-0.88%	13.86%
2021	4,753,615	20,926	227	0.06%	548.97%	1,178,918	3,967	297	26.83%	40.14%	211,900,028	465,791	455	-2.80%	10.67%
2022	4,753,644	20,899	227	0.13%	549.82%	1,178,772	3,966	297	0.01%	40.15%	214,900,780	465,785	461	1.42%	12.24%
2023	4,912,603	20,935	235	3.17%	570.39%	1,178,578	3,965	297	0.02%	40.17%	228,497,693	465,778	491	6.33%	19.34%
2024	4,662,106	16,518	282	20.27%	706.31%	936,059	3,760	249	-16.25%	17.40%	240,342,084	465,958	516	5.14%	25.48%
2025	4,547,096	14,655	310	9.93%	786.42%	1,155,610	3,566	324	30.19%	52.84%	267,677,776	466,325	574	11.29%	39.64%

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BANNER

Rate Annual %chg Average Value/Acre: 3.38%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 2,012	Value : 346,444,230	Growth 198,407	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	23	107,975	0	0	53	1,612,968	76	1,720,943	
02. Res Improve Land	50	750,944	0	0	54	1,360,000	104	2,110,944	
03. Res Improvements	51	3,809,245	0	0	59	7,580,968	110	11,390,213	
04. Res Total	74	4,668,164	0	0	112	10,553,936	186	15,222,100	130,142
% of Res Total	39.78	30.67	0.00	0.00	60.22	69.33	9.24	4.39	65.59
05. Com UnImp Land	1	16,875	0	0	5	36,550	6	53,425	
06. Com Improve Land	1	19,688	0	0	3	63,886	4	83,574	
07. Com Improvements	1	127,168	0	0	4	94,628	5	221,796	
08. Com Total	2	163,731	0	0	9	195,064	11	358,795	6,777
% of Com Total	18.18	45.63	0.00	0.00	81.82	54.37	0.55	0.10	3.42
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	74	4,668,164	0	0	112	10,553,936	186	15,222,100	130,142
% of Res & Rec Total	39.78	30.67	0.00	0.00	60.22	69.33	9.24	4.39	65.59
Com & Ind Total	2	163,731	0	0	9	195,064	11	358,795	6,777
% of Com & Ind Total	18.18	45.63	0.00	0.00	81.82	54.37	0.55	0.10	3.42
17. Taxable Total	76	4,831,895	0	0	121	10,749,000	197	15,580,895	136,919
% of Taxable Total	38.58	31.01	0.00	0.00	61.42	68.99	9.79	4.50	69.01

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	138	3,933,365	138	3,933,365	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	247	3,991,825	247	3,991,825	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	10	11	209	230

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,211	211,404,153	1,211	211,404,153
28. Ag-Improved Land	0	0	0	0	338	76,535,638	338	76,535,638
29. Ag Improvements	0	0	0	0	357	38,931,719	357	38,931,719

30. Ag Total				1,568	326,871,510
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.00	225,000	9	9.00	225,000	
32. HomeSite Improv Land	211	233.05	5,286,700	211	233.05	5,286,700	
33. HomeSite Improvements	218	0.00	27,778,425	218	0.00	27,778,425	0
34. HomeSite Total				227	242.05	33,290,125	
35. FarmSite UnImp Land	25	50.86	55,700	25	50.86	55,700	
36. FarmSite Improv Land	300	308.02	363,260	300	308.02	363,260	
37. FarmSite Improvements	339	0.00	11,153,294	339	0.00	11,153,294	61,488
38. FarmSite Total				364	358.88	11,572,254	
39. Road & Ditches	949	3,462.78	0	949	3,462.78	0	
40. Other- Non Ag Use	98	152.87	45,859	98	152.87	45,859	
41. Total Section VI				591	4,216.58	44,908,238	61,488

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	22	4,277.95	1,762,809	22	4,277.95	1,762,809

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	1,097.45	4.55%	2,414,390	5.06%	2,200.00
46. 1A	7,701.90	31.94%	16,944,136	35.49%	2,199.99
47. 2A1	433.20	1.80%	905,389	1.90%	2,090.00
48. 2A	7,344.71	30.46%	14,542,450	30.46%	1,979.99
49. 3A1	266.90	1.11%	528,460	1.11%	1,979.99
50. 3A	262.09	1.09%	518,939	1.09%	1,980.00
51. 4A1	5,667.78	23.50%	9,975,236	20.89%	1,759.99
52. 4A	1,342.11	5.57%	1,915,830	4.01%	1,427.48
53. Total	24,116.14	100.00%	47,744,830	100.00%	1,979.79
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	23,623.87	19.52%	14,410,572	19.89%	610.00
56. 2D1	7,242.92	5.99%	4,381,974	6.05%	605.00
57. 2D	58,629.96	48.45%	35,177,849	48.54%	600.00
58. 3D1	13,681.70	11.31%	8,140,589	11.23%	595.00
59. 3D	46.11	0.04%	27,205	0.04%	590.00
60. 4D1	13,141.70	10.86%	7,687,848	10.61%	585.00
61. 4D	4,633.47	3.83%	2,641,078	3.64%	570.00
62. Total	120,999.73	100.00%	72,467,115	100.00%	598.90
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	548.52	0.18%	309,909	0.20%	564.99
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,374.91	0.45%	763,064	0.49%	554.99
67. 3G1	2,149.76	0.71%	1,193,107	0.76%	555.00
68. 3G	11,428.48	3.77%	6,228,524	3.99%	545.00
69. 4G1	90,424.29	29.84%	49,259,011	31.57%	544.75
70. 4G	197,070.23	65.04%	98,294,254	62.99%	498.78
71. Total	302,996.19	100.00%	156,047,869	100.00%	515.02
Irrigated Total					
	24,116.14	5.17%	47,744,830	16.93%	1,979.79
Dry Total					
	120,999.73	25.95%	72,467,115	25.70%	598.90
Grass Total					
	302,996.19	64.98%	156,047,869	55.34%	515.02
72. Waste	14,649.61	3.14%	4,548,496	1.61%	310.49
73. Other	3,561.19	0.76%	1,154,962	0.41%	324.32
74. Exempt	91.73	0.02%	48,272	0.02%	526.24
75. Market Area Total	466,322.86	100.00%	281,963,272	100.00%	604.65

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	24,116.14	47,744,830	24,116.14	47,744,830
77. Dry Land	0.00	0	0.00	0	120,999.73	72,467,115	120,999.73	72,467,115
78. Grass	0.00	0	0.00	0	302,996.19	156,047,869	302,996.19	156,047,869
79. Waste	0.00	0	0.00	0	14,649.61	4,548,496	14,649.61	4,548,496
80. Other	0.00	0	0.00	0	3,561.19	1,154,962	3,561.19	1,154,962
81. Exempt	0.00	0	0.00	0	91.73	48,272	91.73	48,272
82. Total	0.00	0	0.00	0	466,322.86	281,963,272	466,322.86	281,963,272

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	24,116.14	5.17%	47,744,830	16.93%	1,979.79
Dry Land	120,999.73	25.95%	72,467,115	25.70%	598.90
Grass	302,996.19	64.98%	156,047,869	55.34%	515.02
Waste	14,649.61	3.14%	4,548,496	1.61%	310.49
Other	3,561.19	0.76%	1,154,962	0.41%	324.32
Exempt	91.73	0.02%	48,272	0.02%	526.24
Total	466,322.86	100.00%	281,963,272	100.00%	604.65

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 Harrisburg	23	107,975	50	750,944	51	3,809,245	74	4,668,164	48,867
83.2 Rural	2	47,680	1	25,000	4	184,107	6	256,787	48,021
83.3 Rural Residential	51	1,565,288	53	1,335,000	55	7,396,861	106	10,297,149	33,254
84 Residential Total	76	1,720,943	104	2,110,944	110	11,390,213	186	15,222,100	130,142

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 Commercial	2	800	3	77,834	4	217,195	6	295,829	6,777
85.2 Harrisburg	1	16,875	0	0	0	0	1	16,875	0
85.3 Rural	3	35,750	1	5,740	1	4,601	4	46,091	0
86 Commercial Total	6	53,425	4	83,574	5	221,796	11	358,795	6,777

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	0.00	0.00%	0	0.00%	0.00
88. 1G	548.52	0.20%	309,909	0.22%	564.99
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,322.23	0.49%	733,832	0.53%	555.00
91. 3G1	2,131.07	0.79%	1,182,739	0.85%	555.00
92. 3G	9,136.44	3.37%	4,979,369	3.59%	545.00
93. 4G1	77,590.03	28.60%	42,286,555	30.45%	545.00
94. 4G	180,520.67	66.55%	89,357,548	64.36%	495.00
95. Total	271,248.96	100.00%	138,849,952	100.00%	511.89
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	52.68	0.17%	29,232	0.17%	554.90
100. 3C1	18.69	0.06%	10,368	0.06%	554.74
101. 3C	2,292.04	7.22%	1,249,155	7.26%	545.00
102. 4C1	12,834.26	40.43%	6,972,456	40.54%	543.27
103. 4C	16,549.56	52.13%	8,936,706	51.96%	540.00
104. Total	31,747.23	100.00%	17,197,917	100.00%	541.71
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	271,248.96	89.52%	138,849,952	88.98%	511.89
CRP Total	31,747.23	10.48%	17,197,917	11.02%	541.71
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	302,996.19	100.00%	156,047,869	100.00%	515.02

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

04 Banner

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	14,293,303	15,222,100	928,797	6.50%	130,142	5.59%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	33,517,993	33,290,125	-227,868	-0.68%	0	-0.68%
04. Total Residential (sum lines 1-3)	47,811,296	48,512,225	700,929	1.47%	130,142	1.19%
05. Commercial	351,977	358,795	6,818	1.94%	6,777	0.01%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	351,977	358,795	6,818	1.94%	6,777	0.01%
08. Ag-Farmsite Land, Outbuildings	11,478,323	11,572,254	93,931	0.82%	61,488	0.28%
09. Minerals	6,007,060	3,991,825	-2,015,235	-33.55	0	-33.55%
10. Non Ag Use Land	46,303	45,859	-444	-0.96%		
11. Total Non-Agland (sum lines 8-10)	17,531,686	15,609,938	-1,921,748	-10.96%	61,488	-11.31%
12. Irrigated	47,315,708	47,744,830	429,122	0.91%		
13. Dryland	68,457,205	72,467,115	4,009,910	5.86%		
14. Grassland	146,201,948	156,047,869	9,845,921	6.73%		
15. Wasteland	4,547,096	4,548,496	1,400	0.03%		
16. Other Agland	1,155,608	1,154,962	-646	-0.06%		
17. Total Agricultural Land	267,677,565	281,963,272	14,285,707	5.34%		
18. Total Value of all Real Property (Locally Assessed)	333,372,524	346,444,230	13,071,706	3.92%	198,407	3.86%

2026 Assessment Survey for Banner County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None.
6.	Assessor's requested budget for current fiscal year:
	\$95,076.80
7.	Adopted budget, or granted budget if different from above:
	\$97,122.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$13,000.00 from the General Fund.
10.	Part of the assessor's budget that is dedicated to the computer system:
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,060.00
12.	Amount of last year's assessor's budget not used:
	\$14,427.00

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.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://banner.gWorks.com
8.	Who maintains the GIS software and maps?
	gWorks and the county assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	N/A
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS/PC Admin for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Pritchard & Abbott for oil, gas and minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Pritchard & Abbott is a certified appraisal firm for oil and gas.
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?
	Pritchard and Abbott for oil, gas and minerals.

2026 Residential Assessment Survey for Banner County

1.	Valuation data collection done by:
	The county assessor
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and analysis of the sales.
3.	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?
	The Assessor along with Cardinal Assessment have developed a market-derived depreciation table for the 2025 assessment year and continues to use for the 2026 assessment.
4.	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.
	No.
5.	Describe the methodology used to determine the residential lot values?
	Improved lots in Harrisburg are valued at 60 cents per square foot for the first 20,000 square feet. The next 20,001 to 50,000 square feet are valued at 30 cents per square foot. Anything over 50,000 is then valued at 10 cents per square foot. Unimproved lots are valued at 10 cents per square foot regardless of size.
6.	How are rural residential site values developed?
	The home site was established at \$25,000 and acres 1.01 to 5 are valued at \$4,500/acre. Acres 5.01 to 10 have a per acre value of \$2,800 and acres 10.01 to 40 acres are valued at \$1,200 per acre. The amounts were developed using unimproved sales ranging from 5 to 71 acres.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Banner County

1.	Valuation data collection done by:
	The county assessor.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach.
2a.	Describe the process used to determine the value of unique commercial properties.
	There are currently no unique commercial properties in Banner County.
3.	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?
	Cardinal Assessment Group along with the county assessor have developed a depreciation table specific to Banner County's commercial properties and continues for the 2026 assessment.
4.	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.
	No.
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lots located in Harrisburg are valued at 75 cents per square foot. Commercial properties located in the rural setting are all one acre in size, and are valued at \$25,000.

2026 Agricultural Assessment Survey for Banner County

1.	Valuation data collection done by:
	The county assessor.
2.	Describe the process used to determine and monitor market areas.
	If the county assessor notices a significant difference in the market activity in a particular area, compared to the remainder of the County, she monitors this to determine if the difference was not only significant, but on-going in order to establish a separate market area.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	A small parcel of land (40 acres or less) would be considered rural residential, depending of course on primary use. Recreational land must have recreation as its primary use to be classified as such. Land leased during hunting season for a limited period of time is not seen as a primary recreational use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Yes, and the feedlot acres are now valued at \$3,000 per acre.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	There are currently no parcels enrolled in the Wetland Reserve Program.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	4Gw--this would be very sloped grass land, that still has some grass use and is not considered waste. Also, 4Gmt is utilized for extremely hilly grass land. There are also one Sandy and two Waste subclassifications.
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	There are no non-agricultural influences in Banner County.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?

	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Banner County 2026, 2027 & 2028 Plan of Assessment

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (hereinafter referred to as the "Plan") which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly 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 value, which is defined by law as "the market value of real property in the ordinary course of trade."

Neb. Rev. Stat. §77-112

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land.
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201

previously taken and passed the 101 however the Department suggested a refresher due to the original course being taken in 2016. The Department of Revenue offered a four-part depreciation series which the Assessor completed. Along with these courses, she has also independently taken 225 hours of self-paced courses which include but are not limited to Basic Appraisal Principles, Basic Appraisal Procedures, and a 15-hour National USPAP course.

B. Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20+ years old. The county utilizes the web-based GIS system through Gworks to provide the most up-to-date maps and aerial photos. The GIS program now contains ownership, soil conversion, and land use. The Assessor's office has networked the GIS program with the MIPS real estate administrative program.

C. Property Record Cards

For strictly AG land parcels, the land valuation sheets are printed on the MIPS program and placed in a plastic page protector behind the property record card. Property Records Cards for parcels with improvements are in a manila folder with the property record card on the front. Each building is sketched on a site plan that directly correlates to the building listed in CAMA. House sketches, house photos, and farm site sketches were all updated with the county wide review.

D. Web-based – Property record information access

The MIPS records have been online since June 2013. The GIS records were placed online in 2013.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Copies of the deeds and Form 521's filed with the Register of Deeds are processed as they are received. A copy of the 521 is electronically attached to each parcel and a copy is placed in a notebook with a copy of the deed and ag land inventory sheets if applicable. At the time, the 521's are processed a sale verification letter is sent to both the grantor and grantee requesting information concerning the sale.

Information statements are not filed on a regular basis, building permits are not required and Banner County has no zoning, so discovery of new improvements is usually through personal observation of county officials or other reports.

F. Notices

Valuation notices are sent to the property owner of record on or before June 1st of each year as required by §77-1315. Notices are only sent for the properties which had a change in value. A Letter explaining the reason for the change along with a spreadsheet of sales is included with each valuation notice.

Level of Value, Quality, and Uniformity for the assessment year 2025:

Property Class	Ratio (Level of Value)
Residential	97%
Commercial	Insufficient Sales
Agricultural	70%

For more information regarding statistical measures, see 2025 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2025.

Assessment Actions Planned for Assessment Year 2026

Residential

All Banner County properties that have improvements were reviewed for the year 2025. All properties will continue to be monitored for physical changes as well as market changes that would require a change in the assessment. Necessary adjustments to the valuation will be made if a property has a physical change.

Commercial

All improved commercial properties in Banner County were reviewed for the year 2025. All Commercial property will continue to be monitored for physical changes. If change is needed, it will be noted on the property record card as well as in the CAMA system.

Agricultural Land

All Land in Banner County was reviewed in the 2024-2025 years. Land will continue to be monitored for changes in use. If a change is needed, it will be noted on the property record card as well as the MIPS system.

All sales will continue to be monitored, and adjustments will be made, as necessary.

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

1. Record Maintenance, mapping updates, and ownership changes.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by the Board of Educational Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of schedules and prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer five annual filings of applications for new or continued exempt use, review, and make recommendations to the county board.
5. Taxable Government-Owned Property: annual review of government-owned property not used for a public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed: review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists: prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections: prepare tax list correction documents for county board approval.
11. County Board of Equalization: attend county board of equalization meetings for valuation protests assemble and provide information.
12. TERC appeals: prepare information and attend taxpayer appeal hearings before TERC, defend the valuation.