

NEBRASKA

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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BANNER COUNTY

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

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

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Kacy Krakow, Banner County Assessor

Property Assessment Division
Sarah Scott, Administrator
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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

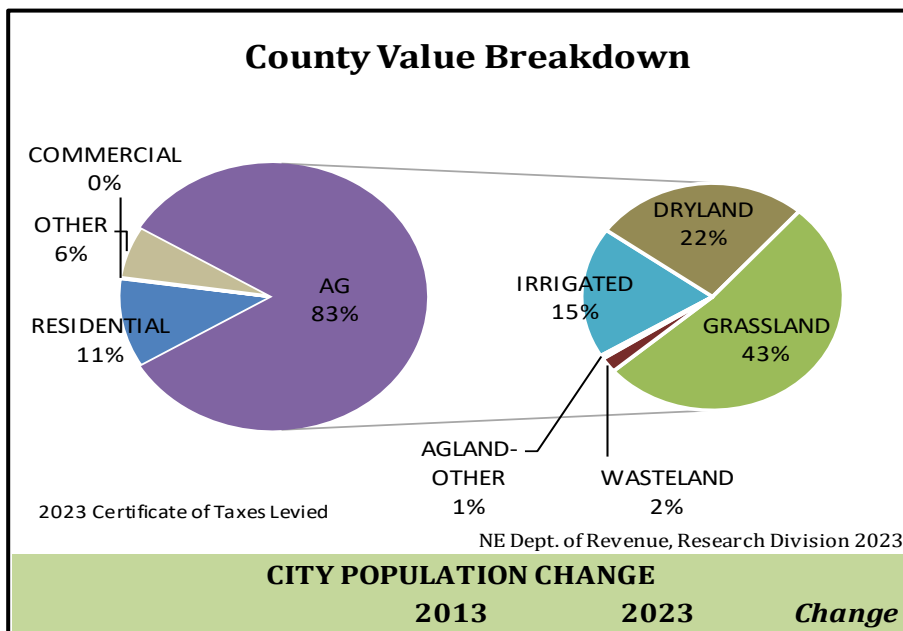
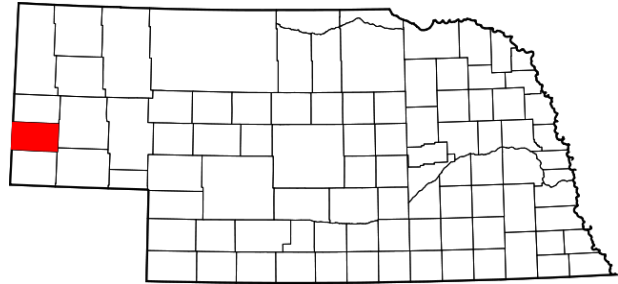
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 746 square miles, Banner County has 660 residents, per the Census Bureau Quick Facts for 2024, reflecting a 2% population decrease over the 2023 US Census. Reports indicate that 70% of county residents are homeowners and 97% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$91,175 (2023 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 42 people, a 24% increase.

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).

2024 Residential Correlation for Banner County

Assessment Actions

Actions taken to address the residential property class for 2024 included the review of all improvements in Townships 53 and 54W. Improvements in the Village of Harrisburg were increased by 30% and Rural residential improvements were increased by 10%. Rural residential acres were also adjusted: the home site acre remained at \$18,000; acres 2-6 were valued at \$2,500 per acre; acres 7-10 were lowered to \$1800 and the remaining acres were valued at \$650 per acre. Appraisal maintenance was also completed based on reviewing properties where the taxpayer requested a 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.

A review of the sales verification and qualification process reveals that the county assessor sends letters with accompanying sales questionnaires to parties involved with the sale. The response rate is below average. A telephone follow-up is utilized for non-respondents. Sale usability is naturally high for the residential property class, since there is such a limited residential market in Banner County, and the new county assessor wants to use all available sales.

The date of the last residential lot and rural site study is 2020. The process used for all residential home sites is the same for both the village of Harrisburg and rural residential. The first acre (rural) or portion of an acre (within the village) that has a dwelling and the accompanying well and septic system have a value of \$18,000 for the first acre. Within the village of Harrisburg, lots with neither well nor septic have two values: those designated Lot 1 are valued at \$175 per acre (or portion thereof) and the Lot 2 designation is valued at \$225 per acre (or portion thereof). The cost index has been updated to 2023, but new CAMA depreciation has not been implemented yet.

Residential property in Banner County is defined by two valuation groups. All residential property within the village of Harrisburg is within Valuation Group 10, and all residential property outside of the village fall Valuation Group 80. The groups are based solely on location, but accurately describe the residential market within the county.

The county is still within compliance for the statutorily required six-year inspection and review requirement. This year, Ranges 53W, and 54W were reviewed. The county assessor will complete Ranges 55W, 56W, 57W and 58W for the next assessment year.

No written valuation methodology has been submitted to date by the new county assessor but is planning to complete a written methodology this year.

2024 Residential Correlation for Banner County

Description of Analysis

Residential property in Banner County is allocated into two valuation groups that are defined by assessor location.

Valuation Group	Description
10	Village of Harrisburg residential
80	All rural residential property

Seven sales were deemed qualified by the county assessor for the current sales study period.

The overall median is 75%, and both the mean and weighted mean are at 70%. The COD is 14% and the PRD is 100%. Further analysis of the seven sales reveals that none are within statutory range and the lowest assessment to sale price ratio is 39% and the highest is 85%. While the sample size is small, it represents approximately 7% of the population as there are only 103 improved residential parcels in Banner County.

A review of History Chart 2 indicates that the last significant change to residential valuation occurred in 2020 due to an increase in lot and first acre site values, while the residential market has seen dramatic increases in counties of all population sizes across the state. In order to bring the residential property class within acceptable range, a non-binding recommendation is made to increase land and improvements by 28%.

The 28% adjustment to both land and improvements would bring the overall median to 96%, the mean to 89% and the weighted mean to 90%. The COD would remain unaffected at 14% and the PRD would also remain at 100%. Likewise, both valuation groups would have medians within acceptable range. A what-if statistical profile can be found in the appendix of this report.

Examination of the value comparison in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicates overall residential values that reflect the assessment actions performed by the county assessor and are comparable to the percent change excluding growth of the residential population base.

Equalization and Quality of Assessment

The valuation practices of the county assessor have not produced statutorily acceptable valuations and therefore do not meet generally accepted mass appraisal techniques. An increase to residential property values overall is necessary to result in an equalized level of value.

2024 Residential Correlation for Banner County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Banner County is 75%. The non-binding recommendation of the Property Tax Administrator is that to achieve the statutorily required level of value in Banner County, an increase to both land and improvements of 28% should be made. With the increase to the overall residential class, the median level of value would be 96%.

RESIDENTIAL IMPROVED				Type : Qualified				
Number of Sales :	7	Median :	96	COV :	22.65			
Total Sales Price :	916,400	Wgt. Mean :	90	STD :	20.26			
Total Adj. Sales Price :	996,400	Mean :	89	Avg.Abs.Dev :	13.36			
Total Assessed Value :	892,223							
Avg. Adj. Sales Price :	142,343	COD :	13.88	MAX Sales Ratio :	108.58			
Avg. Assessed Value :	127,460	PRD :	99.91	MIN Sales Ratio :	49.96			
<u>DATE OF SALE *</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
<u> Qtrrs </u>								
10/01/2021 To 12/31/2021	1	96.67	96.67	96.67		100.00	96.67	96.67
01/01/2022 To 03/31/2022								
04/01/2022 To 06/30/2022	1	96.23	96.23	96.23		100.00	96.23	96.23
07/01/2022 To 09/30/2022								
10/01/2022 To 12/31/2022								
01/01/2023 To 03/31/2023	1	106.48	106.48	106.48		100.00	106.48	106.48
04/01/2023 To 06/30/2023	3	90.98	92.29	86.71	11.46	106.44	77.30	108.58
07/01/2023 To 09/30/2023	1	49.96	49.96	49.96		100.00	49.96	49.96
<u> Study Yrs </u>								
10/01/2021 To 09/30/2022	2	96.45	96.45	96.32	00.23	100.13	96.23	96.67
10/01/2022 To 09/30/2023	5	90.98	86.66	85.24	19.30	101.67	49.96	108.58
<u> Calendar Yrs </u>								
01/01/2022 To 12/31/2022	1	96.23	96.23	96.23		100.00	96.23	96.23
<u>VALUATION GROUP</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
10	4	93.83	86.55	85.69	17.14	101.00	49.96	108.58
80	3	96.23	93.34	91.52	10.11	101.99	77.30	106.48

2024 Commercial Correlation for Banner County

Assessment Actions

The assessment actions taken to address the commercial property class were appraisal maintenance and the review of commercial lot values, lot values were not changed.

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 verification and qualification process utilized by the county assessor is the same for all three property classes. However, it should be noted that the abstract indicates only ten records that are classified as commercial, with only five commercial improvements. The date of the last sale of commercial property in Banner County was 2013, and there are only two functioning commercial businesses. With so few changes, there is only one commercial valuation group that is defined for Banner County.

The commercial lot study was conducted in 2020 and subsequently included the physical review of the aforementioned two active commercial enterprises. The Banner County Bank that is located in the village of Harrisburg has a primary first acre and two additional lot values that are the same as those of other village parcels. Likewise, the other commercial property (the restaurant) has the same first home site acre value, with an additional acre valued as an abandoned home site. The cost index and depreciation table used are dated 2017.

The last complete commercial review was undertaken in 2019 and the review of commercial property east of Highway 71 was completed for this assessment year. The commercial property west of Highway 71 will be reviewed for 2025.

Description of Analysis

There were no commercial sales occurring during the three-year timeframe of the sales study.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reveals no significant value changes to commercial property. Examination of Chart 2 in the History Value charts section of the Appendix shows a one percent change to commercial property for the 10 years shown, thus emphasizing the lack of any commercial market activity within the county.

2024 Commercial Correlation for Banner County

Equalization and Quality of Assessment

There were no commercial sales were available for measurement purposes, thus 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.

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.

2024 Agricultural Correlation for Banner County

Assessment Actions

The county assessor addressed the agricultural land class by increasing dryland by 4% to 7% depending on land capability group (LCG). The county assessor increased grassland values by 1% to 7% depending on LCG and land enrolled in the Conservation Reserve Program was increased 7% to 10%, also by LCG.

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.

Agricultural land sale usability is significantly higher than the statewide average because the county assessor does not receive more than a 20% return of the sales verification questionnaires and deems all sales as arm's-length unless proven otherwise. The main problem with the lack of verification information, is that it can include sales that exhibit extreme outlying ratios.

Agricultural parcels were last reviewed in 2019, and the cost index and depreciation table are dated 2023.

Land use was last completed in calendar year 2018 and is due for review and completion in calendar year 2024. Review of agricultural market activity within Banner County has not demonstrated the necessity of more than one agricultural market area. There is also no non-agricultural influence exhibited in the county. Therefore, there are no applications on file for special value consideration.

Only about half of land enrolled in the Crop Reserve Program (CRP) have been identified, and the county assessor is working to identify additional acres.

Intensive use has been identified in Banner County and feedlot lot acres are currently valued at \$1,000 per acre.

Description of Analysis

The statistical profile for agricultural land reveals 30 qualified sales. Two of the three measures of central tendency are within acceptable range. The COD is at 18% and supports the median.

Reviewing the 80% Majority Land Use (MLU) by market area, indicates 9 dryland sales and 14 grassland sales. Both medians are within acceptable range at 72% and 73% respectively.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions.

2024 Agricultural Correlation for Banner County

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	9	71.71	73.47	72.43	12.19	101.44
1	9	71.71	73.47	72.43	12.19	101.44
_____ Grass _____						
County	14	73.12	74.54	64.09	15.97	116.31
1	14	73.12	74.54	64.09	15.97	116.31
_____ ALL _____	30	69.99	69.55	48.62	18.15	143.05

Level of Value

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

2024 Opinions of the Property Tax Administrator for Banner County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	75	Does not meet generally accepted mass appraisal techniques.	Adjustment of 28% all residential
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Banner County

Residential Real Property - Current

Number of Sales	7	Median	75.18
Total Sales Price	\$996,400	Mean	69.89
Total Adj. Sales Price	\$996,400	Wgt. Mean	69.96
Total Assessed Value	\$697,049	Average Assessed Value of the Base	\$51,305
Avg. Adj. Sales Price	\$142,343	Avg. Assessed Value	\$99,578

Confidence Interval - Current

95% Median C.I	39.03 to 84.83
95% Wgt. Mean C.I	52.00 to 87.91
95% Mean C.I	55.25 to 84.53
% of Value of the Class of all Real Property Value in the County	3.18
% of Records Sold in the Study Period	3.91
% of Value Sold in the Study Period	7.59

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	3	100	82.66
2022	3	100	87.54
2021	6	100	110.80
2020	8	100	103.70

2024 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	\$22,076
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
2023	0	100	00.00
2022	0	100	00.00
2021	0	100	00.00
2020	0	100	00.00

04 Banner
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 7
 Total Sales Price : 996,400
 Total Adj. Sales Price : 996,400
 Total Assessed Value : 697,049
 Avg. Adj. Sales Price : 142,343
 Avg. Assessed Value : 99,578

MEDIAN : 75
 WGT. MEAN : 70
 MEAN : 70
 COD : 13.87
 PRD : 99.90

COV : 22.65
 STD : 15.83
 Avg. Abs. Dev : 10.43
 MAX Sales Ratio : 84.83
 MIN Sales Ratio : 39.03

95% Median C.I. : 39.03 to 84.83
 95% Wgt. Mean C.I. : 52.00 to 87.91
 95% Mean C.I. : 55.25 to 84.53

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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-21 To 31-DEC-21	1	75.52	75.52	75.52	00.00	100.00	75.52	75.52	N/A	80,000	60,419	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22	1	75.18	75.18	75.18	00.00	100.00	75.18	75.18	N/A	307,000	230,800	
01-JUL-22 To 30-SEP-22												
01-OCT-22 To 31-DEC-22												
01-JAN-23 To 31-MAR-23	1	83.19	83.19	83.19	00.00	100.00	83.19	83.19	N/A	122,000	101,488	
01-APR-23 To 30-JUN-23	3	71.08	72.10	67.74	11.47	106.44	60.39	84.83	N/A	132,467	89,739	
01-JUL-23 To 30-SEP-23	1	39.03	39.03	39.03	00.00	100.00	39.03	39.03	N/A	90,000	35,125	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	2	75.35	75.35	75.25	00.23	100.13	75.18	75.52	N/A	193,500	145,610	
01-OCT-22 To 30-SEP-23	5	71.08	67.70	66.60	19.30	101.65	39.03	84.83	N/A	121,880	81,166	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	1	75.18	75.18	75.18	00.00	100.00	75.18	75.18	N/A	307,000	230,800	
<u>ALL</u>	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	4	73.30	67.62	66.94	17.14	101.02	39.03	84.83	N/A	84,350	56,466	
80	3	75.18	72.92	71.50	10.11	101.99	60.39	83.19	N/A	219,667	157,062	
<u>ALL</u>	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578	
06												
07												
<u>ALL</u>	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578	

**04 Banner
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 7	MEDIAN : 75	COV : 22.65	95% Median C.I. : 39.03 to 84.83
Total Sales Price : 996,400	WGT. MEAN : 70	STD : 15.83	95% Wgt. Mean C.I. : 52.00 to 87.91
Total Adj. Sales Price : 996,400	MEAN : 70	Avg. Abs. Dev : 10.43	95% Mean C.I. : 55.25 to 84.53
Total Assessed Value : 697,049			
Avg. Adj. Sales Price : 142,343	COD : 13.87	MAX Sales Ratio : 84.83	
Avg. Assessed Value : 99,578	PRD : 99.90	MIN Sales Ratio : 39.03	

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___Ranges Excl. Low \$___											
Greater Than 4,999	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578
Greater Than 14,999	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578
Greater Than 29,999	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	4	73.30	67.62	66.94	17.14	101.02	39.03	84.83	N/A	84,350	56,466
100,000 TO 149,999	1	83.19	83.19	83.19	00.00	100.00	83.19	83.19	N/A	122,000	101,488
150,000 TO 249,999	1	60.39	60.39	60.39	00.00	100.00	60.39	60.39	N/A	230,000	138,899
250,000 TO 499,999	1	75.18	75.18	75.18	00.00	100.00	75.18	75.18	N/A	307,000	230,800
500,000 TO 999,999											
1,000,000 +											
___ALL___	7	75.18	69.89	69.96	13.87	99.90	39.03	84.83	39.03 to 84.83	142,343	99,578

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	96	COV :	22.65	95% Median C.I. :	49.96 to 108.58
Total Sales Price :	916,400	Wgt. Mean :	90	STD :	20.26	95% Wgt. Mean C.I. :	74.56 to 104.53
Total Adj. Sales Price :	996,400	Mean :	89	Avg. Abs. Dev :	13.36	95% Mean C.I. :	70.72 to 108.20
Total Assessed Value :	892,223						
Avg. Adj. Sales Price :	142,343	COD :	13.88	MAX Sales Ratio :	108.58		
Avg. Assessed Value :	127,460	PRD :	99.91	MIN Sales Ratio :	49.96		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	1	96.67	96.67	96.67		100.00	96.67	96.67	N/A	80,000	77,336
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	96.23	96.23	96.23		100.00	96.23	96.23	N/A	307,000	295,424
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	106.48	106.48	106.48		100.00	106.48	106.48	N/A	122,000	129,905
04/01/2023 To 06/30/2023	3	90.98	92.29	86.71	11.46	106.44	77.30	108.58	N/A	132,467	114,866
07/01/2023 To 09/30/2023	1	49.96	49.96	49.96		100.00	49.96	49.96	N/A	90,000	44,960
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	2	96.45	96.45	96.32	00.23	100.13	96.23	96.67	N/A	193,500	186,380
10/01/2022 To 09/30/2023	5	90.98	86.66	85.24	19.30	101.67	49.96	108.58	N/A	121,880	103,893
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	1	96.23	96.23	96.23		100.00	96.23	96.23	N/A	307,000	295,424

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	4	93.83	86.55	85.69	17.14	101.00	49.96	108.58	N/A	84,350	72,276
80	3	96.23	93.34	91.52	10.11	101.99	77.30	106.48	N/A	219,667	201,040

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	96	COV :	22.65	95% Median C.I. :	49.96 to 108.58
Total Sales Price :	916,400	Wgt. Mean :	90	STD :	20.26	95% Wgt. Mean C.I. :	74.56 to 104.53
Total Adj. Sales Price :	996,400	Mean :	89	Avg. Abs. Dev :	13.36	95% Mean C.I. :	70.72 to 108.20
Total Assessed Value :	892,223						
Avg. Adj. Sales Price :	142,343	COD :	13.88	MAX Sales Ratio :	108.58		
Avg. Assessed Value :	127,460	PRD :	99.91	MIN Sales Ratio :	49.96		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	7	96.23	89.46	89.54	13.88	99.91	49.96	108.58	49.96 to 108.58	142,343	127,460
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	7	96.23	89.46	89.54	13.88	99.91	49.96	108.58	49.96 to 108.58	142,343	127,460
Greater Than 15,000	7	96.23	89.46	89.54	13.88	99.91	49.96	108.58	49.96 to 108.58	142,343	127,460
Greater Than 30,000	7	96.23	89.46	89.54	13.88	99.91	49.96	108.58	49.96 to 108.58	142,343	127,460
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	4	93.83	86.55	85.69	17.14	101.00	49.96	108.58	N/A	84,350	72,276
100,000 TO 149,999	1	106.48	106.48	106.48		100.00	106.48	106.48	N/A	122,000	129,905
150,000 TO 249,999	1	77.30	77.30	77.30		100.00	77.30	77.30	N/A	230,000	177,791
250,000 TO 499,999	1	96.23	96.23	96.23		100.00	96.23	96.23	N/A	307,000	295,424
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	28%

What IF

04 Banner
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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

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

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

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

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-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											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21											
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23											
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21											
01-JAN-22 To 31-DEC-22											
<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 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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

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

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

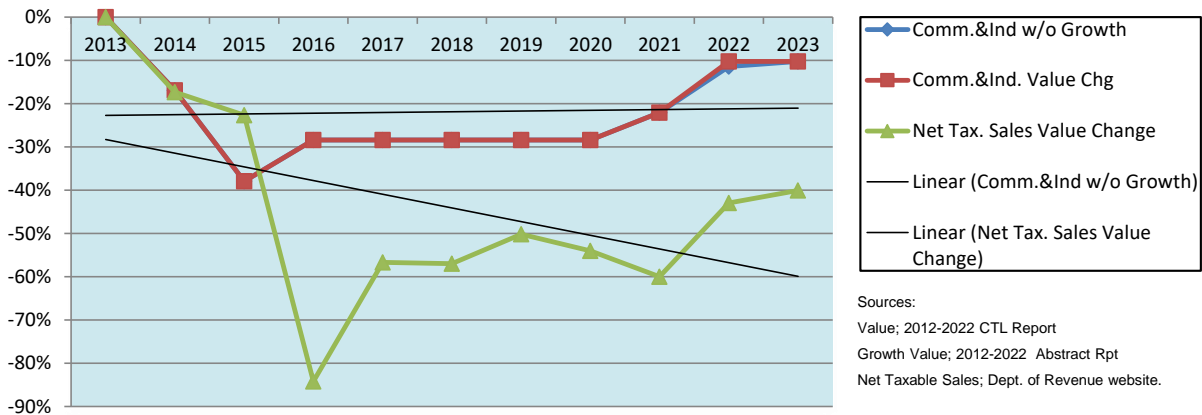
95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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SALE PRICE *

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

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
2012	\$ 246,399	\$ 90,917	36.90%	\$ 155,482		\$ 320,865	
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%
2023	\$ 221,214	\$ -	0.00%	\$ 221,214	0.00%	\$ 246,404	28.14%
Ann %chg	0.78%			Average	-0.40%	-0.74%	12.83%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-16.93%	-16.93%	-17.32%
2014	-37.94%	-37.94%	-22.65%
2015	-28.41%	-28.41%	-84.22%
2016	-28.41%	-28.41%	-56.72%
2017	-28.41%	-28.41%	-56.99%
2018	-28.42%	-28.42%	-50.20%
2019	-28.42%	-28.42%	-54.04%
2020	-22.07%	-22.07%	-59.98%
2021	-11.43%	-10.22%	-42.95%
2022	-10.22%	-10.22%	-40.07%
2023	-10.22%	-10.22%	-23.21%

County Number	4
County Name	Banner

04 Banner
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 30
 Total Sales Price : 22,394,601
 Total Adj. Sales Price : 22,394,601
 Total Assessed Value : 10,887,587
 Avg. Adj. Sales Price : 746,487
 Avg. Assessed Value : 362,920

MEDIAN : 70
 WGT. MEAN : 49
 MEAN : 70
 COD : 18.15
 PRD : 143.05

COV : 25.51
 STD : 17.74
 Avg. Abs. Dev : 12.70
 MAX Sales Ratio : 116.06
 MIN Sales Ratio : 35.67

95% Median C.I. : 63.21 to 76.55
 95% Wgt. Mean C.I. : 37.90 to 59.34
 95% Mean C.I. : 62.93 to 76.17

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	3	76.96	75.79	75.60	09.10	100.25	64.71	85.70	N/A	255,783	193,383
01-JAN-21 To 31-MAR-21	3	75.21	80.15	77.88	09.68	102.91	71.71	93.54	N/A	127,183	99,046
01-APR-21 To 30-JUN-21	3	71.48	69.13	69.20	04.42	99.90	63.21	72.70	N/A	220,167	152,352
01-JUL-21 To 30-SEP-21	1	68.87	68.87	68.87	00.00	100.00	68.87	68.87	N/A	126,000	86,782
01-OCT-21 To 31-DEC-21	2	77.07	77.07	76.67	00.67	100.52	76.55	77.58	N/A	215,350	165,111
01-JAN-22 To 31-MAR-22	2	62.77	62.77	64.51	03.63	97.30	60.49	65.04	N/A	522,500	337,088
01-APR-22 To 30-JUN-22	4	67.29	67.31	63.81	17.82	105.49	52.69	81.98	N/A	743,536	474,469
01-JUL-22 To 30-SEP-22	3	71.03	69.99	71.57	09.73	97.79	59.10	79.83	N/A	113,807	81,454
01-OCT-22 To 31-DEC-22	2	51.45	51.45	36.11	30.67	142.48	35.67	67.23	N/A	3,974,102	1,435,135
01-JAN-23 To 31-MAR-23	2	87.89	87.89	84.62	21.55	103.86	68.95	106.83	N/A	181,217	153,352
01-APR-23 To 30-JUN-23	3	45.53	65.99	42.08	58.34	156.82	36.38	116.06	N/A	2,120,000	892,088
01-JUL-23 To 30-SEP-23	2	53.42	53.42	46.79	16.70	114.17	44.50	62.33	N/A	498,650	233,296
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	10	72.21	74.41	73.43	08.88	101.33	63.21	93.54	64.71 to 85.70	193,540	142,112
01-OCT-21 To 30-SEP-22	11	71.03	68.99	65.67	12.45	105.06	52.69	81.98	57.96 to 79.83	435,570	286,058
01-OCT-22 To 30-SEP-23	9	62.33	64.83	40.34	35.12	160.71	35.67	116.06	36.38 to 106.83	1,740,882	702,203
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	9	72.70	74.54	73.26	07.28	101.75	63.21	93.54	68.87 to 77.58	177,639	130,133
01-JAN-22 To 31-DEC-22	11	65.04	64.33	46.20	15.48	139.24	35.67	81.98	52.69 to 79.83	1,118,979	516,971
<u>ALL</u>	30	69.99	69.55	48.62	18.15	143.05	35.67	116.06	63.21 to 76.55	746,487	362,920

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	30	69.99	69.55	48.62	18.15	143.05	35.67	116.06	63.21 to 76.55	746,487	362,920
<u>ALL</u>	30	69.99	69.55	48.62	18.15	143.05	35.67	116.06	63.21 to 76.55	746,487	362,920

04 Banner
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 30
 Total Sales Price : 22,394,601
 Total Adj. Sales Price : 22,394,601
 Total Assessed Value : 10,887,587
 Avg. Adj. Sales Price : 746,487
 Avg. Assessed Value : 362,920

MEDIAN : 70
 WGT. MEAN : 49
 MEAN : 70
 COD : 18.15
 PRD : 143.05

COV : 25.51
 STD : 17.74
 Avg. Abs. Dev : 12.70
 MAX Sales Ratio : 116.06
 MIN Sales Ratio : 35.67

95% Median C.I. : 63.21 to 76.55
 95% Wgt. Mean C.I. : 37.90 to 59.34
 95% Mean C.I. : 62.93 to 76.17

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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	7	71.71	70.30	70.19	06.79	100.16	52.69	77.58	52.69 to 77.58	247,199	173,520
1	7	71.71	70.30	70.19	06.79	100.16	52.69	77.58	52.69 to 77.58	247,199	173,520
<u> Grass </u>											
County	12	73.12	75.31	63.89	17.11	117.87	44.50	116.06	64.71 to 85.70	198,631	126,912
1	12	73.12	75.31	63.89	17.11	117.87	44.50	116.06	64.71 to 85.70	198,631	126,912
<u> ALL </u>	30	69.99	69.55	48.62	18.15	143.05	35.67	116.06	63.21 to 76.55	746,487	362,920

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	9	71.71	73.47	72.43	12.19	101.44	52.69	106.83	62.33 to 77.58	223,155	161,629
1	9	71.71	73.47	72.43	12.19	101.44	52.69	106.83	62.33 to 77.58	223,155	161,629
<u> Grass </u>											
County	14	73.12	74.54	64.09	15.97	116.31	44.50	116.06	63.21 to 85.70	189,372	121,365
1	14	73.12	74.54	64.09	15.97	116.31	44.50	116.06	63.21 to 85.70	189,372	121,365
<u> ALL </u>	30	69.99	69.55	48.62	18.15	143.05	35.67	116.06	63.21 to 76.55	746,487	362,920

Banner County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	2,000	1,900	1,900	1,800	1,800	1,800	1,600	1,305	1,792
ScottsBluff	3	2,725	2,725	2,725	2,200	2,100	1,850	1,850	1,850	2,515
Morrill	3	2,800	2,700	2,700	2,700	2,500	2,500	2,300	2,300	2,621
Cheyenne	3	2,747	n/a	n/a	2,739	2,734	2,571	2,497	2,453	2,728
Kimball	2	1,975	1,975	1,975	1,625	n/a	1,625	1,625	1,500	1,703

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	n/a	530	530	505	505	505	480	465	507
ScottsBluff	3	n/a	500	500	500	470	470	470	470	492
Morrill	3	n/a	570	570	550	550	550	525	525	549
Cheyenne	3	n/a	676	660	665	663	n/a	659	654	673
Kimball	2	n/a	625	580	555	455	n/a	390	385	505

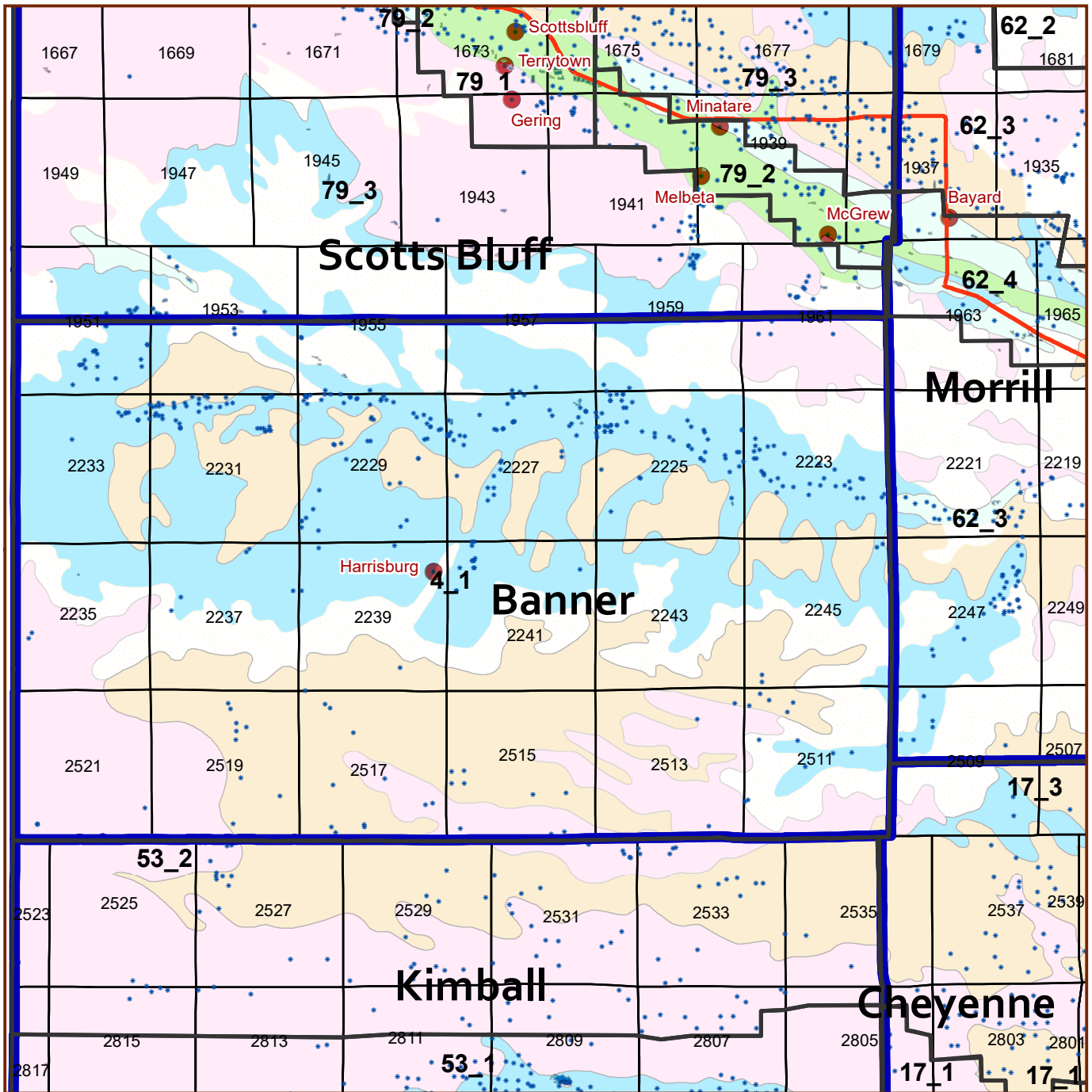
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	n/a	485	n/a	470	465	460	455	416	429
ScottsBluff	3	450	n/a	n/a	450	450	450	450	450	450
Morrill	3	580	580	n/a	570	570	540	500	500	509
Cheyenne	3	n/a	560	n/a	540	n/a	510	500	358	426
Kimball	2	n/a	n/a	n/a	n/a	n/a	355	355	355	355

County	Mkt Area	CRP	TIMBER	WASTE
Banner	1	460	n/a	282
ScottsBluff	3	470	n/a	147
Morrill	3	529	n/a	30
Cheyenne	3	477	n/a	100
Kimball	2	345	n/a	n/a

Source: 2024 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

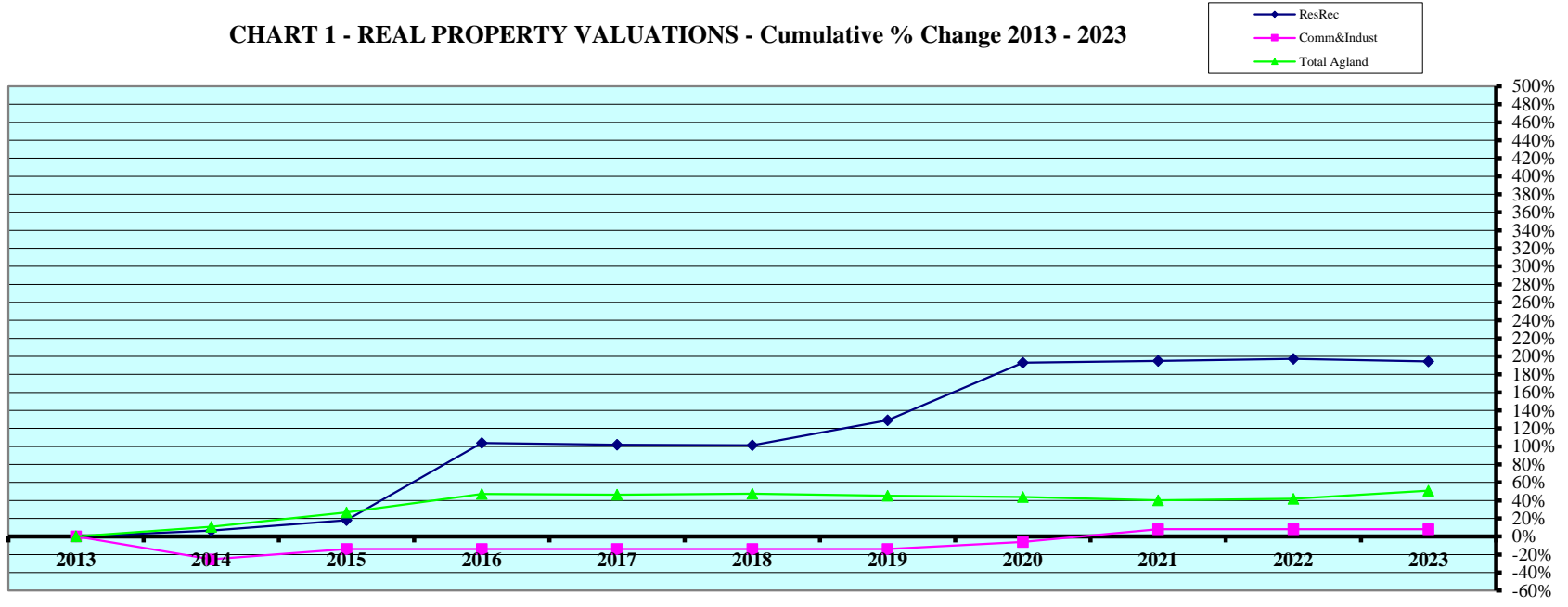
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	2,729,749	-	-	-	204,690	-	-	-	151,428,941	-	-	-
2014	2,910,139	180,390	6.61%	6.61%	152,917	-51,773	-25.29%	-25.29%	167,734,823	16,305,882	10.77%	10.77%
2015	3,219,784	309,645	10.64%	17.95%	176,394	23,477	15.35%	-13.82%	192,086,964	24,352,141	14.52%	26.85%
2016	5,565,849	2,346,065	72.86%	103.90%	176,394	0	0.00%	-13.82%	222,929,331	30,842,367	16.06%	47.22%
2017	5,511,633	-54,216	-0.97%	101.91%	176,394	0	0.00%	-13.82%	221,589,099	-1,340,232	-0.60%	46.33%
2018	5,497,229	-14,404	-0.26%	101.38%	176,364	-30	-0.02%	-13.84%	223,514,529	1,925,430	0.87%	47.60%
2019	6,251,425	754,196	13.72%	129.01%	176,364	0	0.00%	-13.84%	220,108,883	-3,405,646	-1.52%	45.35%
2020	7,997,519	1,746,094	27.93%	192.98%	192,022	15,658	8.88%	-6.19%	217,975,149	-2,133,734	-0.97%	43.95%
2021	8,049,549	52,030	0.65%	194.88%	221,214	29,192	15.20%	8.07%	212,179,719	-5,795,430	-2.66%	40.12%
2022	8,114,607	65,058	0.81%	197.27%	221,214	0	0.00%	8.07%	214,901,287	2,721,568	1.28%	41.92%
2023	8,035,426	-79,181	-0.98%	194.37%	221,214	0	0.00%	8.07%	228,499,453	13,598,166	6.33%	50.90%

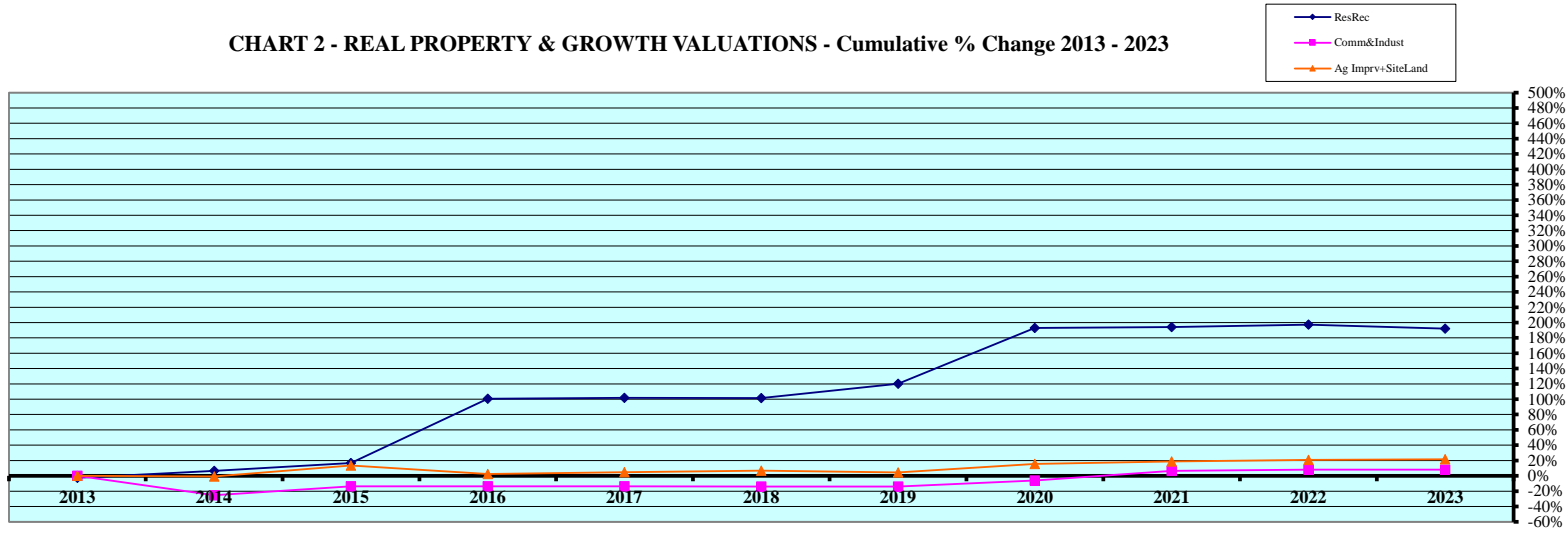
Rate Annual %chg: Residential & Recreational **11.40%** Commercial & Industrial **0.78%** Agricultural Land **4.20%**

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 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	2,729,749	70,177	2.57%	2,659,572	-	-2.57%	204,690	0	0.00%	204,690	-	0.00%
2014	2,910,139	0	0.00%	2,910,139	6.61%	6.61%	152,917	0	0.00%	152,917	-25.29%	-25.29%
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	16.59%	176,394	0	0.00%	176,394	15.35%	-13.82%
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	100.48%	176,394	0	0.00%	176,394	0.00%	-13.82%
2017	5,511,633	0	0.00%	5,511,633	-0.97%	101.91%	176,394	0	0.00%	176,394	0.00%	-13.82%
2018	5,497,229	0	0.00%	5,497,229	-0.26%	101.38%	176,364	0	0.00%	176,364	-0.02%	-13.84%
2019	6,251,425	243,652	3.90%	6,007,773	9.29%	120.09%	176,364	0	0.00%	176,364	0.00%	-13.84%
2020	7,997,519	0	0.00%	7,997,519	27.93%	192.98%	192,022	0	0.00%	192,022	8.88%	-6.19%
2021	8,049,549	21,709	0.27%	8,027,840	0.38%	194.09%	221,214	2,978	1.35%	218,236	13.65%	6.62%
2022	8,114,607	0	0.00%	8,114,607	0.81%	197.27%	221,214	0	0.00%	221,214	0.00%	8.07%
2023	8,035,426	58,340	0.73%	7,977,086	-1.69%	192.23%	221,214	0	0.00%	221,214	0.00%	8.07%
Rate Ann%chg	11.40%					12.14%	0.78%					1.26%
	Resid & Recreat w/o growth						C & I w/o growth					

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	--	--
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	-0.78%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	13.64%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	2.28%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	4.60%
2018	19,343,680	6,521,604	25,865,284	0	0.00%	25,865,284	0.05%	6.74%
2019	19,820,900	6,677,561	26,498,461	1,201,016	4.53%	25,297,445	-2.20%	4.40%
2020	21,659,965	6,755,739	28,415,704	429,101	1.51%	27,986,603	5.62%	15.49%
2021	21,839,465	6,968,216	28,807,681	56,992	0.20%	28,750,689	1.18%	18.65%
2022	22,126,209	7,241,087	29,367,296	94,883	0.32%	29,272,413	1.61%	20.80%
2023	22,131,772	7,336,792	29,468,564	4,813	0.02%	29,463,751	0.33%	21.59%
Rate Ann%chg	2.01%		1.88%	1.98%	Ag Imprv+Site w/o growth		0.94%	

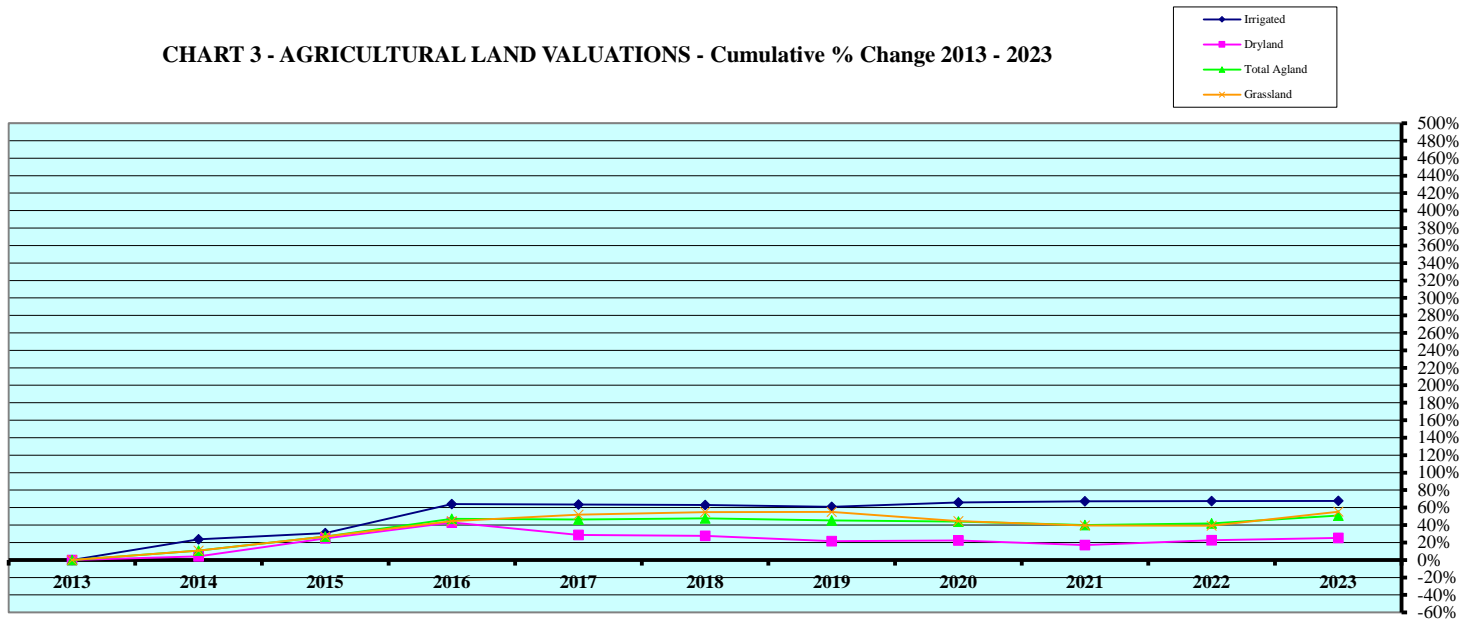
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 4
County BANNER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	25,446,508	-	-	-	48,358,230	-	-	-	76,802,449	-	-	-
2014	31,456,553	6,010,045	23.62%	23.62%	50,396,682	2,038,452	4.22%	4.22%	85,034,241	8,231,792	10.72%	10.72%
2015	33,314,960	1,858,407	5.91%	30.92%	60,327,110	9,930,428	19.70%	24.75%	97,510,024	12,475,783	14.67%	26.96%
2016	41,734,295	8,419,335	25.27%	64.01%	69,151,305	8,824,195	14.63%	43.00%	110,951,701	13,441,677	13.78%	44.46%
2017	41,619,279	-115,016	-0.28%	63.56%	62,278,931	-6,872,374	-9.94%	28.79%	116,601,826	5,650,125	5.09%	51.82%
2018	41,500,975	-118,304	-0.28%	63.09%	61,753,597	-525,334	-0.84%	27.70%	118,957,008	2,355,182	2.02%	54.89%
2019	40,915,029	-585,946	-1.41%	60.79%	58,840,363	-2,913,234	-4.72%	21.68%	119,051,016	94,008	0.08%	55.01%
2020	42,182,615	1,267,586	3.10%	65.77%	59,181,252	340,889	0.58%	22.38%	110,927,365	-8,123,651	-6.82%	44.43%
2021	42,524,035	341,420	0.81%	67.11%	56,653,023	-2,528,229	-4.27%	17.15%	107,069,366	-3,857,999	-3.48%	39.41%
2022	42,646,239	122,204	0.29%	67.59%	59,307,053	2,654,030	4.68%	22.64%	107,015,713	-53,653	-0.05%	39.34%
2023	42,646,687	448	0.00%	67.59%	60,540,899	1,233,846	2.08%	25.19%	119,220,721	12,205,008	11.40%	55.23%

Rate Ann.%chg: Irrigated **5.30%** Dryland **2.27%** Grassland **4.50%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	216,714	-	-	-	605,040	-	-	-	151,428,941	-	-	-
2014	232,520	15,806	7.29%	7.29%	614,827	9,787	1.62%	1.62%	167,734,823	16,305,882	10.77%	10.77%
2015	260,936	28,416	12.22%	20.41%	673,934	59,107	9.61%	11.39%	192,086,964	24,352,141	14.52%	26.85%
2016	326,379	65,443	25.08%	50.60%	765,651	91,717	13.61%	26.55%	222,929,331	30,842,367	16.06%	47.22%
2017	323,005	-3,374	-1.03%	49.05%	766,058	407	0.05%	26.61%	221,589,099	-1,340,232	-0.60%	46.33%
2018	312,289	-10,716	-3.32%	44.10%	990,660	224,602	29.32%	63.73%	223,514,529	1,925,430	0.87%	47.60%
2019	312,076	-213	-0.07%	44.00%	990,399	-261	-0.03%	63.69%	220,108,883	-3,405,646	-1.52%	45.35%
2020	4,754,118	4,442,042	1423.38%	2093.73%	929,799	-60,600	-6.12%	53.68%	217,975,149	-2,133,734	-0.97%	43.95%
2021	4,754,377	259	0.01%	2093.85%	1,178,918	249,119	26.79%	94.85%	212,179,719	-5,795,430	-2.66%	40.12%
2022	4,753,645	-732	-0.02%	2093.51%	1,178,637	-281	-0.02%	94.80%	214,901,287	2,721,568	1.28%	41.92%
2023	4,912,568	158,923	3.34%	2166.84%	1,178,578	-59	-0.01%	94.79%	228,499,453	13,598,166	6.33%	50.90%

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

Rate Ann.%chg: Total Agric Land **4.20%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	25,360,508	23,714	1,069			48,803,699	122,752	398			76,474,427	312,202	245		
2014	31,241,720	23,984	1,303	21.80%	21.80%	50,533,297	124,414	406	2.16%	2.16%	84,985,890	309,047	275	12.26%	12.26%
2015	33,310,718	24,131	1,380	5.97%	29.08%	59,761,329	123,867	482	18.78%	21.35%	97,939,219	308,356	318	15.50%	29.67%
2016	41,734,295	24,068	1,734	25.62%	62.15%	69,151,307	123,502	560	16.05%	40.83%	110,952,307	306,788	362	13.87%	47.64%
2017	41,775,509	24,091	1,734	0.00%	62.15%	62,172,998	123,471	504	-10.07%	26.65%	116,605,684	306,887	380	5.06%	55.12%
2018	41,501,332	23,938	1,734	-0.02%	62.12%	61,545,491	124,140	496	-1.54%	24.70%	119,412,721	306,776	389	2.44%	58.91%
2019	40,778,853	23,478	1,737	0.18%	62.41%	58,942,300	124,912	472	-4.82%	18.69%	118,994,498	305,603	389	0.03%	58.96%
2020	42,283,772	23,669	1,786	2.85%	67.05%	58,954,669	124,379	474	0.45%	19.22%	111,093,918	292,847	379	-2.57%	54.87%
2021	42,150,428	23,678	1,780	-0.35%	66.46%	56,797,214	124,685	456	-3.90%	14.58%	107,019,853	292,535	366	-3.56%	49.35%
2022	42,646,239	23,942	1,781	0.06%	66.56%	59,305,445	124,449	477	4.61%	19.86%	107,016,680	292,529	366	0.00%	49.35%
2023	42,646,687	23,942	1,781	0.00%	66.56%	60,542,412	124,455	486	2.08%	22.36%	119,217,413	292,481	408	11.42%	66.40%

Rate Annual %chg Average Value/Acre: 5.23%

2.04%

5.22%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	216,710	7,223	30			576,641	2,826	204			151,431,985	468,718	323		
2014	231,066	7,701	30	0.00%	0.00%	587,063	2,895	203	-0.64%	-0.64%	167,579,036	468,041	358	10.82%	10.82%
2015	259,314	7,408	35	16.66%	16.67%	671,271	3,166	212	4.59%	3.92%	191,941,851	466,928	411	14.81%	27.24%
2016	326,262	8,157	40	14.27%	33.32%	765,404	3,684	208	-2.03%	1.82%	222,929,575	466,199	478	16.33%	48.01%
2017	323,806	8,095	40	0.00%	33.32%	766,358	3,690	208	-0.03%	1.79%	221,644,355	466,233	475	-0.58%	47.15%
2018	321,198	8,030	40	0.00%	33.32%	860,063	3,788	227	9.31%	11.27%	223,640,805	466,672	479	0.81%	48.33%
2019	312,077	7,802	40	0.00%	33.32%	990,399	4,131	240	5.59%	17.49%	220,018,127	465,927	472	-1.46%	46.16%
2020	4,754,284	20,941	227	467.58%	656.70%	929,799	3,968	234	-2.27%	14.82%	218,016,442	465,805	468	-0.88%	44.87%
2021	4,753,615	20,926	227	0.06%	657.13%	1,178,918	3,967	297	26.83%	45.63%	211,900,028	465,791	455	-2.80%	40.81%
2022	4,753,644	20,899	227	0.13%	658.13%	1,178,772	3,966	297	0.01%	45.65%	214,900,780	465,785	461	1.42%	42.81%
2023	4,912,603	20,935	235	3.17%	682.13%	1,178,578	3,965	297	0.02%	45.67%	228,497,693	465,778	491	6.33%	51.84%

4
BANNER

Rate Annual %chg Average Value/Acre: 4.27%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 2,009	Value : 288,754,561	Growth 469,635	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	27	29,525	0	0	49	825,153	76	854,678	
02. Res Improve Land	49	770,807	0	0	50	910,300	99	1,681,107	
03. Res Improvements	49	2,293,066	0	0	54	4,354,748	103	6,647,814	
04. Res Total	76	3,093,398	0	0	103	6,090,201	179	9,183,599	30,053
% of Res Total	42.46	33.68	0.00	0.00	57.54	66.32	8.91	3.18	6.40
05. Com UnImp Land	0	0	0	0	5	28,710	5	28,710	
06. Com Improve Land	1	19,124	0	0	3	32,810	4	51,934	
07. Com Improvements	1	98,249	0	0	4	41,866	5	140,115	
08. Com Total	1	117,373	0	0	9	103,386	10	220,759	0
% of Com Total	10.00	53.17	0.00	0.00	90.00	46.83	0.50	0.08	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	76	3,093,398	0	0	103	6,090,201	179	9,183,599	30,053
% of Res & Rec Total	42.46	33.68	0.00	0.00	57.54	66.32	8.91	3.18	6.40
Com & Ind Total	1	117,373	0	0	9	103,386	10	220,759	0
% of Com & Ind Total	10.00	53.17	0.00	0.00	90.00	46.83	0.50	0.08	0.00
17. Taxable Total	77	3,210,771	0	0	112	6,193,587	189	9,404,358	30,053
% of Taxable Total	40.74	34.14	0.00	0.00	59.26	65.86	9.41	3.26	6.40

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	138	8,482,865	138	8,482,865	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	247	8,541,325	247	8,541,325	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	1,198	178,942,934	1,198	178,942,934
28. Ag-Improved Land	0	0	0	0	342	65,957,529	342	65,957,529
29. Ag Improvements	0	0	0	0	375	25,908,415	375	25,908,415

30. Ag Total				1,573	270,808,878
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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	10	10.00	164,500	10	10.00	164,500	
32. HomeSite Improv Land	209	235.60	3,835,785	209	235.60	3,835,785	
33. HomeSite Improvements	218	0.00	19,152,945	218	0.00	19,152,945	103,894
34. HomeSite Total				228	245.60	23,153,230	
35. FarmSite UnImp Land	43	78.14	36,293	43	78.14	36,293	
36. FarmSite Improv Land	308	721.15	472,128	308	721.15	472,128	
37. FarmSite Improvements	351	0.00	6,755,470	351	0.00	6,755,470	335,688
38. FarmSite Total				394	799.29	7,263,891	
39. Road & Ditches	949	3,452.03	0	949	3,452.03	0	
40. Other- Non Ag Use	97	165.61	49,681	97	165.61	49,681	
41. Total Section VI				622	4,662.53	30,466,802	439,582

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	4,376.11	1,566,675	23	4,376.11	1,566,675

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	1,039.36	4.32%	2,078,720	4.82%	2,000.00
46. 1A	7,460.28	31.00%	14,920,532	34.59%	2,000.00
47. 2A1	463.64	1.93%	880,916	2.04%	1,900.00
48. 2A	7,305.95	30.36%	13,150,626	30.49%	1,799.99
49. 3A1	268.27	1.11%	482,886	1.12%	1,800.00
50. 3A	258.84	1.08%	465,912	1.08%	1,800.00
51. 4A1	5,641.99	23.44%	9,027,109	20.93%	1,599.99
52. 4A	1,627.92	6.76%	2,123,673	4.92%	1,304.53
53. Total	24,066.25	100.00%	43,130,374	100.00%	1,792.15
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	24,661.82	19.95%	13,070,759	20.85%	530.00
56. 2D1	7,270.04	5.88%	3,853,122	6.15%	530.00
57. 2D	58,883.90	47.62%	29,736,293	47.43%	505.00
58. 3D1	14,141.96	11.44%	7,141,663	11.39%	505.00
59. 3D	46.32	0.04%	23,389	0.04%	504.94
60. 4D1	13,624.02	11.02%	6,539,470	10.43%	480.00
61. 4D	5,013.10	4.05%	2,331,067	3.72%	465.00
62. Total	123,641.16	100.00%	62,695,763	100.00%	507.08
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	430.46	0.14%	208,775	0.16%	485.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,359.02	0.46%	639,000	0.50%	470.19
67. 3G1	2,108.29	0.71%	980,533	0.76%	465.08
68. 3G	11,527.96	3.87%	5,327,464	4.13%	462.13
69. 4G1	88,321.68	29.64%	40,309,095	31.27%	456.39
70. 4G	194,224.21	65.18%	81,452,906	63.18%	419.38
71. Total	297,971.62	100.00%	128,917,773	100.00%	432.65
Irrigated Total					
Irrigated Total	24,066.25	5.16%	43,130,374	17.95%	1,792.15
Dry Total					
Dry Total	123,641.16	26.53%	62,695,763	26.09%	507.08
Grass Total					
Grass Total	297,971.62	63.95%	128,917,773	53.64%	432.65
72. Waste	16,518.46	3.55%	4,662,106	1.94%	282.24
73. Other	3,760.06	0.81%	936,060	0.39%	248.95
74. Exempt	1.98	0.00%	910	0.00%	459.60
75. Market Area Total	465,957.55	100.00%	240,342,076	100.00%	515.80

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	24,066.25	43,130,374	24,066.25	43,130,374
77. Dry Land	0.00	0	0.00	0	123,641.16	62,695,763	123,641.16	62,695,763
78. Grass	0.00	0	0.00	0	297,971.62	128,917,773	297,971.62	128,917,773
79. Waste	0.00	0	0.00	0	16,518.46	4,662,106	16,518.46	4,662,106
80. Other	0.00	0	0.00	0	3,760.06	936,060	3,760.06	936,060
81. Exempt	0.00	0	0.00	0	1.98	910	1.98	910
82. Total	0.00	0	0.00	0	465,957.55	240,342,076	465,957.55	240,342,076

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	24,066.25	5.16%	43,130,374	17.95%	1,792.15
Dry Land	123,641.16	26.53%	62,695,763	26.09%	507.08
Grass	297,971.62	63.95%	128,917,773	53.64%	432.65
Waste	16,518.46	3.55%	4,662,106	1.94%	282.24
Other	3,760.06	0.81%	936,060	0.39%	248.95
Exempt	1.98	0.00%	910	0.00%	459.60
Total	465,957.55	100.00%	240,342,076	100.00%	515.80

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	29,525	48	752,054	48	2,259,671	75	3,041,250	14,890
83.2 Rural	15	270,557	16	291,253	18	1,826,912	33	2,388,722	15,163
83.3 Rural Residential	34	554,596	35	637,800	37	2,561,231	71	3,753,627	0
84 Residential Total	76	854,678	99	1,681,107	103	6,647,814	179	9,183,599	30,053

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	1,570	3	46,194	4	135,514	6	183,278	0
85.2 Rural	3	27,140	1	5,740	1	4,601	4	37,481	0
86 Commercial Total	5	28,710	4	51,934	5	140,115	10	220,759	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	430.46	0.16%	208,775	0.18%	485.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,305.85	0.49%	613,748	0.54%	470.00
91. 3G1	2,089.63	0.79%	971,675	0.86%	465.00
92. 3G	9,064.34	3.43%	4,169,572	3.68%	460.00
93. 4G1	74,868.47	28.35%	34,065,129	30.06%	455.00
94. 4G	176,335.55	66.77%	73,313,579	64.68%	415.76
95. Total	264,094.30	100.00%	113,342,478	100.00%	429.17
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	53.17	0.16%	25,252	0.16%	474.93
100. 3C1	18.66	0.06%	8,858	0.06%	474.71
101. 3C	2,463.62	7.27%	1,157,892	7.43%	470.00
102. 4C1	13,453.21	39.71%	6,243,966	40.09%	464.12
103. 4C	17,888.66	52.80%	8,139,327	52.26%	455.00
104. Total	33,877.32	100.00%	15,575,295	100.00%	459.76
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	264,094.30	88.63%	113,342,478	87.92%	429.17
CRP Total	33,877.32	11.37%	15,575,295	12.08%	459.76
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	297,971.62	100.00%	128,917,773	100.00%	432.65

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

04 Banner

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	8,035,426	9,183,599	1,148,173	14.29%	30,053	13.91%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	22,131,772	23,153,230	1,021,458	4.62%	103,894	4.15%
04. Total Residential (sum lines 1-3)	30,167,198	32,336,829	2,169,631	7.19%	133,947	6.75%
05. Commercial	221,214	220,759	-455	-0.21%	0	-0.21%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	221,214	220,759	-455	-0.21%	0	-0.21%
08. Ag-Farmsite Land, Outbuildings	7,286,569	7,263,891	-22,678	-0.31%	335,688	-4.92%
09. Minerals	10,391,535	8,541,325	-1,850,210	-17.80	0	-17.80%
10. Non Ag Use Land	50,223	49,681	-542	-1.08%		
11. Total Non-Agland (sum lines 8-10)	17,728,327	15,854,897	-1,873,430	-10.57%	335,688	-12.46%
12. Irrigated	42,646,687	43,130,374	483,687	1.13%		
13. Dryland	60,540,899	62,695,763	2,154,864	3.56%		
14. Grassland	119,220,721	128,917,773	9,697,052	8.13%		
15. Wasteland	4,912,568	4,662,106	-250,462	-5.10%		
16. Other Agland	1,178,578	936,060	-242,518	-20.58%		
17. Total Agricultural Land	228,499,453	240,342,076	11,842,623	5.18%		
18. Total Value of all Real Property (Locally Assessed)	276,616,192	288,754,561	12,138,369	4.39%	469,635	4.22%

2024 Assessment Survey for Banner County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None.
5.	Number of shared employees:
	Two.
6.	Assessor's requested budget for current fiscal year:
	\$71,443
7.	Adopted budget, or granted budget if different from above:
	\$73,150
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,700 for Pritchard & Abbott for oil, gas and mineral interests.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	\$11,933

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2024 Residential Assessment Survey for Banner County

1.	Valuation data collection done by:										
	The county assessor.										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach.										
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?										
	In the past the common practice of prior assessors was to hand-enter a depreciation. The new county assessor wants to use the CAMA tables and update them with a market-derived depreciation for the next assessment year.										
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.										
	No.										
6.	Describe the methodology used to determine the residential lot values?										
	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.										
7.	How are rural residential site values developed?										
	The home site was established at \$18,000 and the second through sixth acres are valued at \$2,500 and acres seven through ten are valued at \$1,800 per acre; any acres above this are valued at \$650.										
8.	Are there form 191 applications on file?										
	No										
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										

	N/A																													
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	The assessor physically inspects all properties within a designated group of PLSS Ranges each year (according to the three-year plan).																													

2024 Commercial Assessment Survey for Banner County

1.	Valuation data collection done by:													
	The county assessor.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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.						
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	There are currently no unique commercial properties in Banner County.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	The county assessor relies upon the tables provided by the CAMA vendor (for the bank and cafe).													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	No.													
6.	Describe the methodology used to determine the commercial lot values.													
	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.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><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
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10	2017	2017	2020	2019										

2024 Agricultural Assessment Survey for Banner County

1.	Valuation data collection done by:						
	The county assessor.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><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 accomplished by review of PLSS Range and the current update has Ranges 53, 54 and 55 completed for 2024.						
3.	Describe the process used to determine and monitor market areas.						
	If the county assessor notices a significant difference in the market activity in a particular area, compared to the remainder of the County, she monitors this to determine if the difference was not only significant, but on-going in order to establish a separate market area.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	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.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Yes, and the feedlot acres are now valued at \$1,000 per acre.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	There are currently no parcels enrolled in the Wetland Reserve Program.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	4Gw--this would be very sloped grass land, that still has some grass use and is not considered waste. Also, 4Gmt is utilized for extremely hilly grass land. The are Sandy and two Waste subclassifications.						
	<u>If your county has special value applications, please answer the following</u>						
8a.	How many parcels have a special valuation application on file?						
	N/A						

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

Banner County 2024, 2025, & 2026 Plan of Assessment

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade."

Neb. Rev. Stat. §77-112

Assessment levels required for real property are as follows:

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

Neb. Rev. Stat. §77-201

General Description of Real Property in Banner County:

Per the 2023 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	175	8.55%	8,178,039	2.94%
Commercial	10	.49%	221,214	.079%
Agricultural	1,595	77.88%	257,976,307	92.73%
Mineral Interest-Producing	136	6.64%	10,349,335	3.72%
Mineral Interest-Non-Producing	109	5.32%	58,460	.021%
Game & Parks	23	1.12%	1,404,961	.51%
Total	2,048	100%	278,188,316	100%

Banner County is predominately agriculture consisting of the following sub-classes:

	Acres	Value
Irrigation	23,942.29	42,646,687
Dry	124,454.70	60,542,412
Grass & CRP	292,481.23	119,217,413
Waste	20,934.99	4,912,603
Other (feedlot & shelterbelt)	3,946.96	1,178,578
Total	465,778.17	228,497,693

New Property

For the assessment year 2023, 3 improvement information statements were turned in with the county. One for a new building, another for a building that was percent complete last year that has since been completed, and one for a renovation on an existing home. A few reviews were conducted at the request of taxpayers to check for accuracy. Banner County has an estimated growth of \$63,153 for 2023.

Additional information can be found in the 2023 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2023.

Current Resources

A. Staff/Budget/Training

Presently the Assessor's Office has two employees that work approximately 25% of the time in the Assessor's office and the remainder in the Clerk and Treasure's office.

The 2022-23 budget for the assessor's office was \$69,850 plus \$6,600 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal).

During the current four-year term, the Assessor is required to take both IAAO 101- Fundamentals of Real Property Appraisal and IAAO 300 – Fundamentals of Mass Appraisal. The Assessor has previously taken and passed the 101 however the Department suggested a refresher due to the original course being taken in 2016. The Department of Revenue is offering a four-part depreciation series which the Assessor has enrolled in. Along with these courses, she is also currently taking 225 hours of self-paced courses that are to be completed within one year, some of the courses include Basic Appraisal Principles, Basic Appraisal Procedures, and a 15-hour National USPAP course.

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

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The county utilizes the web-based GIS system through Gworks to provide the most up-to-date maps and aerial photos. The GIS program now contains ownership, soil conversion, and land use. 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 road locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

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 in a plastic page protector behind the property record card. Property Records Cards for parcels with improvements are in a manila folder with the property record card on the front. 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 and 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. 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 sale verification letter is sent to both the grantor and grantee requesting information concerning the sale.

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

B. Data Collection

The previous Assessor physically reviewed one-sixth of the improvements in 2022 and photos were taken for all improvements. Properties with improvement information statements or that had a request to review were also reviewed in 2023.

Market data is obtained from 521's and the sales verification letter that is mailed to grantors and grantees.

C. Review Assessment Sales Ratio Studies

Market data is entered on an Excel spreadsheet with formulas that figure average selling price, median, COD, and PRD for irrigated, dry, grass, CRP, shelterbelt, waste, and farm and home sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and 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

Market Approach:

Sales of like properties are analyzed and used to establish values. The market approach is the most common way to determine market value on comparable properties.

Cost Approach:

Marshall & Swift cost index is utilized to arrive at Replacement Cost New. A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market Value.

Income Approach:

The income approach is primarily used in the valuation of commercial properties. Banner County has very few Commercial properties which leads this to be an inaccurate measure of value within Banner County.

Land Valuation Studies will be performed on an annual basis. A three-year study of arms-lengths transactions will be used to obtain current market values.

E. Sale Ratio Review

Sale ratio studies are performed to determine if the statistics are within the guidelines set forth by the state. This includes sending sale verification letters to both the buyer and seller to gain information to determine if the sale is an arms-length transaction.

F. Notices

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

Level of Value, Quality, and Uniformity for the assessment year 2023:

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

For more information regarding statistical measures, see 2023 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2023.

Assessment Actions Planned for Assessment Year 2024

Residential

All properties that have improvements located in ranges 53, 54, and 55 will be reviewed starting in the southwest corner then moving north through each range. Changes will be noted on the property record card as well as in the CAMA system. Necessary adjustments to the valuation will be made once the review has been completed.

Commercial

All improved commercial properties east of Highway 71 will be reviewed to ensure accuracy. If change is needed, it will be noted on the property record card as well as in the CAMA system.

Agricultural Land

Land will be reviewed using GIS and FSA maps when provided by the taxpayer. Section corners will be reviewed within the GIS system and corrected if necessary. A general review of land use will be done, and changes will be made if necessary.

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

Assessment Actions Planned for Assessment Year 2025

Residential

All properties with improvements that are located in ranges 56, 57, and 58 will be reviewed starting along the south line then moving north through each range. Changes will be noted on the property record card as well as in the CAMA system. Necessary adjustments to the valuation will be made once the review has been completed.

Commercial

All improved commercial properties west of Highway 71 will be reviewed to ensure accuracy. If change is needed, it will be noted on the property record card as well as in the CAMA system.

Agricultural Land

Land will be reviewed using GIS and FSA maps when provided by the taxpayer. A general review of land use will be done, and changes will be made if necessary. A review will be conducted on all home and farm sites to ensure fair and equitable valuations.

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

Assessment Actions Planned for Assessment Year 2026

Residential

All properties will continue to be monitored for physical changes as well as market changes that would require a change in the assessment.

Commercial

All Commercial properties within the county will continue to be monitored for physical changes as well as market changes that would require a change in the assessment.

Agricultural Land

Land will be reviewed using GIS and FSA maps when provided by the taxpayer. A general review of land use will be done, and changes will be made if necessary.

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

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

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

10. Tax List Corrections: prepare tax list correction documents for county board approval.
11. County Board of Equalization: attend county board of equalization meetings for valuation protests assemble and provide information.
12. TERC appeals: prepare information and attend taxpayer appeal hearings before TERC, defend the valuation.
13. TERC State-wide Equalization: attend hearings if applicable to the county, defend values, and/or implement orders of the TERC.
14. Assessor and or Appraisal Education: attend meetings, workshops, and educational classes to obtain the required hours of continuing education to maintain assessor certification.

Conclusion

The Assessor will continue to make every effort to comply with the state statute and the rules and regulations of the Department of Property Assessment and Taxation to assure the uniformity of valuations.

Respectfully submitted:

Kacy Krakow
Banner County Assessor

Assessor's signature Kacy Krakow Date: 10/25/23