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**DEPARTMENT OF REVENUE**

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

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**BANNER 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 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,

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

cc: Kacy Krakow, Banner County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

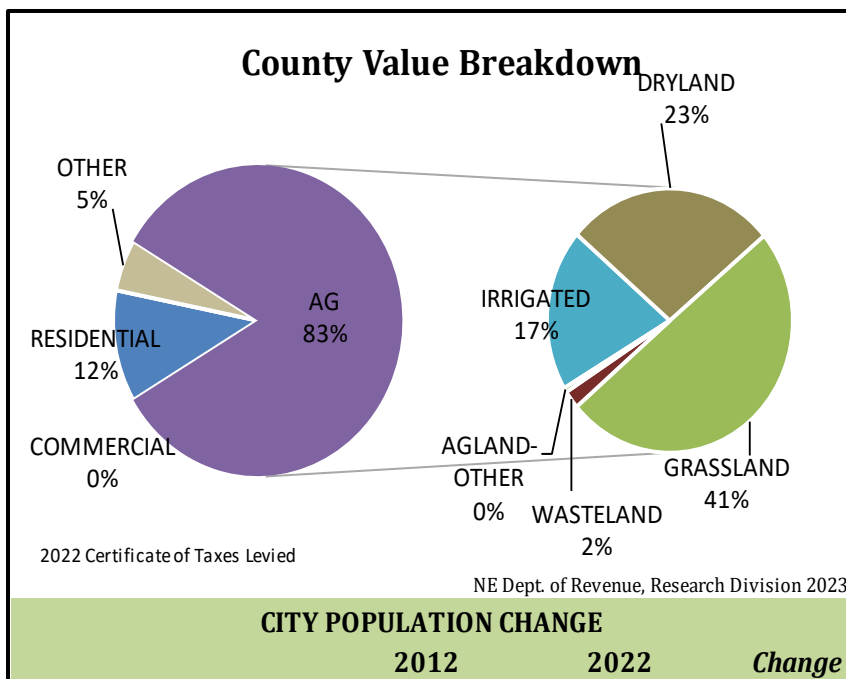
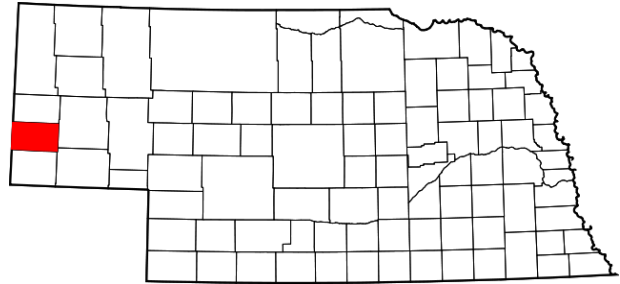
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



## County Overview

With a total area of 746 square miles, Banner County has 692 residents, per the Census Bureau Quick Facts for 2021, reflecting a 3% population decrease over the 2020 US Census. Reports indicate that 70% of county residents are homeowners and 95% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$91567 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Banner County are evenly disbursed in rural locations around the county.

According to the latest information available from the U.S. Census Bureau, there are 6 employer establishments with total employment of 34 people, a 6% decrease.

Agricultural land contributes the majority of value to the county, with grassland making up the majority of the

land in the county.

Banner County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Banner County ranks sixth in both wheat for grain and winter wheat for grain, seventh in dry edible beans, and ninth in bison (USDA AgCensus).

# 2023 Residential Correlation for Banner County

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## *Assessment Actions*

For the current assessment year, appraisal maintenance was conducted. Properties that had submitted improvement information statements were reviewed as well as those parcels on which the property owner requested an additional review.

## *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.

Sales qualification and verification for all three classes of property in Banner County consisted of mailed questionnaires sent to both the seller and buyer listed on the sale transfer document. However, the rate of return was only 20%. Therefore, the county assessor’s practice is to qualify all sales unless a compelling reason can be found for disqualification. This has resulted in sale utilization significantly higher than the statewide average. A review of non-qualified sales shows adequate documentation for their disqualification. Thus, all arm’s-length residential sales were available for current measurement purposes.

The last residential lot and rural residential site study was conducted in 2020. Cost tables and depreciation schedules are dated 2017.

Two valuation groups are used to describe residential property within Banner County. Valuation Group 10 consists of all residential property within the village of Harrisburg, and Valuation Group 80 is comprised of all other residential property and thus designated “Rural.”

The previous county assessor had not submitted a written valuation methodology to describe the process of arriving at the assessed values for the three property classes.

The county assessor is in compliance with the required six-year inspection and review cycle.

## *Description of Analysis*

All residential property within Banner County has been divided into two valuation groups defined by location.

<b>Valuation Group</b>	<b>Description</b>
10	Village of Harrisburg residential
80	All rural residential property

## **2023 Residential Correlation for Banner County**

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During the two-year period of the sales study, only three qualified sales occurred. Two sales were in Valuation Group 10 and one sale occurred in Valuation Group 80. The sample is statistically insignificant, and the two sales from Valuation Group 10 have assessment to sales ratios of 63% and 88%, respectively. The single sale from Valuation Group 80 indicates an assessment to sales ratio of 83%. There is no active, viable residential market within the county as is the case for many small agricultural-related counties.

Thus, the assessment practices of the county taken to address residential property will be relied upon to determine assessment equity and uniformity. Comparison of the history value chart 2, titled Real Property & Growth Valuations with surrounding counties reveals that Banner County has kept up with residential valuations over the last 10 years, with an annual percentage change to value excluding growth of 12%.

Review of the value difference in the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates overall residential values that reflect the assessment actions performed by the county assessor; properties with added improvements were reviewed and consisted of growth, with only a small difference found by annual appraisal maintenance.

### ***Equalization and Quality of Assessment***

As noted in the Assessment Practice Review above, the county assessor is conscientious to utilize all arm's-length sales and is within the required six-year inspection and review cycle for the residential property class. Therefore, the quality of assessment of Banner County residential property complies with generally accepted mass appraisal techniques.

### ***Level of Value***

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

# 2023 Commercial Correlation for Banner County

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## *Assessment Actions*

No assessment actions were taken to address the commercial property class by the county assessor for the current assessment year.

## *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.

Sales qualification and verification for all three classes of property in Banner County consisted of mailed questionnaires sent to both the seller and buyer listed on the sale transfer document. Response is generally low. There are only nine parcels designated as commercial within Banner County—and only four are improved. There has not been a commercial sale since 2013.

The last commercial lot study was conducted in assessment year 2020 that included the required review and inspection of the only two currently active commercial businesses. Therefore, the county assessor is current with the required six-year inspection and review cycle. The cost index and depreciation tables used are dated 2017.

Since there are only two functioning commercial businesses within the county, only one valuation group that comprises the entire county is used.

## *Description of Analysis*

As noted above, there are only four improved commercial parcels in Banner County which would make more than one valuation group unnecessary.

There were no commercial sales occurring during the three-year timeframe of the sales study. Thus, there is no commercial statistical profile.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reveals no value changes to commercial property. A further examination of Chart 2 in the History Value charts section of the Appendix shows a negative value for commercial and industrial real property for the 10 years shown, thus emphasizing the lack of any commercial market activity within the county.

## *Equalization and Quality of Assessment*

Since no commercial sales were available for measurement purposes, the assessment practices of the county for all property classes indicate that the commercial property class is in compliance with generally accepted mass appraisal techniques.

## **2023 Commercial Correlation for Banner County**

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### *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.

# 2023 Agricultural Correlation for Banner County

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## *Assessment Actions*

Assessment actions taken by the county assessor to address agricultural land within the county consisted of reviewing all three land classes, and after a comparison of the sales and values of surrounding counties: dryland was raised 2% across all land capability groups; grassland was increased between 7% to 12% based on acres sold by land capability group. Sales of land enrolled in the Conservation Reserve Program (CRP) was increased by 13% across all land capability groups. Wasteland was also increased.

## *Assessment Practice Review*

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

The sales qualification and verification process has consisted of mailing a questionnaire to both parties of the agricultural sales transaction. Taxpayer response is minimal at best. Therefore, the county assessor deems all sales qualified unless compelling reasons for disqualification are discovered. Comparison of Banner County usability of agricultural sales to the statewide average reflects the use of qualified sales is significantly higher.

Land use was last updated by the prior county assessor via comparison of aerial imagery and the land use layer with the property record. A review of market activity within Banner County has not demonstrated the suitability of more than one agricultural market area.

The county assessor is in compliance with the required six-year inspection and review cycle. Improvements on agricultural land are reviewed at the same time as all improvements within a designated range of the Public Land Survey System (PLSS). Thus, all improvements on agricultural land were last reviewed in 2019, and the date of the cost index and depreciation tables are dated 2017.

Regarding intensive use, all acres have been identified and valued by a previously contracted appraisal company.

## *Description of Analysis*

The statistical profile for agricultural land reveals 39 sales deemed qualified. Two of the three measures of central tendency—the median and mean—are within acceptable range. The weighted mean is eight and seven percentage points lower, respectively. The COD for the agricultural land class supports the overall median.

Review of the 80% Majority Land Use (MLU) by market area, indicates 14 dryland sales and 19 grassland sales. Both medians are within acceptable range at 72% and 71% respectively.

## 2023 Agricultural Correlation for Banner County

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Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the assessment actions of increasing the dryland classification by 2%, and grassland by 7-12%.

### *Equalization and Quality of Assessment*

The statistical profile coupled with the county assessor’s assessment practices indicate that assessment of agricultural land is equitable and uniform for the property class. Both the agricultural and rural residential homesites are valued the same. Thus, agricultural property in Banner County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Dry____						
County	14	71.90	72.06	67.03	14.67	107.50
1	14	71.90	72.06	67.03	14.67	107.50
____Grass____						
County	19	70.70	68.63	61.93	14.58	110.82
1	19	70.70	68.63	61.93	14.58	110.82
____ALL____	39	70.29	69.15	61.83	16.15	111.84

### *Level of Value*

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

## 2023 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
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	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*

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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Banner County

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### Residential Real Property - Current

Number of Sales	3	Median	82.66
Total Sales Price	\$437,000	Mean	77.80
Total Adj. Sales Price	\$437,000	Wgt. Mean	79.65
Total Assessed Value	\$348,087	Average Assessed Value of the Base	\$46,732
Avg. Adj. Sales Price	\$145,667	Avg. Assessed Value	\$116,029

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	45.80 to 109.80
% of Value of the Class of all Real Property Value in the County	2.95
% of Records Sold in the Study Period	1.71
% of Value Sold in the Study Period	4.26

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	3	100	87.54
2021	6	100	110.80
2020	8	100	103.70
2019	6	100	102.24

## 2023 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	\$22,121
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	0.08
% 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
2022	0	100	00.00
2021	0	100	00.00
2020	0	100	00.00
2019	0	100	00.00

**04 Banner  
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 : 3  
 Total Sales Price : 437,000  
 Total Adj. Sales Price : 437,000  
 Total Assessed Value : 348,087  
 Avg. Adj. Sales Price : 145,667  
 Avg. Assessed Value : 116,029

MEDIAN : 83  
 WGT. MEAN : 80  
 MEAN : 78  
 COD : 09.81  
 PRD : 97.68

COV : 16.56  
 STD : 12.88  
 Avg. Abs. Dev : 08.11  
 MAX Sales Ratio : 87.54  
 MIN Sales Ratio : 63.20

95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : 45.80 to 109.80

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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											
01-APR-21 To 30-JUN-21	1	87.54	87.54	87.54	00.00	100.00	87.54	87.54	N/A	50,000	43,772
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	1	63.20	63.20	63.20	00.00	100.00	63.20	63.20	N/A	80,000	50,561
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	1	82.66	82.66	82.66	00.00	100.00	82.66	82.66	N/A	307,000	253,754
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	1	87.54	87.54	87.54	00.00	100.00	87.54	87.54	N/A	50,000	43,772
01-OCT-21 To 30-SEP-22	2	72.93	72.93	78.63	13.34	92.75	63.20	82.66	N/A	193,500	152,158
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	2	75.37	75.37	72.56	16.15	103.87	63.20	87.54	N/A	65,000	47,167
<u>ALL</u>	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	2	75.37	75.37	72.56	16.15	103.87	63.20	87.54	N/A	65,000	47,167
80	1	82.66	82.66	82.66	00.00	100.00	82.66	82.66	N/A	307,000	253,754
<u>ALL</u>	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029
06											
07											
<u>ALL</u>	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029

**04 Banner  
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 : 3  
 Total Sales Price : 437,000  
 Total Adj. Sales Price : 437,000  
 Total Assessed Value : 348,087  
 Avg. Adj. Sales Price : 145,667  
 Avg. Assessed Value : 116,029

MEDIAN : 83  
 WGT. MEAN : 80  
 MEAN : 78  
 COD : 09.81  
 PRD : 97.68

COV : 16.56  
 STD : 12.88  
 Avg. Abs. Dev : 08.11  
 MAX Sales Ratio : 87.54  
 MIN Sales Ratio : 63.20

95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : 45.80 to 109.80

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029
Greater Than 14,999	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029
Greater Than 29,999	3	82.66	77.80	79.65	09.81	97.68	63.20	87.54	N/A	145,667	116,029
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	87.54	87.54	87.54	00.00	100.00	87.54	87.54	N/A	50,000	43,772
60,000 TO 99,999	1	63.20	63.20	63.20	00.00	100.00	63.20	63.20	N/A	80,000	50,561
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	82.66	82.66	82.66	00.00	100.00	82.66	82.66	N/A	307,000	253,754
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>3</b>	<b>82.66</b>	<b>77.80</b>	<b>79.65</b>	<b>09.81</b>	<b>97.68</b>	<b>63.20</b>	<b>87.54</b>	<b>N/A</b>	<b>145,667</b>	<b>116,029</b>

**04 Banner**  
**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 : 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>Qtrrs</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											
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											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20											
01-OCT-20 To 30-SEP-21											
01-OCT-21 To 30-SEP-22											
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20											
01-JAN-21 To 31-DEC-21											
<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 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 : 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

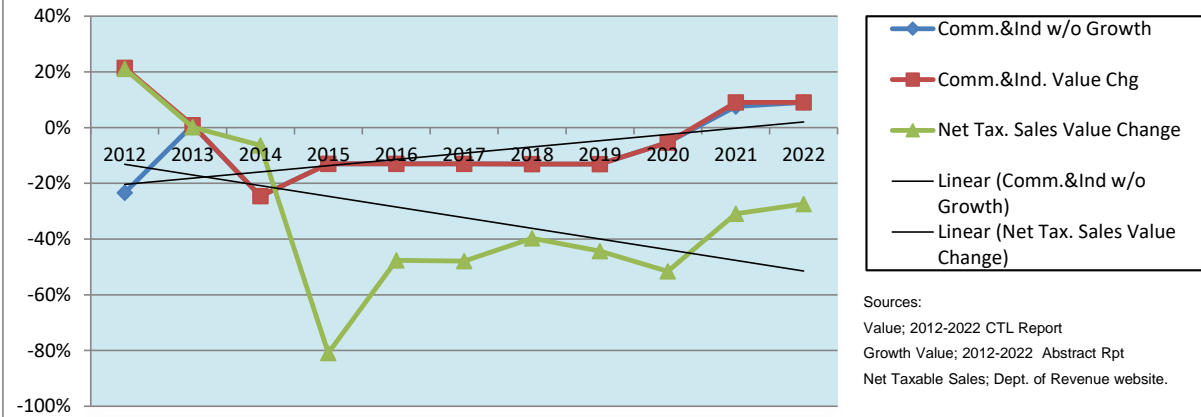
95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : N/A

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999											
Greater Than 14,999											
Greater Than 29,999											
<b>Incremental Ranges</b>											
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 +											
<b>ALL</b>											

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 202,841	\$ -	0.00%	\$ 202,841		\$ 264,995	
2012	\$ 246,399	\$ 90,917	36.90%	\$ 155,482	-23.35%	\$ 320,865	21.08%
2013	\$ 204,690	\$ -	0.00%	\$ 204,690	-16.93%	\$ 265,283	-17.32%
2014	\$ 152,917	\$ -	0.00%	\$ 152,917	-25.29%	\$ 248,184	-6.45%
2015	\$ 176,394	\$ -	0.00%	\$ 176,394	15.35%	\$ 50,636	-79.60%
2016	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,882	174.28%
2017	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,007	-0.63%
2018	\$ 176,364	\$ -	0.00%	\$ 176,364	-0.02%	\$ 159,776	15.77%
2019	\$ 176,364	\$ -	0.00%	\$ 176,364	0.00%	\$ 147,454	-7.71%
2020	\$ 192,022	\$ -	0.00%	\$ 192,022	8.88%	\$ 128,420	-12.91%
2021	\$ 221,214	\$ 2,978	1.35%	\$ 218,236	13.65%	\$ 183,068	42.55%
2022	\$ 221,214	\$ -	0.00%	\$ 221,214	0.00%	\$ 192,286	5.04%
<b>Ann %chg</b>	<b>-1.07%</b>			<b>Average</b>	<b>-2.52%</b>	<b>-4.99%</b>	<b>12.19%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-23.35%	21.47%	21.08%
2013	0.91%	0.91%	0.11%
2014	-24.61%	-24.61%	-6.34%
2015	-13.04%	-13.04%	-80.89%
2016	-13.04%	-13.04%	-47.59%
2017	-13.04%	-13.04%	-47.92%
2018	-13.05%	-13.05%	-39.71%
2019	-13.05%	-13.05%	-44.36%
2020	-5.33%	-5.33%	-51.54%
2021	7.59%	9.06%	-30.92%
2022	9.06%	9.06%	-27.44%

County Number	4
County Name	Banner



**04 Banner**  
**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 : 39  
Total Sales Price : 11,151,308  
Total Adj. Sales Price : 11,151,308  
Total Assessed Value : 6,894,377  
Avg. Adj. Sales Price : 285,931  
Avg. Assessed Value : 176,779

MEDIAN : 70  
WGT. MEAN : 62  
MEAN : 69  
COD : 16.15  
PRD : 111.84

COV : 20.78  
STD : 14.37  
Avg. Abs. Dev : 11.35  
MAX Sales Ratio : 97.06  
MIN Sales Ratio : 38.71

95% Median C.I. : 61.96 to 76.47  
95% Wgt. Mean C.I. : 56.74 to 66.92  
95% Mean C.I. : 64.64 to 73.66

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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	2	69.04	69.04	61.70	15.30	111.90	58.48	79.59	N/A	295,000	182,026	
01-JAN-20 To 31-MAR-20	2	79.47	79.47	74.66	11.55	106.44	70.29	88.64	N/A	313,632	234,147	
01-APR-20 To 30-JUN-20	6	79.58	75.10	61.82	13.19	121.48	38.71	95.05	38.71 to 95.05	207,642	128,360	
01-JUL-20 To 30-SEP-20	2	88.62	88.62	88.77	07.97	99.83	81.56	95.68	N/A	42,873	38,056	
01-OCT-20 To 31-DEC-20	3	73.51	70.89	71.78	08.79	98.76	59.88	79.27	N/A	255,783	183,608	
01-JAN-21 To 31-MAR-21	4	76.15	78.44	73.83	15.50	106.24	64.41	97.06	N/A	112,888	83,339	
01-APR-21 To 30-JUN-21	4	66.35	65.93	65.83	05.20	100.15	61.49	69.52	N/A	226,571	149,155	
01-JUL-21 To 30-SEP-21	1	63.72	63.72	63.72	00.00	100.00	63.72	63.72	N/A	126,000	80,290	
01-OCT-21 To 31-DEC-21	2	73.16	73.16	71.53	02.90	102.28	71.04	75.27	N/A	215,350	154,049	
01-JAN-22 To 31-MAR-22	3	61.35	65.52	62.15	11.59	105.42	56.93	78.27	N/A	376,667	234,114	
01-APR-22 To 30-JUN-22	6	51.52	55.50	55.05	21.22	100.82	42.48	74.01	42.48 to 74.01	658,191	362,340	
01-JUL-22 To 30-SEP-22	4	58.86	60.63	55.88	13.10	108.50	50.08	74.71	N/A	210,355	117,548	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	12	80.07	77.07	65.86	12.54	117.02	38.71	95.68	70.29 to 88.64	212,405	139,885	
01-OCT-20 To 30-SEP-21	12	69.05	71.15	69.35	10.89	102.60	59.88	97.06	63.46 to 79.27	187,599	130,091	
01-OCT-21 To 30-SEP-22	15	61.35	61.22	57.54	16.84	106.40	42.48	78.27	50.08 to 74.01	423,418	243,645	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	13	79.27	76.88	68.42	12.15	112.36	38.71	95.68	70.29 to 88.64	209,708	143,492	
01-JAN-21 To 31-DEC-21	11	69.23	71.59	68.86	09.76	103.96	61.49	97.06	63.46 to 83.43	174,049	119,851	
<u>ALL</u>	39	70.29	69.15	61.83	16.15	111.84	38.71	97.06	61.96 to 76.47	285,931	176,779	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	39	70.29	69.15	61.83	16.15	111.84	38.71	97.06	61.96 to 76.47	285,931	176,779	
<u>ALL</u>	39	70.29	69.15	61.83	16.15	111.84	38.71	97.06	61.96 to 76.47	285,931	176,779	

**04 Banner**  
**AGRICULTURAL LAND**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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Number of Sales : 39  
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 Total Adj. Sales Price : 11,151,308  
 Total Assessed Value : 6,894,377  
 Avg. Adj. Sales Price : 285,931  
 Avg. Assessed Value : 176,779

MEDIAN : 70  
 WGT. MEAN : 62  
 MEAN : 69  
 COD : 16.15  
 PRD : 111.84

COV : 20.78  
 STD : 14.37  
 Avg. Abs. Dev : 11.35  
 MAX Sales Ratio : 97.06  
 MIN Sales Ratio : 38.71

95% Median C.I. : 61.96 to 76.47  
 95% Wgt. Mean C.I. : 56.74 to 66.92  
 95% Mean C.I. : 64.64 to 73.66

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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
<u>    Dry    </u>											
County	13	70.29	71.48	66.66	15.14	107.23	42.75	95.68	61.49 to 80.54	236,088	157,377
1	13	70.29	71.48	66.66	15.14	107.23	42.75	95.68	61.49 to 80.54	236,088	157,377
<u>    Grass    </u>											
County	12	75.59	70.04	60.76	14.37	115.27	42.48	88.64	56.93 to 81.20	200,839	122,027
1	12	75.59	70.04	60.76	14.37	115.27	42.48	88.64	56.93 to 81.20	200,839	122,027
<u>    ALL    </u>	39	70.29	69.15	61.83	16.15	111.84	38.71	97.06	61.96 to 76.47	285,931	176,779

**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
<u>    Dry    </u>											
County	14	71.90	72.06	67.03	14.67	107.50	42.75	95.68	61.49 to 80.54	225,654	151,252
1	14	71.90	72.06	67.03	14.67	107.50	42.75	95.68	61.49 to 80.54	225,654	151,252
<u>    Grass    </u>											
County	19	70.70	68.63	61.93	14.58	110.82	42.48	88.64	59.88 to 79.27	175,008	108,391
1	19	70.70	68.63	61.93	14.58	110.82	42.48	88.64	59.88 to 79.27	175,008	108,391
<u>    ALL    </u>	39	70.29	69.15	61.83	16.15	111.84	38.71	97.06	61.96 to 76.47	285,931	176,779

## Banner County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Banner</b>	1	2,000	2,000	1,900	1,800	1,800	1,800	1,600	1,234	<b>1,781</b>
<b>ScottsBluff</b>	3	2,400	2,400	2,100	1,900	1,820	1,650	1,650	1,650	<b>2,198</b>
<b>Morrill</b>	3	2,200	2,200	2,175	2,175	2,075	2,075	2,075	2,075	<b>2,146</b>
<b>Cheyenne</b>	3	2,752	2,747	n/a	2,739	2,734	2,571	2,497	2,453	<b>2,728</b>
<b>Kimball</b>	2	1,975	1,975	1,975	1,625	n/a	1,625	1,625	1,500	<b>1,703</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Banner</b>	1	n/a	510	510	485	485	485	460	435	<b>486</b>
<b>ScottsBluff</b>	3	n/a	500	500	500	470	470	470	470	<b>492</b>
<b>Morrill</b>	3	n/a	535	535	480	480	480	480	480	<b>494</b>
<b>Cheyenne</b>	3	n/a	676	660	665	663	n/a	659	654	<b>673</b>
<b>Kimball</b>	2	n/a	595	550	530	435	n/a	370	365	<b>481</b>

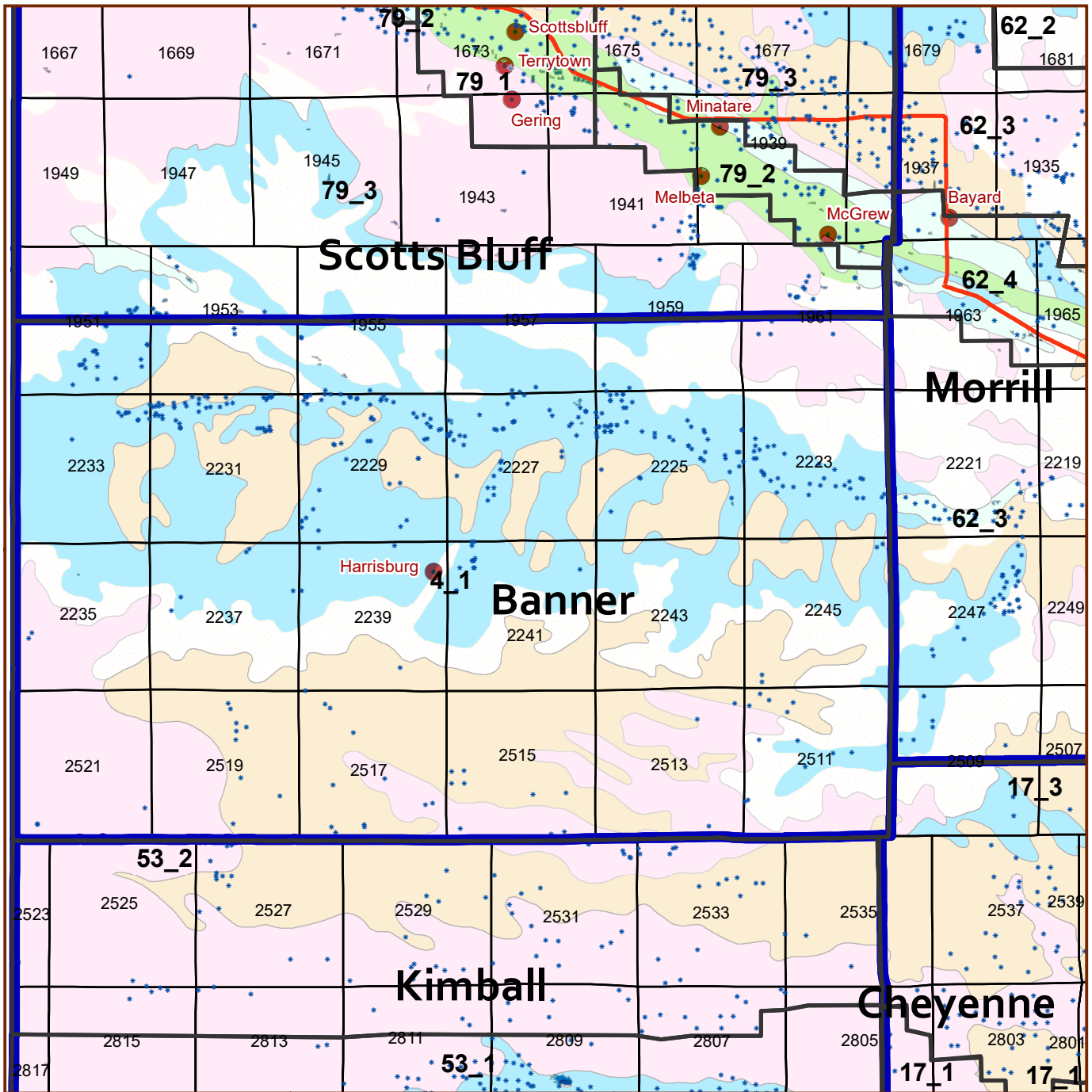
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Banner</b>	1	n/a	485	n/a	460	440	435	430	391	<b>405</b>
<b>ScottsBluff</b>	3	450	n/a	n/a	450	450	450	450	450	<b>450</b>
<b>Morrill</b>	3	510	510	n/a	440	400	400	395	395	<b>398</b>
<b>Cheyenne</b>	3	n/a	560	n/a	540	n/a	513	500	359	<b>426</b>
<b>Kimball</b>	2	n/a	n/a	n/a	n/a	n/a	315	315	315	<b>315</b>

County	Mkt Area	CRP	TIMBER	WASTE
<b>Banner</b>	1	430	n/a	235
<b>ScottsBluff</b>	3	470	n/a	125
<b>Morrill</b>	3	480	n/a	30
<b>Cheyenne</b>	3	480	n/a	100
<b>Kimball</b>	2	345	n/a	n/a

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.

# BANNER COUNTY



**Legend**

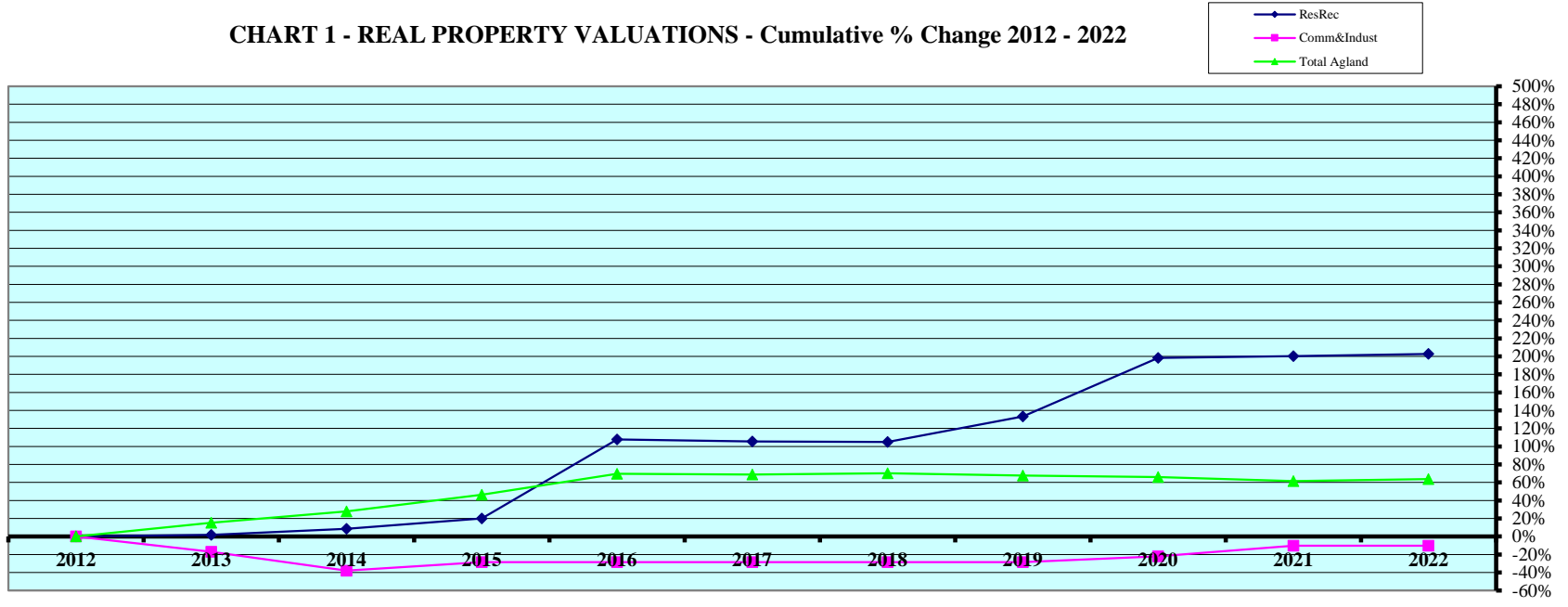
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**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 2012 - 2022**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	2,680,581	-	-	-	246,399	-	-	-	131,326,929	-	-	-
2013	2,729,749	49,168	1.83%	1.83%	204,690	-41,709	-16.93%	-16.93%	151,428,941	20,102,012	15.31%	15.31%
2014	2,910,139	180,390	6.61%	8.56%	152,917	-51,773	-25.29%	-37.94%	167,734,823	16,305,882	10.77%	27.72%
2015	3,219,784	309,645	10.64%	20.12%	176,394	23,477	15.35%	-28.41%	192,086,964	24,352,141	14.52%	46.27%
2016	5,565,849	2,346,065	72.86%	107.64%	176,394	0	0.00%	-28.41%	222,929,331	30,842,367	16.06%	69.75%
2017	5,511,633	-54,216	-0.97%	105.61%	176,394	0	0.00%	-28.41%	221,589,099	-1,340,232	-0.60%	68.73%
2018	5,497,229	-14,404	-0.26%	105.08%	176,364	-30	-0.02%	-28.42%	223,514,529	1,925,430	0.87%	70.20%
2019	6,251,425	754,196	13.72%	133.21%	176,364	0	0.00%	-28.42%	220,108,883	-3,405,646	-1.52%	67.60%
2020	7,997,519	1,746,094	27.93%	198.35%	192,022	15,658	8.88%	-22.07%	217,975,149	-2,133,734	-0.97%	65.98%
2021	8,049,549	52,030	0.65%	200.29%	221,214	29,192	15.20%	-10.22%	212,179,719	-5,795,430	-2.66%	61.57%
2022	8,114,607	65,058	0.81%	202.72%	221,214	0	0.00%	-10.22%	214,901,287	2,721,568	1.28%	63.64%

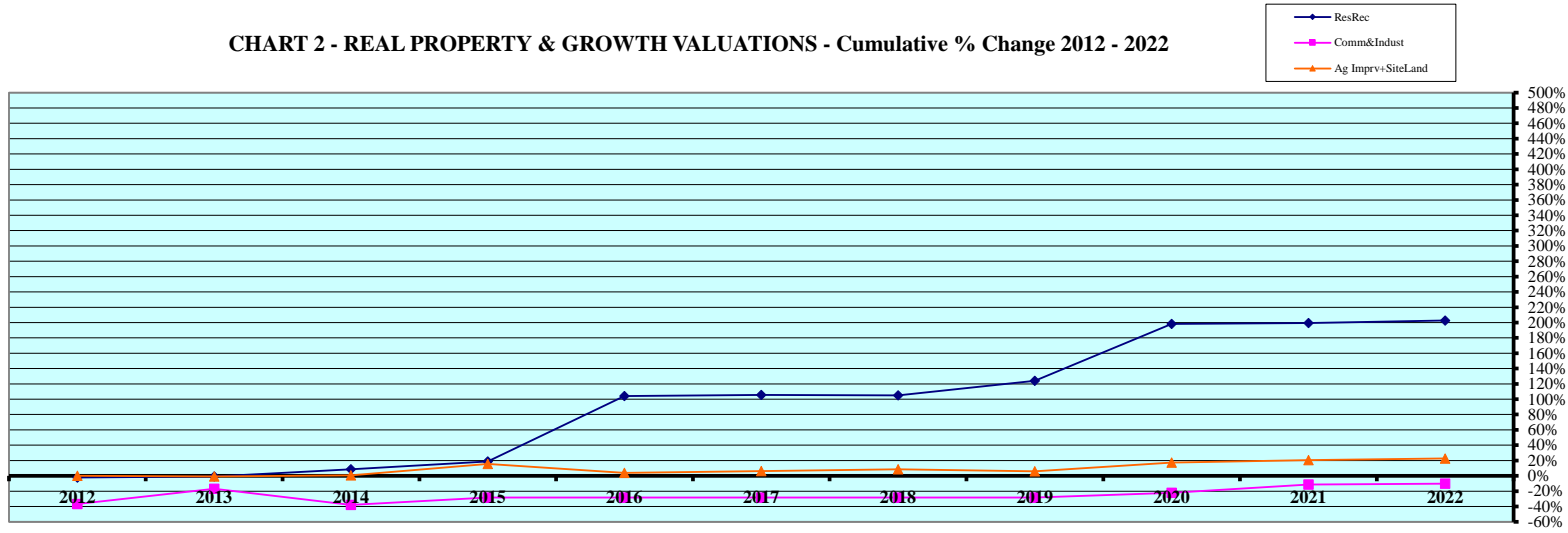
Rate Annual %chg: Residential & Recreational **11.71%** Commercial & Industrial **-1.07%** Agricultural Land **5.05%**

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 2012 - 2022



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2012	2,680,581	57,514	2.15%	2,623,067	-	-2.15%	246,399	90,917	36.90%	155,482	-	-36.90%	
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	-0.78%	204,690	0	0.00%	204,690	-16.93%	-16.93%	
2014	2,910,139	0	0.00%	2,910,139	6.61%	8.56%	152,917	0	0.00%	152,917	-25.29%	-37.94%	
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	18.72%	176,394	0	0.00%	176,394	15.35%	-28.41%	
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	104.16%	176,394	0	0.00%	176,394	0.00%	-28.41%	
2017	5,511,633	0	0.00%	5,511,633	-0.97%	105.61%	176,394	0	0.00%	176,394	0.00%	-28.41%	
2018	5,497,229	0	0.00%	5,497,229	-0.26%	105.08%	176,364	0	0.00%	176,364	-0.02%	-28.42%	
2019	6,251,425	243,652	3.90%	6,007,773	9.29%	124.12%	176,364	0	0.00%	176,364	0.00%	-28.42%	
2020	7,997,519	0	0.00%	7,997,519	27.93%	198.35%	192,022	0	0.00%	192,022	8.88%	-22.07%	
2021	8,049,549	21,709	0.27%	8,027,840	0.38%	199.48%	221,214	2,978	1.35%	218,236	13.65%	-11.43%	
2022	8,114,607	0	0.00%	8,114,607	0.81%	202.72%	221,214	0	0.00%	221,214	0.00%	-10.22%	
Rate Ann%chg	11.71%			Resid & Recreat w/o growth			-1.07%			C & I w/o growth			-0.44%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	-	-
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	-0.79%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	0.77%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	15.42%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	3.88%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	6.23%
2018	19,343,680	6,521,604	25,865,284	0	0.00%	25,865,284	0.05%	8.41%
2019	19,820,900	6,677,561	26,498,461	1,201,016	4.53%	25,297,445	-2.20%	6.03%
2020	21,659,965	6,755,739	28,415,704	429,101	1.51%	27,986,603	5.62%	17.30%
2021	21,839,465	6,968,216	28,807,681	56,992	0.20%	28,750,689	1.18%	20.50%
2022	22,126,209	7,241,087	29,367,296	94,883	0.32%	29,272,413	1.61%	22.69%
Rate Ann%chg	2.05%	2.24%	2.10%	Ag Imprv+Site w/o growth			0.83%	

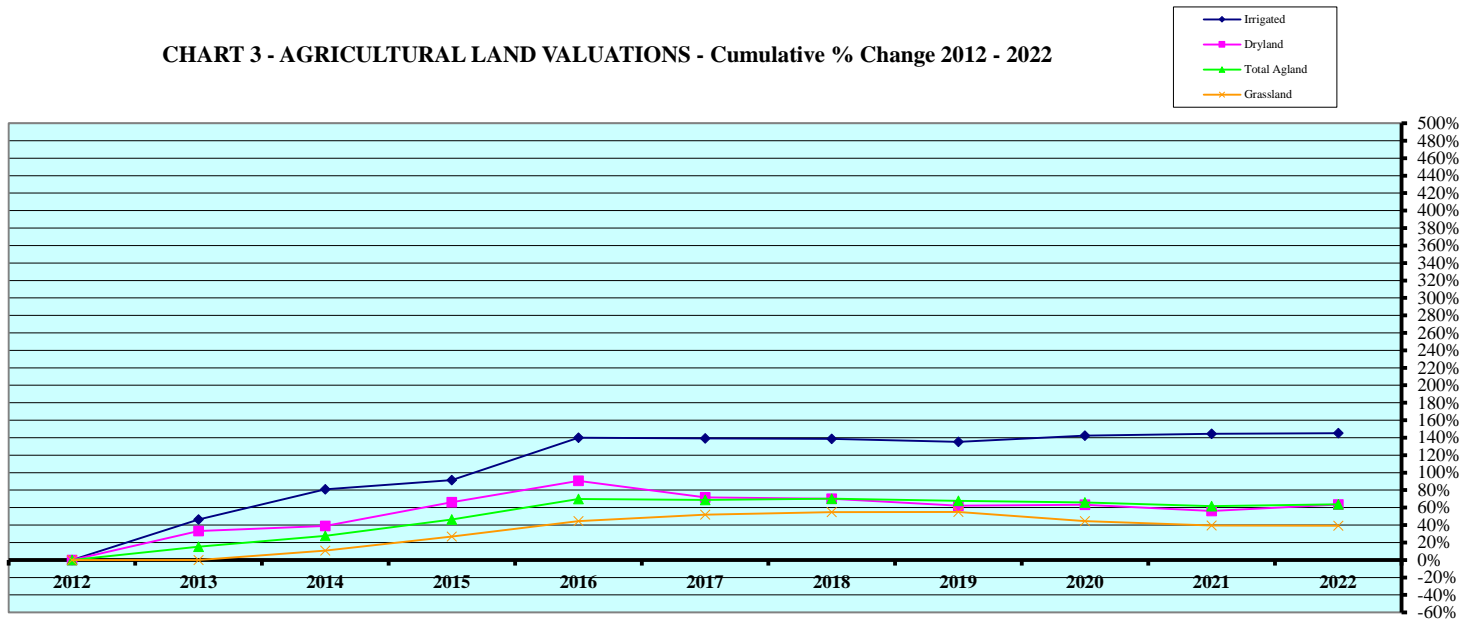
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 4  
County BANNER

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	17,396,226	-	-	-	36,281,845	-	-	-	76,807,665	-	-	-
2013	25,446,508	8,050,282	46.28%	46.28%	48,358,230	12,076,385	33.28%	33.28%	76,802,449	-5,216	-0.01%	-0.01%
2014	31,456,553	6,010,045	23.62%	80.82%	50,396,682	2,038,452	4.22%	38.90%	85,034,241	8,231,792	10.72%	10.71%
2015	33,314,960	1,858,407	5.91%	91.51%	60,327,110	9,930,428	19.70%	66.27%	97,510,024	12,475,783	14.67%	26.95%
2016	41,734,295	8,419,335	25.27%	139.90%	69,151,305	8,824,195	14.63%	90.59%	110,951,701	13,441,677	13.78%	44.45%
2017	41,619,279	-115,016	-0.28%	139.24%	62,278,931	-6,872,374	-9.94%	71.65%	116,601,826	5,650,125	5.09%	51.81%
2018	41,500,975	-118,304	-0.28%	138.56%	61,753,597	-525,334	-0.84%	70.21%	118,957,008	2,355,182	2.02%	54.88%
2019	40,915,029	-585,946	-1.41%	135.19%	58,840,363	-2,913,234	-4.72%	62.18%	119,051,016	94,008	0.08%	55.00%
2020	42,182,615	1,267,586	3.10%	142.48%	59,181,252	340,889	0.58%	63.12%	110,927,365	-8,123,651	-6.82%	44.42%
2021	42,524,035	341,420	0.81%	144.44%	56,653,023	-2,528,229	-4.27%	56.15%	107,069,366	-3,857,999	-3.48%	39.40%
2022	42,646,239	122,204	0.29%	145.15%	59,307,053	2,654,030	4.68%	63.46%	107,015,713	-53,653	-0.05%	39.33%

Rate Ann.%chg: Irrigated **9.38%** Dryland **5.04%** Grassland **3.37%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	225,869	-	-	-	615,324	-	-	-	131,326,929	-	-	-
2013	216,714	-9,155	-4.05%	-4.05%	605,040	-10,284	-1.67%	-1.67%	151,428,941	20,102,012	15.31%	15.31%
2014	232,520	15,806	7.29%	2.94%	614,827	9,787	1.62%	-0.08%	167,734,823	16,305,882	10.77%	27.72%
2015	260,936	28,416	12.22%	15.53%	673,934	59,107	9.61%	9.53%	192,086,964	24,352,141	14.52%	46.27%
2016	326,379	65,443	25.08%	44.50%	765,651	91,717	13.61%	24.43%	222,929,331	30,842,367	16.06%	69.75%
2017	323,005	-3,374	-1.03%	43.01%	766,058	407	0.05%	24.50%	221,589,099	-1,340,232	-0.60%	68.73%
2018	312,289	-10,716	-3.32%	38.26%	990,660	224,602	29.32%	61.00%	223,514,529	1,925,430	0.87%	70.20%
2019	312,076	-213	-0.07%	38.17%	990,399	-261	-0.03%	60.96%	220,108,883	-3,405,646	-1.52%	67.60%
2020	4,754,118	4,442,042	1423.38%	2004.81%	929,799	-60,600	-6.12%	51.11%	217,975,149	-2,133,734	-0.97%	65.98%
2021	4,754,377	259	0.01%	2004.93%	1,178,918	249,119	26.79%	91.59%	212,179,719	-5,795,430	-2.66%	61.57%
2022	4,753,645	-732	-0.02%	2004.60%	1,178,637	-281	-0.02%	91.55%	214,901,287	2,721,568	1.28%	63.64%

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County **BANNER**

Rate Ann.%chg: Total Agric Land **5.05%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	17,396,226	23,919	727			36,342,444	122,014	298			76,756,286	312,946	245		
2013	25,360,508	23,714	1,069	47.04%	47.04%	48,803,699	122,752	398	33.48%	33.48%	76,474,427	312,202	245	-0.13%	-0.13%
2014	31,241,720	23,984	1,303	21.80%	79.10%	50,533,297	124,414	406	2.16%	36.37%	84,985,890	309,047	275	12.26%	12.12%
2015	33,310,718	24,131	1,380	5.97%	89.80%	59,761,329	123,867	482	18.78%	61.98%	97,939,219	308,356	318	15.50%	29.50%
2016	41,734,295	24,068	1,734	25.62%	138.42%	69,151,307	123,502	560	16.05%	87.98%	110,952,307	306,788	362	13.87%	47.45%
2017	41,775,509	24,091	1,734	0.00%	138.43%	62,172,998	123,471	504	-10.07%	69.06%	116,605,684	306,887	380	5.06%	54.92%
2018	41,501,332	23,938	1,734	-0.02%	138.38%	61,545,491	124,140	496	-1.54%	66.45%	119,412,721	306,776	389	2.44%	58.70%
2019	40,778,853	23,478	1,737	0.18%	138.81%	58,942,300	124,912	472	-4.82%	58.42%	118,994,498	305,603	389	0.03%	58.75%
2020	42,283,772	23,669	1,786	2.85%	145.63%	58,954,669	124,379	474	0.45%	59.14%	111,093,918	292,847	379	-2.57%	54.67%
2021	42,150,428	23,678	1,780	-0.35%	144.76%	56,797,214	124,685	456	-3.90%	52.94%	107,019,853	292,535	366	-3.56%	49.16%
2022	42,646,239	23,942	1,781	0.06%	144.91%	59,305,445	124,449	477	4.61%	59.99%	107,016,680	292,529	366	0.00%	49.16%

Rate Annual %chg Average Value/Acre: 9.37%

4.81%

4.08%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	225,869	7,528	30			577,064	2,838	203			131,297,889	469,246	280		
2013	216,710	7,223	30	0.00%	0.00%	576,641	2,826	204	0.36%	0.36%	151,431,985	468,718	323	15.46%	15.46%
2014	231,066	7,701	30	0.00%	0.00%	587,063	2,895	203	-0.64%	-0.28%	167,579,036	468,041	358	10.82%	27.96%
2015	259,314	7,408	35	16.66%	16.67%	671,271	3,166	212	4.59%	4.29%	191,941,851	466,928	411	14.81%	46.91%
2016	326,262	8,157	40	14.27%	33.32%	765,404	3,684	208	-2.03%	2.18%	222,929,575	466,199	478	16.33%	70.90%
2017	323,806	8,095	40	0.00%	33.32%	766,358	3,690	208	-0.03%	2.16%	221,644,355	466,233	475	-0.58%	69.90%
2018	321,198	8,030	40	0.00%	33.32%	860,063	3,788	227	9.31%	11.67%	223,640,805	466,672	479	0.81%	71.27%
2019	312,077	7,802	40	0.00%	33.32%	990,399	4,131	240	5.59%	17.91%	220,018,127	465,927	472	-1.46%	68.77%
2020	4,754,284	20,941	227	467.58%	656.71%	929,799	3,968	234	-2.27%	15.24%	218,016,442	465,805	468	-0.88%	67.27%
2021	4,753,615	20,926	227	0.06%	657.15%	1,178,918	3,967	297	26.83%	46.15%	211,900,028	465,791	455	-2.80%	62.59%
2022	4,753,644	20,899	227	0.13%	658.14%	1,178,772	3,966	297	0.01%	46.17%	214,900,780	465,785	461	1.42%	64.89%

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Rate Annual %chg Average Value/Acre: 5.13%

(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  
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4





<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 2,025</b>	<b>Value : 276,783,355</b>	<b>Growth 63,153</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	27	47,586	0	0	49	1,120,077	76	1,167,663	
<b>02. Res Improve Land</b>	49	770,807	0	0	46	794,000	95	1,564,807	
<b>03. Res Improvements</b>	49	1,836,548	0	0	50	3,609,021	99	5,445,569	
<b>04. Res Total</b>	76	2,654,941	0	0	99	5,523,098	175	8,178,039	58,340
<b>% of Res Total</b>	43.43	32.46	0.00	0.00	56.57	67.54	8.64	2.95	92.38
<b>05. Com UnImp Land</b>	0	0	0	0	5	29,140	5	29,140	
<b>06. Com Improve Land</b>	1	19,124	0	0	3	32,835	4	51,959	
<b>07. Com Improvements</b>	1	98,249	0	0	4	41,866	5	140,115	
<b>08. Com Total</b>	1	117,373	0	0	9	103,841	10	221,214	0
<b>% of Com Total</b>	10.00	53.06	0.00	0.00	90.00	46.94	0.49	0.08	0.00
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	76	2,654,941	0	0	99	5,523,098	175	8,178,039	58,340
<b>% of Res &amp; Rec Total</b>	43.43	32.46	0.00	0.00	56.57	67.54	8.64	2.95	92.38
<b>Com &amp; Ind Total</b>	1	117,373	0	0	9	103,841	10	221,214	0
<b>% of Com &amp; Ind Total</b>	10.00	53.06	0.00	0.00	90.00	46.94	0.49	0.08	0.00
<b>17. Taxable Total</b>	77	2,772,314	0	0	108	5,626,939	185	8,399,253	58,340
<b>% of Taxable Total</b>	41.62	33.01	0.00	0.00	58.38	66.99	9.14	3.03	92.38

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	136	10,349,335	136	10,349,335	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	245	10,407,795	245	10,407,795	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	10	12	206	228

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,206	169,402,774	1,206	169,402,774
28. Ag-Improved Land	0	0	0	0	351	63,809,197	351	63,809,197
29. Ag Improvements	0	0	0	0	389	24,764,336	389	24,764,336

30. Ag Total				1,595	257,976,307
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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	13	13.05	188,400	13	13.05	188,400	
32. HomeSite Improv Land	210	235.84	3,839,676	210	235.84	3,839,676	
33. HomeSite Improvements	218	0.00	18,103,710	218	0.00	18,103,710	0
34. HomeSite Total				<b>231</b>	<b>248.89</b>	<b>22,131,786</b>	
35. FarmSite UnImp Land	83	142.12	70,442	83	142.12	70,442	
36. FarmSite Improv Land	317	956.49	565,538	317	956.49	565,538	
37. FarmSite Improvements	360	0.00	6,660,626	360	0.00	6,660,626	4,813
38. FarmSite Total				<b>443</b>	<b>1,098.61</b>	<b>7,296,606</b>	
39. Road & Ditches	974	3,393.85	0	974	3,393.85	0	
40. Other- Non Ag Use	102	167.43	50,222	102	167.43	50,222	
41. Total Section VI				<b>674</b>	<b>4,908.78</b>	<b>29,478,614</b>	<b>4,813</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	23	4,270.27	1,404,961	23	4,270.27	1,404,961

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	1,036.06	4.33%	2,072,110	4.86%	1,999.99
46. 1A	7,350.59	30.70%	14,701,136	34.47%	1,999.99
47. 2A1	414.11	1.73%	786,800	1.84%	1,899.98
48. 2A	7,179.84	29.99%	12,923,610	30.30%	1,799.99
49. 3A1	273.04	1.14%	491,472	1.15%	1,800.00
50. 3A	264.40	1.10%	475,920	1.12%	1,800.00
51. 4A1	5,559.44	23.22%	8,894,954	20.86%	1,599.97
52. 4A	1,864.81	7.79%	2,300,685	5.39%	1,233.74
<b>53. Total</b>	<b>23,942.29</b>	<b>100.00%</b>	<b>42,646,687</b>	<b>100.00%</b>	<b>1,781.23</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	24,806.88	19.93%	12,647,411	20.89%	509.83
56. 2D1	7,298.34	5.86%	3,722,009	6.15%	509.98
57. 2D	59,063.07	47.46%	28,637,041	47.30%	484.86
58. 3D1	14,388.30	11.56%	6,975,180	11.52%	484.78
59. 3D	60.33	0.05%	29,260	0.05%	485.00
60. 4D1	13,678.40	10.99%	6,288,388	10.39%	459.73
61. 4D	5,159.38	4.15%	2,243,123	3.71%	434.77
<b>62. Total</b>	<b>124,454.70</b>	<b>100.00%</b>	<b>60,542,412</b>	<b>100.00%</b>	<b>486.46</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	428.30	0.15%	207,730	0.17%	485.01
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,342.46	0.46%	615,838	0.52%	458.74
67. 3G1	2,235.93	0.76%	983,884	0.83%	440.03
68. 3G	11,244.52	3.84%	4,903,553	4.11%	436.08
69. 4G1	87,400.46	29.88%	37,626,009	31.56%	430.50
70. 4G	189,829.56	64.90%	74,880,399	62.81%	394.46
<b>71. Total</b>	<b>292,481.23</b>	<b>100.00%</b>	<b>119,217,413</b>	<b>100.00%</b>	<b>407.61</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>23,942.29</b>	<b>5.14%</b>	<b>42,646,687</b>	<b>18.66%</b>	<b>1,781.23</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>124,454.70</b>	<b>26.72%</b>	<b>60,542,412</b>	<b>26.50%</b>	<b>486.46</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>292,481.23</b>	<b>62.79%</b>	<b>119,217,413</b>	<b>52.17%</b>	<b>407.61</b>
72. Waste	20,934.99	4.49%	4,912,603	2.15%	234.66
73. Other	3,964.96	0.85%	1,178,578	0.52%	297.25
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>465,778.17</b>	<b>100.00%</b>	<b>228,497,693</b>	<b>100.00%</b>	<b>490.57</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	23,942.29	42,646,687	23,942.29	42,646,687
<b>77. Dry Land</b>	0.00	0	0.00	0	124,454.70	60,542,412	124,454.70	60,542,412
<b>78. Grass</b>	0.00	0	0.00	0	292,481.23	119,217,413	292,481.23	119,217,413
<b>79. Waste</b>	0.00	0	0.00	0	20,934.99	4,912,603	20,934.99	4,912,603
<b>80. Other</b>	0.00	0	0.00	0	3,964.96	1,178,578	3,964.96	1,178,578
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>465,778.17</b>	<b>228,497,693</b>	<b>465,778.17</b>	<b>228,497,693</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	23,942.29	5.14%	42,646,687	18.66%	1,781.23
<b>Dry Land</b>	124,454.70	26.72%	60,542,412	26.50%	486.46
<b>Grass</b>	292,481.23	62.79%	119,217,413	52.17%	407.61
<b>Waste</b>	20,934.99	4.49%	4,912,603	2.15%	234.66
<b>Other</b>	3,964.96	0.85%	1,178,578	0.52%	297.25
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>465,778.17</b>	<b>100.00%</b>	<b>228,497,693</b>	<b>100.00%</b>	<b>490.57</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Harrisburg	27	47,586	48	752,054	48	1,811,149	75	2,610,789	0
83.2 Rural	12	236,915	9	167,753	10	1,010,422	22	1,415,090	58,340
83.3 Rural Residential	37	883,162	38	645,000	41	2,623,998	78	4,152,160	0
84 Residential Total	76	1,167,663	95	1,564,807	99	5,445,569	175	8,178,039	58,340



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	2,000	3	46,219	4	135,514	6	183,733	0
85.2 Rural	3	27,140	1	5,740	1	4,601	4	37,481	0
86 Commercial Total	5	29,140	4	51,959	5	140,115	10	221,214	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	428.30	0.17%	207,730	0.20%	485.01
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,286.36	0.50%	591,718	0.57%	459.99
91. 3G1	2,217.36	0.86%	975,625	0.93%	439.99
92. 3G	8,798.63	3.41%	3,827,372	3.66%	435.00
93. 4G1	73,754.30	28.56%	31,699,788	30.33%	429.80
94. 4G	171,791.10	66.51%	67,214,032	64.31%	391.25
95. Total	258,276.05	100.00%	104,516,265	100.00%	404.67
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	56.10	0.16%	24,120	0.16%	429.95
100. 3C1	18.57	0.05%	8,259	0.06%	444.75
101. 3C	2,445.89	7.15%	1,076,181	7.32%	440.00
102. 4C1	13,646.16	39.90%	5,926,221	40.31%	434.28
103. 4C	18,038.46	52.74%	7,666,367	52.15%	425.00
104. Total	34,205.18	100.00%	14,701,148	100.00%	429.79
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	258,276.05	88.31%	104,516,265	87.67%	404.67
CRP Total	34,205.18	11.69%	14,701,148	12.33%	429.79
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	292,481.23	100.00%	119,217,413	100.00%	407.61

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

**04 Banner**

	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	8,114,607	8,178,039	63,432	0.78%	58,340	0.06%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	22,126,209	22,131,786	5,577	0.03%	0	0.03%
<b>04. Total Residential (sum lines 1-3)</b>	<b>30,240,816</b>	<b>30,309,825</b>	<b>69,009</b>	<b>0.23%</b>	<b>58,340</b>	<b>0.04%</b>
05. Commercial	221,214	221,214	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>221,214</b>	<b>221,214</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>
08. Ag-Farmsite Land, Outbuildings	7,190,865	7,296,606	105,741	1.47%	4,813	1.40%
09. Minerals	6,732,456	10,407,795	3,675,339	54.59	0	54.59%
10. Non Ag Use Land	50,222	50,222	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>13,973,543</b>	<b>17,754,623</b>	<b>3,781,080</b>	<b>27.06%</b>	<b>4,813</b>	<b>27.02%</b>
12. Irrigated	42,646,239	42,646,687	448	0.00%		
13. Dryland	59,307,053	60,542,412	1,235,359	2.08%		
14. Grassland	107,015,713	119,217,413	12,201,700	11.40%		
15. Wasteland	4,753,645	4,912,603	158,958	3.34%		
16. Other Agland	1,178,637	1,178,578	-59	-0.01%		
<b>17. Total Agricultural Land</b>	<b>214,901,287</b>	<b>228,497,693</b>	<b>13,596,406</b>	<b>6.33%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>259,336,860</b>	<b>276,783,355</b>	<b>17,446,495</b>	<b>6.73%</b>	<b>63,153</b>	<b>6.70%</b>

## 2023 Assessment Survey for Banner County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	None
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	None
<b>4.</b>	<b>Other part-time employees:</b>
	(see below)
<b>5.</b>	<b>Number of shared employees:</b>
	Two--part time.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$72,350
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$69,850
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None taken from the Assessor's total budget. Pritchard & Abbott comes out of Miscellaneous General Fund.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	None
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,230
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$13,189.97

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	No.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes.
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. The web address is <a href="https://banner.gWorks.com">https://banner.gWorks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks and the county assessor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

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

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

#### D. Contracted Services

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

#### E. Appraisal /Listing Services

1.	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Pritchard & Abbott for oil, gas and minerals.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Pritchard & Abbott is a certified appraisal firm for oil and gas.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Only for oil, gas and minerals.

## 2023 Residential Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The county assessor and staff member.										
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.	AG OB	Agricultural outbuildings.	AG DW	Agricultural dwellings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
10	Harrisburg--all residential parcels within the Village of Harrisburg.										
80	Rural--all remaining residential parcels within Banner County.										
AG OB	Agricultural outbuildings.										
AG DW	Agricultural dwellings.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>										
	The cost approach.										
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>										
	The County uses the tables provided by the CAMA vendor.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>										
	No.										
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>										
	Lots are valued in Harrisburg the same as a one acre rural site, due to the fact that there are no public utilities in the village. Each improved parcel has their own well and septic. For the additional lots that have no well and septic, these are classified as small lots @ \$175 per lot and large lots @ \$225 per lot.										
<b>7.</b>	<b>How are rural residential site values developed?</b>										
	The home site was established at \$18,000, the second acre is valued at \$1,000 and additional acres are valued at \$2,500 per acre.										
<b>8.</b>	<b>Are there form 191 applications on file?</b>										
	No										
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>										
	At present, there are no vacant lots being held for sale or resale within Banner County.										

<b>10.</b>	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	10	2017	2017	2020	2019
	80	2017	2017	2020	2019
	AG OB	2017	2017	2020	2019
	AG DW	2017	2017	2020	2019

The assessor physically inspects all properties within a designated Range each year (according to the three-year plan).



## 2023 Commercial Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	The county assessor.													
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>All commercial parcels in Banner County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	All commercial parcels in Banner County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
10	All commercial parcels in Banner County.													
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	The cost approach.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	There are currently no unique commercial properties in Banner County.													
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>													
	The Assessor relies upon the tables provided by the CAMA vendor (for the bank and cafe).													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>													
	No.													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	Since there are only eight commercial parcels in the County, commercial lots carry a "site" value (which includes the cafe). The bank has an \$18,000 first lot value and a \$175 small lot value.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2017	2017	2020	2019
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
10	2017	2017	2020	2019										

## 2023 Agricultural Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	The county assessor and her staff member.						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 60%;"><u>Description of unique characteristics</u></th> <th style="width: 25%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Banner County has not identified market activity that would demand the development of unique agricultural market areas.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Banner County has not identified market activity that would demand the development of unique agricultural market areas.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
	Banner County has not identified market activity that would demand the development of unique agricultural market areas.	2018					
	Land use is confirmed by gWorks aerials--incorporating the land use layer, and questionnaires sent to taxpayers.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	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.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	A small parcel of land (less than 40 acres) 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.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Stanard Appraisal contracted with Banner County to review and value commercial feedlots within the county. The county board reversed the values established and these are now at \$1,000 per acre.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	There are currently no parcels enrolled in the Wetland Reserve Program.						
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>						
	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.						
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>						
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>						
	N/A						

<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	There are no non-agricultural influences in Banner County.
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# 2022 Plan of Assessment for Banner County, Nebraska Assessment Years 2023, 2024, and 2025

Date: June 15, 2022

## 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 (herein after referred to as the “plan”) which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 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 (Reissue 2003)

Assessment levels required for real property for 2022 are as follows:

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- (2) 75% of actual value for agricultural land and horticultural land (as amended by LB 968); and
- (3) 75% of special value for agricultural 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.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

## General Description of Real Property in Banner County

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

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	174	8.52%	8,133,675	3.12%
Commercial	10	0.49%	221,214	0.08%
Recreational				
Agricultural	1,577	77.19%	244,268,696	93.70%
Mineral Interest- Producing	150	7.34%	6,729,666	2.58%
Mineral Interest- Non-Producing	109	5.34%	58,460	0.02%
Game & Parks	23	1.13%	1,281,385	.49%
Total	2,043	100.00%	260,693,096	100.00%

Agricultural land - taxable acres

The county is predominately agricultural consisting of the following sub classes:

	Acres	Value
Irrigation	23,942.01	42,646,239
Dry crop	124,449.20	59,305,445
Grass & CRP	292,528.68	107,016,680
Waste	20,898.90	4,753,644
Other (feedlot & shelterbelt)	3,966.24	1,178,772

Total of 465,785.03 acres with a value of \$214,900,780

New property: For assessment year 2022, 5 improvement information statements were filed for new property construction within the county. During regular building reviews and owners verbally reporting, several yard sheds and some improvements to existing buildings were discovered and added to the appropriate parcels. Total growth for improvements in 2022 is \$94,883.

For more information see 2022 Reports & Opinions, Abstract and Assessor Survey

## Current Resources

### A. Staff/Budget/Training

Presently have 1 employee that works approximately 25% of the time in the Assessor's office and the remainder in the Clerk's office.

The 2021-22 budget for the assessor's office was \$63,381 plus \$6,600 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal).

Training – Completed the required IAAO 300 class in August 2019, required continuing education hours have been met for the current term.

### 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 ownership on aerial photos is updated as deeds are filed

### C Property Record Cards – new cards were prepared for the 2017 year.

For strictly ag land parcels, the land valuation sheets are printed on the MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number. This number is also noted on the MIPS improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches have been updated in the MIPS CAMA

### D We received a grant for an ESRI software and instructions in August of 2005. The GIS program now contains the ownership, soil conversion, and land use. We have networked the GIS program with the MIPS real estate administrative program. Our office will be working with the road department to prepare a layer showing roads locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

### E 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 filed 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 form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

### B Data Collection

One sixth of the improvements were physically reviewed for 2022. Photos were taken for all improvements

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

### C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

### D Approaches to Value

- 1 Market approach; sales comparison – Used for ag land sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the ag land sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2017 available in conjunction with the MIPS CAMA program were used for 2022. Depreciation was figured on the qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on ag land, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
  - 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each year’s sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County regardless if the value changed or not. With the 2022 COV notices we did not include a printout of the land valuation groups and acres, value, etc. The response that we received from landowners did not warrant the extra cost for postage.

**Level of Value, Quality and Uniformity for assessment year 2021:**

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	Insufficient sales		
Agricultural Land	71%	13.74	104.70

\*COD means coefficient of dispersion and PRD means price related differential  
 For more information regarding statistical measures see 2022 Reports & Opinions



### **Assessment Actions Planned for Assessment Year 2023**

Residential – The improvements in Range 53 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards will be updated.

Commercial – Commercial property in Range 53 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Ag land – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

### **Assessment Actions Planned for Assessment Year 2024**

Residential – The improvements in Range 58 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards will be updated.

Commercial - Commercial properties in Range 58 will be reviewed at the same time as the rural residential and farm outbuildings.

Agricultural Land – We are using the GIS program to check land use and acreages.

Special Value – Ag land - no special value anticipated. Land use will continue to be checked by using GIS and FSA maps for questionable acreages.

### **Assessment Actions Planned for Assessment Year 2025**

Residential – The improvements in Range 57 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards will be updated.

Commercial – Commercial property in Range 57 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Ag land – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

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 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 167 schedules with a value of \$12,791,934; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer 5 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 26 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 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 valuation
- 13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC
- 14 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

The 2022-2023 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature \_\_\_\_\_ Date: \_\_\_\_\_